

SACRAMENTO COMMUNITY CENTER AUTHORITY
MEETING - MARCH 23, 1970

SUGGESTED AGENDA: (In whatever order you wish).

1. Motion to approve minutes of previous meeting
(If you wish to adopt this procedure).
2. Financial briefing on Project.
3. Progress report - SAC plans and specifications.
4. Elect Assistant Secretary. (Thomas W. Oldham, Chief Deputy City Clerk).
5. Adopt the following resolutions:
 - (a) Appointing Orrick, Herrington, Rowley & Sutcliff, as Bond Counsel and authorizing acceptance of assignment of letter agreement.
 - (b) Appointing James P. Jackson as Legal Counsel.
 - (c) Appointing Blyth & Company, Inc., as Financial Consultants.
 - (d) Appointing David E. Lane as Land Acquisition Agent.
 - (e) Appointing Milton Schwartz as Special Counsel for condemnation proceedings.
 - (f) Authorizing joint project agreement for the community center, the mall and contemplated parking facilities.
 - (g) Establishing office of the Authority as Room 203, City Hall, Sacramento, California.
 - (h) Providing that the City Controller and the City Treasurer be compensated by the Authority at the rate of \$1.00 per year.
 - (i) Authorize Chairman and Secretary to jointly execute warrants of the Authority for submission to City Controller for payment.

MEETING NOTICE

SACRAMENTO COMMUNITY CENTER AUTHORITY

The next meeting of the SACRAMENTO COMMUNITY CENTER AUTHORITY will be held on Monday, March 30, 1970, at 4:30 o'clock p. m., in the Council Chamber at City Hall, 915 I Street, Sacramento, California.

Elmer C. Cleveland
Secretary



CITY OF SACRAMENTO
CALIFORNIA

R. L. RATHFON
CITY MANAGER

CITY HALL
915 I STREET - 95814

March 23, 1970

MEMO TO: Joint Powers Authority

SUBJECT: Community Center Reports and Project - Current Status

The attached list of reports, letter, memoranda, et cetera, have been furnished to the Council and the members of the Joint Powers Authority. Additional information sheets are attached hereto. Since the Center was first suggested in 1961, some of the reports are now out of print. However, since the Sacramento Architects Collaborative has been retained, four reports have been issued dealing with various aspects of the project. Copies of these reports have been furnished to all members.

As a status report to the members, the following information is submitted:

The SAC group, in December 1969, published its final report, "Design Development Phase". The report fixed and described the size and character of the project, including structural, mechanical and electrical systems; materials and other appropriate delineations; and contained a Design Development Budget. The report was approved - the report which gave the architects the authority to proceed with the Construction Document Phase (working drawings and specifications detailing construction documents including bidding and contractual information).

The land and property appraisal work is complete. The Land Acquisition Agent, Bond Counsel Financial (Blyth) and Legal Counsel (Harrington) have been selected and retained.

LIST OF REPORTS AND DOCUMENTS
ON COMMUNITY CENTER
MARCH 1970

1. Community Center Project Summary 1961-1970.
2. SAC Group Reports - one through four.✓
3. Community Center Plan 1962-1970 (Physical-Fiscal Data).
4. Blyth letter February 17. Bond Issue Size and Debt Service Schedule.✓
5. Schedule - Estimated Projected Revenues.✓
6. Transient Occupancy Tax Income Table.
7. Balance Sheet - Transient Occupancy Tax Fund #114.✓
8. Schedule - Tax Fund Investments.
9. Schedule of Tax monies.✓
10. Schedule - Tax rates as related to property values.
11. SAC - Convention Center Contract.

March 12, 1970

COMMUNITY CENTER - PROJECT SUMMARY
HISTORICAL SUMMARY

Daly Central City Plan adopted in 1961

Proposed Center - 15-16 J-K-L Site

Charles Luckman-Stanford Research Institute

Retained to do economic analysis and plan Center - 1962

City-County Transient Occupancy Tax adopted in 1964

Plan revised 1965 and adopted - Economic analysis report revised

(Development Research Associates) 1965

Plan revised in 1967 and adopted

Rafferty & Co. Financial Analysis and Joint Powers Agreement and

Revenue Bond Plan adopted in 1967

Sacramento Architects Collaborative retained to design project 1968*

13-14 J-K-L Site

Phase I accepted 1968-69 (Research) Book 1

Phase II accepted 1969 (Schematics) Book 2

Phase II accepted 1969-70 (Design Development) Books 3 & 4

Phase II working 1970 (Construction Document)

Phase III 1971 (Bid Documents)

Phase IV 1971-72 Supervision

* Book - One - Two - Three - Four
Project Design Summary

PROJECT DESIGN SUMMARY

3 Structures - Exhibit Hall - Activity Building - Theatre

Location Block J-K-L 13-14 Streets

Streets closed - K-13-14 Block and 13th St. J to L Streets

Size - Exhibit Hall - Cost estimate \$2,388,764

Total 69,000 square feet

Exhibit space 50,300 square feet

Capacity 7,000 persons

Banquet 5,000 persons

Size - Activity Building - Cost estimate \$1,904,708

Total 62,100 square feet

Meetings and Banquet Rooms

8 spaces divisible to 15 (25 to 1,800 persons)

Size - Theatre - Cost estimate \$3,789,216

Total 80,000 square feet

Seating 2,314 persons (expanded a,384)

TOTAL PROJECT BUILDING AREA 211,100 square feet

PROJECT COST ESTIMATES

Land	\$ 3,900,000	<u>Total Project Cost</u>
Demolition	255,000	\$15,365,800
Buildings	\$ 4,155,000	
Site Dev., etc.	8,082,688	
Service and Contingency	574,192	
	1,288,120	(utilities, furniture, equipment)

FINANCIAL SUMMARY

Miscellaneous

Occupancy Tax

Current accumulated funds	\$ 846,261.00 (City)
Additional accumulated funds	423,679.00 (County-Nov. 69)
Estimated annual income 1970	404,506.00 (City & County)
Architectural fees paid	320,324.00 (Feb. 1970)
Total Fee	807,000.00 (estimate)

Assessed Value of 2 blocks 13-14-J-K-L 1968-69

\$869,018 x \$2.57 = \$22,333.76

Revenue Bond Proposal Estimate

15,000,000 Bond issue - ^{\$} 19,000,000

7% interest rate (estimate)

35 year issue

Interest funded first 3 years \$330,000 or \$3,990,000

35 year interest cost \$ 33,058,200

35 year principal 19,000,000

Total \$ 52,058,200

Estimates

1975 - average annual debt service \$ 1,500,000

1975 - income projection (annual) 758,468

Deficit \$ 741,532

\$.17 rate at ~~11.125~~ 44.125 741,532

March 12, 1970

CITY MANAGER'S OFFICE
RECEIVED
MAR 19 1970

HOTEL-MOTEL TAX INCOME

MARCH 1, 1970

Year 1965	City	\$	158,679.14	
	County	\$	<u>54,824.80</u>	
			TOTAL	\$ <u>213,503.94</u>
Year 1966	City	\$	208,398.69	+ \$89.60
	County	\$	<u>79,399.27</u>	
			TOTAL	\$ <u>287,887.56</u>
Year 1967	City	\$	217,793.00	
	County	\$	<u>85,790.93</u>	
			TOTAL	\$ <u>303,583.93</u>
Year 1968	City	\$	247,309.21	+ \$1,550.61
	County	\$	<u>104,357.45</u>	
			TOTAL	\$ <u>353,217.27</u>
Year 1969	City	\$	286,971.63	
	County	\$	<u>125,667.54</u>	
			TOTAL	\$ <u>412,639.17</u>
Year 1970	City	\$		
	County	\$		
			TOTAL	\$ _____

<u>TOTALS</u>	CITY	\$1,120,791.88	
	COUNTY	\$ <u>450,039.99</u>	
		TOTAL	\$1,570,831.87
	Penalties	<u>3,189.23</u>	<u>3,189.23</u>
	TOTAL TAX & PENALTIES		\$1,574,021.10

ADDITIONAL TAXES TO BE PAID BY PROPERTY OWNERS IF CITY TAX RATE IS INCREASED:

TABLE I (COMPUTED WITH HOUSEHOLD EXEMPTION APPLIED)

ON HOME WITH MARKET VALUE OF:		ASSESSOR'S FACTOR	=	ASSESSED VALUE	-	HOUSEHOLD EXEMPTION	=	TAXABLE VALUE	@ TAX RATE INCREASE OF:			
									.05	.10	.15	.20
15,000	x	.236	=	3,540	-	750	=	2,790	\$1.39	\$2.79	\$4.18	\$5.58
20,000	x	.236	=	4,720	-	750	=	3,970	1.98	3.97	5.95	7.94
25,000	x	.236	=	5,900	-	750	=	5,150	2.57	5.15	7.72	10.30
30,000	x	.236	=	7,080	-	750	=	6,330	3.16	6.33	9.49	12.66

(2) TABLE II (COMPUTED WITHOUT HOUSEHOLD EXEMPTION APPLIED)

15,000	x	.236	=	3,540				3,540	1.77	3.54	5.31	7.08
20,000	x	.236	=	4,720				4,720	2.36	4.72	7.08	9.44
25,000	x	.236	=	5,900				5,900	2.95	5.90	8.85	11.80
30,000	x	.236	=	7,080				7,080	3.54	7.08	10.62	14.16

For our computation we have taken 23.6% of market value to arrive at assessed value, because this is the percentage used for 1970-71 by the County Assessor. In Table I, the standard deduction of \$750 is deducted from the assessed value to arrive at the total assessable or taxable value. We must recognize that every person owning and occupying his own home is given a standard deduction of \$750, regardless of the market value of his home. The deduction does not increase with the valuation; therefore the taxes on a \$30,000.00 home would not be double the taxes on a \$15,000.00 home.

In Table II, we have made the same computations without taking the household exemption into consideration. The great majority of homeowners will fall in Table I; other property owners in Table II.

February 13, 1970 OFFICE
RECEIVED
FEB 13 1970

MEMORANDUM TO: CITY MANAGER
FROM: DEPUTY COLLECTOR
SUBJECT: RESUME OF INFORMATION FROM KOBLIK OF ARCHITECTS RE
CONVENTION CENTER FEES

The original contract with Sacramento Architects Collaborative was based on the following figures: (Contract dated October 7, 1968)

Phase I, information and data gathering program, flat fee \$60,000.00

This phase was paid as follows--

10/29/68	\$10,677.29
11/13/68	7,142.71
12/5/68	9,180.00
1/8/69	8,640.00
2/11/69	7,560.00
3/11/69	5,400.00
4/3/69	11,400.00
	<hr/>
	\$60,000.00

Phase II (Schematic Design), 15% of estimated total fee of \$670,000.00-- \$100,500.00

This phase was paid as follows--

5/5/69	\$16,000.00
6/4/69	19,175.00
7/9/69	35,175.00
8/7/69	30,150.00
	<hr/>
	\$100,500.00

Phase II (Design Development), 20% of estimated \$670,000.00 \$134,000.00

This phase paid as follows--

9/4/69	\$33,500.00
10/7/69	33,500.00
11/6/69	13,400.00
12/24/69	33,500.00
1/13/70	20,100.00
	<hr/>
	\$134,000.00

In December, 1969, according to Mr. Koblik, the original bid date of October, 1970, was moved up to June, 1971, because of insufficient time to obtain the necessary land and demolish buildings; also, a fixed limit of construction was placed of \$10,300,000.00. An amendment to the original agreement was adopted on December 30, 1969, containing these provisions.

Because of the delay, increased building costs and other inflationary items, together with the guaranteed maximum cost of the buildings, the estimated total architects fee was at this time increased to \$807,800.00. For purposes of easier accounting the firm is using the figure of \$807,000.00. This means that instead of the \$100,500.00 originally figured for Phase II (Schematic Design), the fee is now 15% of \$807,000.00, or an additional \$20,550.00. Phase II (Design Development), @ 20% of \$807,000.00 would now be \$161,400.00, or an additional \$27,400.00. I asked Mr. Koblik when the firm would be expecting these added payments. He indicated there was no great rush, but that it would be billed probably upon completion of the Construction Documents, which he now estimates will be around December or January.

Convention Center Contract, 2, 2/13/70

Phase II (Construction Documents) is being billed at the new estimated figure, or 40% of \$807,000.00, or a total fee of \$322,800.00. The first bill was received the early part of February, but has not yet been paid.

Phase III (Bid Documents) will be 5% of \$807,000.00, or \$40,350.00. This payment will be due immediately after bid opening, which at this point is projected for June, 1971.

Phase IV (Supervision) will be 20% of the total amount (at this point estimated to be \$807,000.00, or \$161,400.00. This fee would be spread over the entire construction period, or about 2 years after bid opening. At this point, of course, the entire architect's fee would be adjusted upward or downward in accordance with the final figures in the bid, and the City would either pay a balance due or have a credit on the remaining fees.

Mr. Koblik also told me there would be an estimated \$48,000.00 for inspection after the contract has been awarded, due, not to the architects, but to outside agencies brought in for specific inspection purposes.

Also in the budget is \$50,000.00 for surveys and tests, some to be paid before contract award and some after. For our purposes we will have to assume \$25,000.00 before and \$25,000.00.

To summarize estimated payments to be made and the general anticipated time schedule:

Phase II (Construction Documents), payable monthly in accordance with percentage of work completed between February 1, 1970, and January 31, 1971	\$322,800.00
Surveys & Tests, payable as needed and used between February 1, 1970, and June 30, 1971	25,000.00
Balance due on Phase II (Schematic Design), around January 31, 1971	20,550.00
Balance due on Phase II (Design Development), around Jan. 31, 1971	27,400.00
Due immediately after bid opening, around June 30, 1971, 5% for bid documents	<u>40,350.00</u>
TOTAL estimated to be due to Sacramento Architects Collaborative or agents employed by them between February 1, 1970, and June 30, 1971	\$436,100.00



15-C
18-C

CITY OF SACRAMENTO, CALIFORNIA
OFFICE OF THE

Treasurer

WEST E. DILLON
TREASURER

DONALD E. SPERLING
ASSISTANT TREASURER

March 20, 1970

MEMORANDUM

TO: R. L. Rathfon, City Manager

The Treasurer's Accountability to the Transient Occupancy Tax Fund as of March 20, 1970 was \$811,571.58 invested as follows:

7 %	Repurchase Agreement	\$ 86,000.00
	Due 3-26-1970	
8 1/8%	Intermediate Credit Banks Debs.	\$500,000.00
	Due 6-1-1970	
8.45%	Banks for Cooperatives Debs.	\$225,000.00
	Due 6-1-1970	
	Uninvested Cash	<u>571.58</u>
	Total Fund Balance	\$811,571.58
	Invested Funds	99.929%
	Uninvested Funds	<u>.071%</u>
		100.00 %

Any difference between the Controller's balance and the Treasurer's balance would be reflected in outstanding deposits or warrants.

West E. Dillon

WEST E. DILLON
CITY TREASURER

GEORGE HERRINGTON
ERIC SUTCLIFFE
NATHAN D. ROWLEY
WILLIAM H. ORRICK, JR.
ORVILLE A. ROHLF
WALTER G. OLSON
WILLIAM D. MCKEE
EDWARD E. MITCHELL
SIDNEY E. ROBERTS
JAMES H. BENNEY
C. RICHARD WALKER
JAMES F. CRAFTS, JR.
ANDREW DOWNEY ORRICK
JAMES K. HAYNES
RICHARD C. SALLADIN
RICHARD J. LUCAS
CARLO S. FOWLER
DONALD A. SLICHTER
PAUL A. WEBBER
JAMES R. MADISON

ORRICK, HERRINGTON, ROWLEY & SUTCLIFFE
COUNSELORS AND ATTORNEYS AT LAW
405 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA 94104
TELEPHONE (415) 392-1120

W. H. ORRICK
OF COUNSEL

CABLE "ORRICK"

December 30, 1969

James P. Jackson, Esq.
City Attorney
City of Sacramento
Department of Law
812 Tenth Street
Sacramento, California 95814

Re: Sacramento Community Center Authority
Assignment of Letter Agreement

Dear Jim:

Enclosed is an assignment of the City's letter agreement with this firm to the Sacramento Community Center Authority. I have executed the consent to the assignment and ask that you secure the signatures of the City's representative and the Authority's chairman (after adoption of the resolution authorizing the acceptance of the assignment), date the assignment and return one counterpart to me.

Very truly yours,

Richard C. Salladin

RCS:bt
Encls.

CITY ATTORNEY'S OFFICE
RECEIVED
DEC 31 1969

Copy to OHR+S - 3/31
" " City mgr - 3/31

ASSIGNMENT

The City of Sacramento hereby assigns to Sacramento Community Center Authority all of its rights and obligations under that certain letter agreement, attached hereto and dated May 19, 1967, between the City and Orrick, Herrington, Rowley & Sutcliffe, counsellors and attorneys at law.

Dated: March 31, 1970

CITY OF SACRAMENTO

By: R. T. Rathjen

Sacramento Community Center Authority hereby accepts the foregoing assignment.

Dated: March 30, 1970

SACRAMENTO COMMUNITY CENTER
AUTHORITY

By: W. L. ...

Chairman

Orrick, Herrington, Rowley & Sutcliffe hereby consents to the foregoing assignment.

Dated: _____

ORRICK, HERRINGTON, ROWLEY &
SUTCLIFFE

By: Richard C. ...

ORRICK, HERRINGTON, ROWLEY & SUTCLIFFE
COUNSELORS AND ATTORNEYS AT LAW
405 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA 94104

W. H. ORRICK
OF COUNSEL

T. W. DAHLQUIST
(1893-1966)

TELEPHONE 392-1120
AREA CODE 415
CABLE "ORRICK"

May 19, 1967

City Council of the
City of Sacramento
Sacramento, California

Re: Sacramento Community Center Authority

Gentlemen:

At the request of Mr. Joseph E. Coomes, Jr., City Attorney, we are writing to advise you that we are prepared to render legal services to the City of Sacramento in connection with the organization of an authority under the Joint Exercise of Powers Act for the purpose of financing the acquisition of land and the construction of a community center project which will be available for the joint use of the City of Sacramento and the County of Sacramento. Our services will include the preparation of the Joint Exercise of Powers Agreement, the preparation of the lease of the project from the authority to be created by the Joint Exercise of Powers Agreement, the preparation of the resolution for the issuance and sale of revenue bonds of the authority, including a description of all details in connection with the form of the bonds, their maturities, call features, and the establishment of such special funds and covenants as may be required in order to effect the sale of revenue bonds. We will also prepare the resolution authorizing the sale of the bonds, the form of notice of sale, and we will examine the proposed official statement or prospectus to be prepared by the financial consultant to the City. Our services will include an examination of the proofs of the bonds and the preparation of the final delivery papers at the time of the delivery of and receipt of payment for the bonds.

Although the total amount of bonds to be authorized has not yet been determined, we are prepared to fix a maximum fee which will not be exceeded in connection with the issuance and sale of the bonds, but which may be subject to adjustment depending upon the total amount of the issue. Our maximum fee will not exceed 1/2 of 1% of the principal amount of bonds to be issued. Our charges, however, will be strictly on a contingent fee basis, with the understanding that if the bonds of the authority are not issued, the City will be under no obligation to us for services rendered. We may, however, incur out-of-pocket expenses, such as

Page 2
May 19, 1967

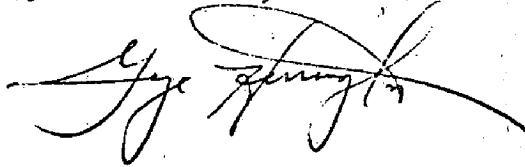
telephone, stenographic overtime and copy work, for which we would expect to be reimbursed by the City, but the total amount of such expenses should not exceed, say, \$500.

If the foregoing is satisfactory to you, your acceptance in the appropriate space below will constitute a letter agreement between us which, upon the organization of the authority under the Joint Exercise of Powers Agreement, may be assigned by the City to the new entity to be created under the Joint Exercise of Powers Agreement.

Very truly yours,

ORRICK, HERRINGTON, ROWLEY & SUTCLIFFE

By



Confirmed and Accepted by Authority of the
City Council of the City of Sacramento:

E.A. Fairbairn

City Manager
City of Sacramento

Approved as to Form:

Joseph E. Cooney

City Attorney
City of Sacramento

JOINT POWERS AUTHORITY COMMITTEE MEETING

1:30 P.M., March 20, 1970

The following methods of proceeding were mutually concurred in:

- (1) The services of the City Treasurer and Controller would be compensated by the JPA at the rate of \$1.00 per year.
- (2) A separate set of books will be established and maintained for JPA business.
- (3) A land acquisition agent (David E. Lane) will be retained by the JPA for acquisition of land in its name. The staff services, appraisals, and other data on the site will be available to said agent and the JPA in the acquisition process. The JPA will retain Milton Schwartz as its Counsel if legal condemnation proceedings are required. Final acquisition prices will be subject to approval by the City. The heretofore used and approved form of hiring for Mr. Lane will be used and his authority will be confined to the fair value of the various parcels. If the aforementioned contracts for professional services are already executed by the City, they will be assigned to the JPA. If not, they will be executed by the JPA at the outset.
- (4) If no legal impediments are found, the existing architectural contract will be assigned to the JPA for further administration and the payment of amounts due under it, subject to the approval by the City of the work in process and its approval of final plans and specifications. The room tax revenue in the hands of the City will be deposited in a JPA fund as the source of payment of architects and other proper costs and when the County's funds are received by the JPA they will similarly be deposited in said account.
- (5) No new offices will be established now. The City will provide meeting and conference space as required. Files of the JPA will be maintained by the City Clerk.

At the outset, the address of the JPA will be the City Clerk's Office, Room No. _____.

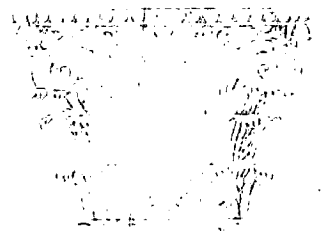
X (6) A joint project agreement will be submitted and approved so that the community center, the mall, and contemplated parking facilities will be regarded as one integrated project.

X (7) Blythe & Company will be approved and retained as Financial Counsel and the Law Firm of Orrick, Herrington, Rowley & Sutcliff as Bond Counsel.

G. W. A.

JOSEPH E. LAKE
VICE PRESIDENT
AND GENERAL MANAGER

KXTV 10



GREAT WESTERN
BROADCASTING
CORP.

P. O. BOX 10
SACRAMENTO, CALIF. 95801

A CORINTHIAN STATION

March 18, 1970

Mr. Walter Christensen
Chairman
Community Center Authority
1024 Kay Street
Sacramento, CA 95814

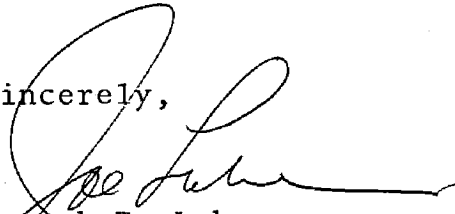
Dear Walter:

I notice that you are interested in acquiring a downtown store building in which to display models and other information on the proposed new City Center, and I'd like to offer you the facilities of KXTV for this purpose.

If you'd like some time and would like us to produce a program for you, please call me (or Cal Bollwinkel, Program Director) and we'll get together with you at your convenience to discuss the project.

Best personal regards.

Sincerely,



Joseph E. Lake
Vice President and
General Manager

JEL:drc
cc: Mr. Cal Bollwinkel

March 30, 1970

Mr. Joseph E. Lake
Vice President and
General Manager
KXTV, Channel 10
P. O. Box 10
Sacramento, California 95801

Dear Mr. Lake:

Mr. Walter Christensen asked me to thank you for your offer of the facilities of KXTV, Channel 10 for the display of models and other information on the proposed new Community Center, and for your willingness to produce a program.

Your letter was read at the Sacramento Community Center Authority meeting of March 23rd, and received favorable comment.

Mr. Christensen will be in touch with you at an appropriate time.

Very truly yours,

Elmer C. Cleveland
City Clerk

ECC:ccs

GEORGE HERRINGTON
ERIC SUTCLIFFE
NATHAN D. ROWLEY
WILLIAM H. ORRICK, JR.
ORVILLE A. ROHLF
WALTER G. OLSON
WILLIAM D. MEKEE
EDWARD S. MITCHELL
SIDNEY E. ROBERTS
JAMES H. BENNEY
C. RICHARD WALKER
JAMES F. CRAFTS, JR.
ANDREW DOWNEY ORRICK
JAMES K. HAYNES
RICHARD C. SALLADIN
RICHARD J. LUCAS
CARLO S. FOWLER
DONALD A. SLICHTER
PAUL A. WEBBER
JAMES R. MADISON

ORRICK, HERRINGTON, ROWLEY & SUTCLIFFE
COUNSELORS AND ATTORNEYS AT LAW
405 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA 94104
TELEPHONE (415) 392-1120

W. H. ORRICK
OF COUNSEL

CABLE "ORRICK"

December 29, 1969

File

James P. Jackson, Esq.
City Attorney
City of Sacramento
Department of Law
812 Tenth Street
Sacramento, California 95814

Re: Sacramento Community Center Authority
Bonds

Dear Jim:

Enclosed are some proposed Minutes for use
at the first meeting of the Governing Board of the
Authority.

Very truly yours,

Richard C. Salladin

RCS:bt
Encls.

P.S. I will send to you tomorrow an assignment of our
letter agreement with the City.

Elmer Cleveland

LAW OFFICES OF
RUST, HOFFMAN & MILLS
PROFESSIONAL CORPORATION
IBM BUILDING - SUITE 502
520 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814

DAVID C. RUST
ROBERT HOFFMAN
RICHARD F. MILLS
STEPHEN R. KAUFFMAN
THOMAS A. TWEEDY
HENRY G. MATHENY
MICHAEL C. GESSFORD
DAVID A. TALLANT
JOHN S. GILMORE
WILLIAM A. MAYHEW
BURTON J. STANLEY

444-5805 (AREA CODE 916)

March 11, 1970

RECEIVED
MAR 10 1970

Mr. Richard Rathfon
City Manager
City Hall
Sacramento, California

Re: Sacramento Community Center
Authority

Dear Mr. Rathfon:

Now that there has been an appointment of all members to the Sacramento Community Center Authority, I feel that the best way to set up its first meeting and to adopt an agenda is to propose an agenda and propose a meeting date.

I am, therefore, proposing that the first meeting for the Sacramento Community Center Authority be held on Monday, March 16, 1970, at 4:30 p.m. in the Council Chambers of the City Hall, if this is agreeable with the City authorities.

I would also propose that the agenda consist of at least the following:

1. A selection of a chairman of the Authority;
2. A selection of a vice-chairman;
3. A selection of a secretary;
4. A review of the Joint Powers Agreement;
5. Designation of times and places of regular meeting dates;
6. A review of the tentative plans and specifications for the proposed community center, including a review of the proposal to adopt the present plans and specifications, and to consult with the City with respect to an assignment of the plans and specifications, and an agreement to pay for the plans and specifications, and

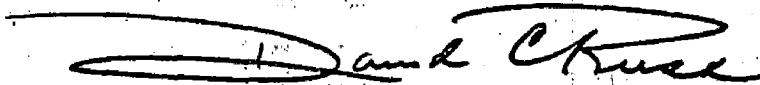
RUST, HOFFMAN & MILLS

Page 2

adoption of the contract for plans and specifications;

7. A consideration of the location of the offices of the Sacramento Community Center Authority.

Very truly yours,



DAVID C. RUST

DCRgg

cc: Mr. Vincent Casselli
Mr. Walter Christenson
Mr. E. A. Combatalade
Mr. Tony Westra
Mr. George Artz
Mr. Alfred W. Riollo

MINUTES OF THE FIRST MEETING OF GOVERNING BOARD

OF

SACRAMENTO COMMUNITY CENTER AUTHORITY

The first meeting of the Governing Board of Sacramento Community Center Authority was held at Sacramento, California, on _____, 1970, at the hour of _____ of said day, pursuant to notice received by all of the members of the Governing Board, fixing the time and place of meeting.

The following directors were present:

The following directors were absent:

Also present were:

James P. Jackson acted as Chairman and temporary Secretary of the meeting pending the election of officers.

The temporary Chairman called the meeting to order. He explained to the meeting the reason for formation of the Authority, and the actions proposed to be taken by the Authority.

The temporary Chairman stated that it would be in order to elect officers of the Authority. The following were then duly elected to hold the offices set forth opposite their respective names:

Name

Office

James P. Jackson
David W. McMurtry
West E. Dillon
Cortez A. Kitchen

Chairman
Vice-Chairman
Secretary
Assistant Secretary
Treasurer (as required by §9(b))
Controller (as required by §9(c))

Each of the officers elected or appointed then present entered into the performance of duties of his office.

The Secretary was instructed to file an executed counterpart of the Agreement forming the Authority and certified copies of the resolutions of the Board of Supervisors of the County and the City Council of the City approving and authorizing execution of said Agreement in the minute book immediately preceding the minutes of this meeting.

The Secretary presented a proposed seal of the Authority, and after discussion, upon motion duly made, seconded, and unanimously carried, the following resolution was adopted:

"Resolution No. 1-70
RESOLVED, that the seal herewith presented, an impression of which is
[SEAL] made on the margin of this record, be and the same is hereby adopted as and for the seal of this Authority."

The Chairman stated that it would be proper to select the principal office of the Authority. After discussion, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

"Resolution No. 2-70
RESOLVED, that the office of this Authority be and the same is hereby fixed at _____
California, until changed by resolution of this Governing Board."

The Chairman then stated that the Board was empowered to adopt a resolution pursuant to Section 8(a) of the Joint Exercise of Powers Agreement designating the date, hour and place for the holding of regular meetings of the Board. After discussion, upon motion duly made, seconded, and unanimously

carried, the following resolution was adopted:

"Resolution No. 3-70
RESOLVED, that regular meetings of
the Governing Board of this Authority
be held on the _____
in the month of _____ of each year
at Sacramento, California at _____
_____."

The Chairman then stated that it would be proper to appoint legal counsel to the Authority. After discussion, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

"Resolution No. 4-70
RESOLVED, that James P. Jackson,
the City Attorney of the City of
Sacramento, be and he is hereby appointed
to act as counsel to this Authority."

The Secretary presented a letter dated May 19, 1967, to the City Council of the City of Sacramento from Mr. George Herrington of Orrick, Herrington, Rowley & Sutcliffe, counselors and attorneys at law, setting forth the terms and conditions upon which said attorneys would act as bond counsel to the Authority in connection with the contemplated issuance and sale of the bonds of the Authority. After discussion, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

"Resolution No. 5-70
RESOLVED, that the firm of Orrick,
Herrington, Rowley & Sutcliffe be and it
is hereby retained to act as bond counsel
to this Authority in connection with the
contemplated issuance and sale of its
bonds, upon the terms and conditions set
forth in the letter presented to this
meeting, and this Authority hereby
accepts the assignment of said letter
agreement by the City of Sacramento.

The Secretary advised the Board that it would be necessary to authorize certain officers of the Authority to approve demands against the Authority and to execute warrants so that such warrants may be drawn to pay demands against the Authority.

After discussion, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

"Resolution No. 6-70

RESOLVED, that the authority of this Governing Board to approve demands against this Authority is hereby delegated to the Chairman and the Secretary of this Authority who are hereby authorized jointly to execute warrants of the Authority and to submit such warrants to the City Controller of the City to pay such approved demands against the Authority."

There being no further business to come before the meeting, the meeting was adjourned at _____ P.M.

SECRETARY'S CERTIFICATE

I, James P. Jackson, Secretary of Sacramento Community Center Authority, hereby certify that the foregoing is a true and correct copy of the minutes of the first meeting of the governing Board of said Authority duly and regularly held on _____, 1970. I have carefully compared the same with the original minutes of said meeting on file and of record in my office, and the foregoing is a full, true and correct copy of the original minutes of said meeting.

Dated: _____, 1970.

Secretary of Sacramento
Community Center Authority