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DEPARTMENT OF  
PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY  
ENGINEERING DIVISION MANAGER

CITY OF SACRAMENTO  
CALIFORNIA

927 TENTH STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2705

916-449-8220

CONSTRUCTION SECTION  
640 BERCUT DRIVE  
SUITE B  
SACRAMENTO, CA  
95814-0131

916-449-5282

August 30, 1988

AUG 24 1988

City Council  
Sacramento, California

Honorable Members In Session:

SUBJECT: 1221, 1223, and 1227 J Street, Parcel Nos 1, 2, 3 - Authorization to Execute  
Sublease of Commercial Space

SUMMARY

Adoption of the attached resolution approving a sublease of office space at 1221, 1223, and 1227 J Street to Tru Communications, Inc., a California corporation, for a five-year period is recommended.

BACKGROUND

Paul and Patsy Hill have been subleasing Parcel Nos. 1 and 2 in the Community Center Parking Garage since May 15, 1978, under the name of Kwik Kopy Printing. Their lease has expired and they are renting on a month to month basis. They now wish a new lease for a five-year period with an additional parcel (No. 3) of 1,140 square feet, making the total space under lease 3,240 square feet. The name of their business has been changed to Tru Communications, Inc.

On May 31, 1983, the City Council adopted a resolution establishing the minimum rental rate for this space at \$.80 per square foot. The monthly rental for the three parcels would be \$2,736.

APPROVED  
BY THE CITY COUNCIL

AUG 30 1988

OFFICE OF THE  
CITY CLERK

AG 88040

City Council  
Execution of Sublease with  
Tru Communications, Inc.  
August 30, 1988  
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FINANCIAL

The proposed sublease, if approved, will generate \$32,832 per year for the next five years. The proceeds received will be deposited into Account 412-310-3183-3670, Parking.

RECOMMENDATION


It is recommended that the City Manager and the City Clerk be authorized to execute the sublease for Parcel Nos. 1, 2, and 3 in the 13th and J Streets Community Center Parking Garage with Tru Communications, Inc., a California corporation, by adoption of the attached resolution.

Respectfully submitted,



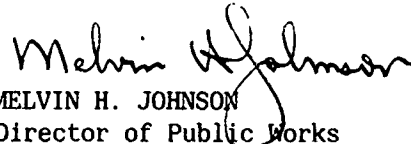
THOMAS M. FINLEY  
Engineering Division Manager

Recommendation Approved:



WALTER J. SLIPE  
City Manager

Approved:

  
MELVIN H. JOHNSON  
Director of Public Works

SA:dek  
RE6-01LS.D  
08.1688.2

August 30, 1988  
District No. 1

Attachment

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is crucial for ensuring the integrity of the financial statements and for providing a clear audit trail.

2. The second part of the document outlines the various methods used to collect and analyze data. It includes a detailed description of the sampling techniques employed and the statistical tests used to evaluate the results.

3. The third part of the document provides a comprehensive overview of the findings of the study. It discusses the implications of the results and offers recommendations for future research and practice.

4. The fourth part of the document contains a list of references to the sources used in the study. This includes books, articles, and other documents that provide background information and support for the research.

5. The fifth part of the document is a conclusion that summarizes the main points of the study and reiterates the key findings.

6. The sixth part of the document is an appendix that provides additional information and data that are not included in the main body of the text.

7. The seventh part of the document is a list of figures and tables that are used to present the data in a more visual and accessible format.

# RESOLUTION NO. 88-754

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AUTHORIZATION TO EXECUTE SUBLEASE  
WITH TRU COMMUNICATIONS INC.  
FOR PARCEL NOS. 1, 2, 3  
COMMUNITY CENTER PARKING GARAGE  
1221, 1223, 1227 J STREET

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the City Manager and the City Clerk are hereby authorized and directed to execute a sublease with Tru Communications, Inc., a California corporation, for Parcel Nos. 1, 2, 3 located at 1221, 1223, 1227 J Street in the Community Center Parking Garage. The sublease is for a period of 60 months, beginning on September 1, 1988. The monthly rental rate is established at two thousand, seven hundred thirty-six dollars (\$2,736.00).
2. Funds received shall be deposited into Account 412-310-3183-3670, Parking.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

RE6-01LS.D

APPROVED  
BY THE CITY COUNCIL  
AUG 30 1988  
OFFICE OF THE  
CITY CLERK

WESTERN UNION TELEPHONE COMPANY  
NEW YORK, N. Y. 10005  
TELEPHONE 200-1000

RECEIVED BY THE OFFICE OF THE ATTORNEY GENERAL

THE ATTORNEY GENERAL HAS RECEIVED FROM THE WESTERN UNION TELEPHONE COMPANY A COPY OF THE CHARTER OF THE COMPANY AS AMENDED TO DATE OF JANUARY 1, 1954. THE CHARTER IS HEREBY FILED FOR THE INFORMATION OF THE OFFICE OF THE ATTORNEY GENERAL. THE CHARTER IS HEREBY FILED FOR THE INFORMATION OF THE OFFICE OF THE ATTORNEY GENERAL. THE CHARTER IS HEREBY FILED FOR THE INFORMATION OF THE OFFICE OF THE ATTORNEY GENERAL.

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September 9, 1988

Tru Communications, Inc.  
1223 "J" Street  
Sacramento, CA 95814

Dear Gentlemen:

On August 30, 1988, the Sacramento City Council adopted Resolution No. 88-754 authorizing the execution of City Agreement #88040, Sublease of Commercial Space at Community Center Parking Garage, Parcel Nos. 1,2,3.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,

LORRAINE MAGANA, CITY CLERK

JANICE BEAMAN  
Acting Assistant City Clerk

JB/cc/11  
Enclosure

cc: Public Works (R/E)  
Risk Management

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The analysis focuses on identifying trends and patterns over time, which is crucial for making informed decisions.

The third part of the report details the results of the data analysis. It shows a clear upward trend in sales over the period studied, with a significant increase in the latter half of the year. This is attributed to several factors, including improved marketing strategies and a strong economic environment.

Finally, the document concludes with a series of recommendations for future actions. It suggests continuing the current marketing efforts while also exploring new channels to reach a wider audience. The author also advises on how to handle potential risks and uncertainties in the market.