



7

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 BERGUT DRIVE  
SUITE B  
SACRAMENTO, CA  
95814-0131

916-449-5282

November 1, 1988

Budget and Finance Committee  
Sacramento, California

Honorable Members In Session:

SUBJECT: East End Parking Garage (PN:VA66) - Resolution Transferring and Appropriating Additional Funds and Establishing Just Compensation and Authorization to Expend Funds for Acquisition of One Parcel (Standard Stations, Inc.)

SUMMARY

On September 20, 1988, the City Council certified the Environmental Impact Report for the East End Parking Garage Project and adopted Alternative No. 1 as the approved site. The appraisal for the parcel occupied by Standard Stations, Inc. has been completed. Approval of the attached resolution to transfer and appropriate additional funds, establish just compensation and authorize the expenditure of funds is recommended.

BACKGROUND

See the attached report to City Council.

FINANCIAL

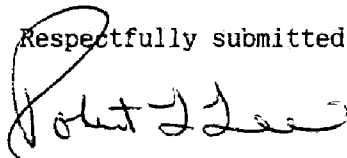
See the attached report to City Council.

Budget and Finance Committee  
East End Parking Garage  
November 1, 1988  
Page 2

RECOMMENDATION

It is recommended that the Budget and Finance Committee recommend approval of the resolution to transfer and appropriate additional funds, establish just compensation and authorize the expenditure of funds for acquisition of one parcel for the East End Parking Garage Project.

Respectfully submitted,



ROBERT L. LEE  
Deputy Director, Public Works

Recommendation Approved:



JACK R. CRIST  
Deputy City Manager

EF:dek:  
REG-03AQ.D  
10.2188.3

Attachment

Approved:



MELVIN H. JOHNSON  
Director of Public Works

November 1, 1988  
District No. 1



DEPARTMENT OF  
PUBLIC WORKS

OFFICE OF THE DIRECTOR

November 1, 1988

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT:** East End Parking Garage (PN:VA66) - Resolution Transferring and Appropriating Additional Funds, Establishing Just Compensation and Authorization to Expend Funds for Acquisition of One Parcel (Standard Stations, Inc.)

SUMMARY

It is requested that the City Council adopt a resolution establishing just compensation, transferring and appropriating additional funds and authorizing the expenditure of funds to purchase one parcel for the East End Parking Garage project. This report was heard by the Budget and Finance Committee on November 1, 1988.

BACKGROUND

In mid 1982 the downtown merchants made a presentation to the Budget and Finance Committee to include financing for a major parking garage in the east end of the downtown area. Staff reported to the Committee later in 1982 that additional parking was needed to serve the east end of the downtown area.

In December 1984, the Downtown Redevelopment Citizens' Advisory Committee selected the north half-block between I, J, 10th and 11th Streets, Alternative No. 1, as the preferred site for the East End Parking Garage. The Sacramento Housing and Redevelopment Agency approved this location for the project on January 7, 1985, and a City Council resolution directing the City Manager to take action on this project was adopted January 15, 1985.

On September 20, 1988, the City Council certified the Environmental Impact Report for the East End Parking Garage Project and adopted Alternative No. 1 as the approved site. The north one-half of the block consists of five parcels. One parcel has already been acquired. Three parcels fronting on 11th Street have been condemned. Alternative No. 1 calls for the City to acquire the fifth parcel, owned by Standard Stations, Inc.

Thomas Clark, and independent M.A.I., with the firm Wolcott-Clark, Inc., was retained to appraise the property. The appraisal has been completed and presented to the City

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 207  
915 I STREET  
SACRAMENTO, CA  
95814-2673

916-449-5283

City Council  
East End Parking Garage (PN:VA66)  
November 1, 1988  
Page 2

staff for review. Upon review of the appraisal, it has been determined that the least private injury and the greatest public good requires that the City purchase the parcel at \$1,680,000, the value established by the appraiser. It is requested that the City Council adopt a resolution establishing the amount of just compensation.

FINANCIAL

The East End Parking Garage Project (VA66) currently has a cash balance of \$350,000. An additional \$950,000 is needed to purchase this parcel.

The Parking Fund Contingency Reserve balance currently stands at \$897,000. We recommend appropriating \$150,000 to the East End Parking Garage Project.

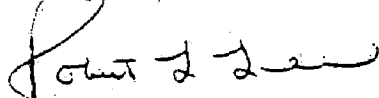
The Transportation Division's Off-Street Parking Section FY 88-90 operating budget maintenance and repair of real property and equipment line (412-310-3123-4241) currently has an unobligated balance of \$1,010,500. It is proposed to transfer \$800,000 from this line to the Parking Fund Contingency Reserve, thereby making it available for re-appropriation to the East End Parking Garage Project.

The maintenance and repair line of the budget is used for structural repairs. It will not need funds until mid-year. We intend to replenish the funding for that line at mid-year probably by reevaluating other CIP projects.

RECOMMENDATION

It is recommended that the attached resolution establishing just compensation, transferring and appropriating funds, and authorizing expenditure of funds be adopted.

Respectfully submitted,

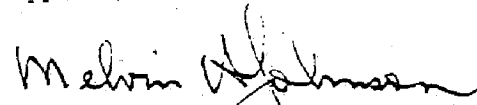


ROBERT L. LEE  
Deputy Director, Public Works

Recommendation Approved:

Approved:

WALTER J. SLIPE  
City Manager



MELVIN H. JOHNSON  
Director of Public Works

EF:dek  
RE6-03AQ.D  
10.2188.3

November 1, 1988  
District No. 1

Attachment

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION TRANSFERRING AND APPROPRIATING FUNDS,  
ESTABLISHING JUST COMPENSATION AND  
AUTHORIZING EXPENDITURE OF FUNDS RELATING TO THE  
ACQUISITION OF A PARCEL ON THE NORTH ONE-HALF OF THE BLOCK  
BOUNDED BY 10TH, 11TH, I AND J STREETS  
(EAST END PARKING GARAGE PN:VA66)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, acting as the Board of the Parking Authority:

That the Director of Finance be, and is hereby authorized and directed to expend the sum of \$1,800,000 out of the East End Parking Garage Project Budget 412-500-VA66-XXXX for the purchase in fee simple of one (1) parcel of land being acquired for parking facilities to be located on the north one-half of the block bounded by I, J, 10th and 11th Streets. This amount includes costs relating to appraisal fees, acquisition and escrow fees.

Assessor's Parcel No. 006-0044-001-0000 - Standard Stations, Inc.

Acquisition	412-500-VA66	4813	\$ 1,680,000
Appraisal	412-500-VA66	4812	4,000
Escrow &	412-500-VA66	4813	116,000
Contingency			
		Total	<u>\$ 1,800,000</u>

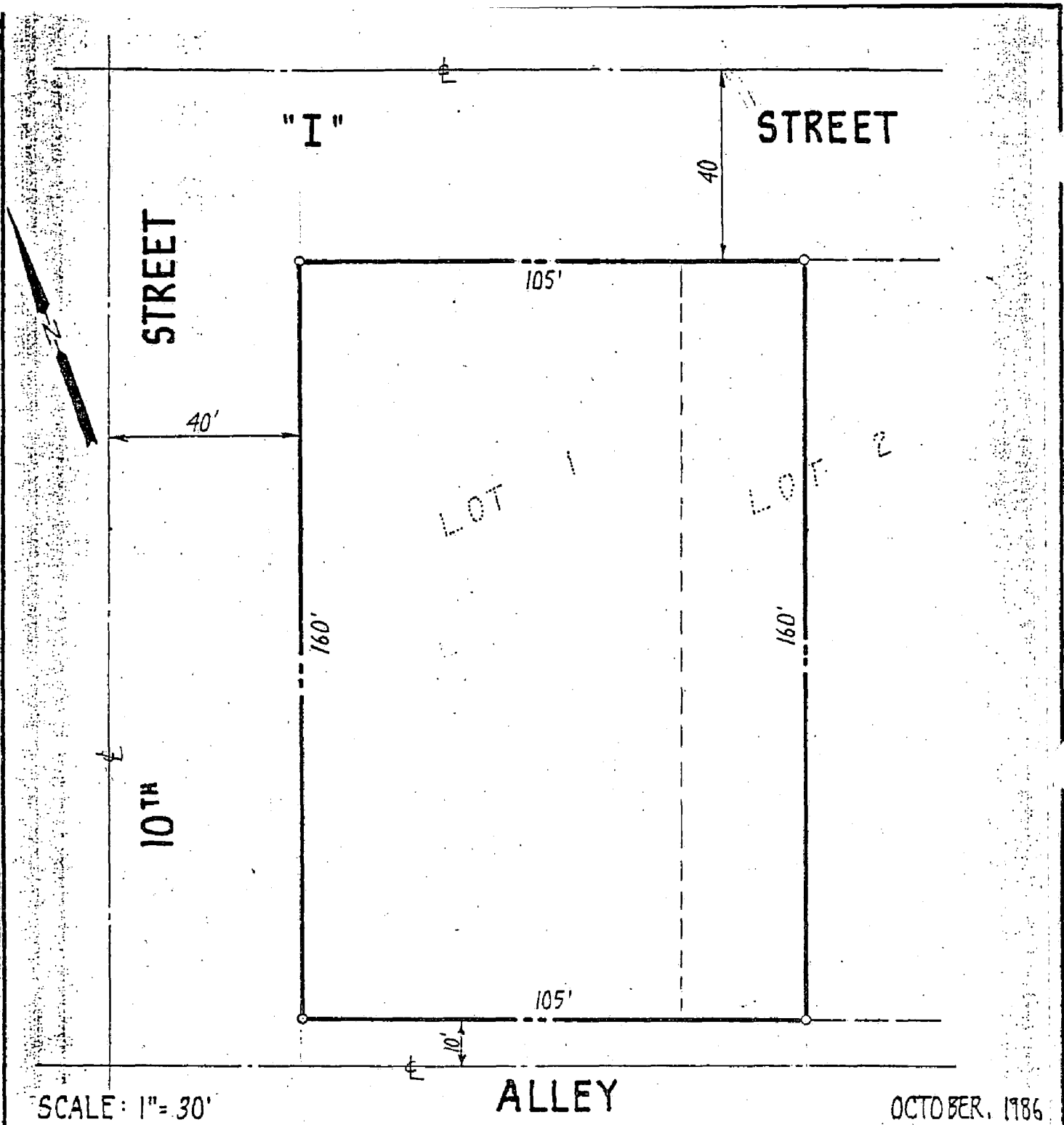
1. Pursuant to Section 7267.2 of the Government Code of the State of California, this Council does hereby find and determine that the amounts set forth herein for acquisition of real property are the amounts which this Council believes to be just compensation for the parcels to be acquired with said sum.
2. The Transportation Division FY 88-89 operating budget is hereby amended by transferring \$800,000 from the Off-Street Parking budget (412-310-3123-4241) to the Parking Fund Contingency Reserve (412-710-7012-4999).
3. The Capital Improvement Program is hereby amended by appropriating \$950,000 from the Parking Fund Contingency Reserve to the East End Parking Garage Budget (412-500-VA66-XXXX).

\_\_\_\_\_  
MAYOR

ATTEST:

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

RE6-03AQ.D



SCALE: 1" = 30'

ALLEY

OCTOBER, 1986

PLAT MAP

EAST END PARKING GARAGE

ASSESSORS PARCEL NO. 006-0044-001

CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS

# RESOLUTION NO.

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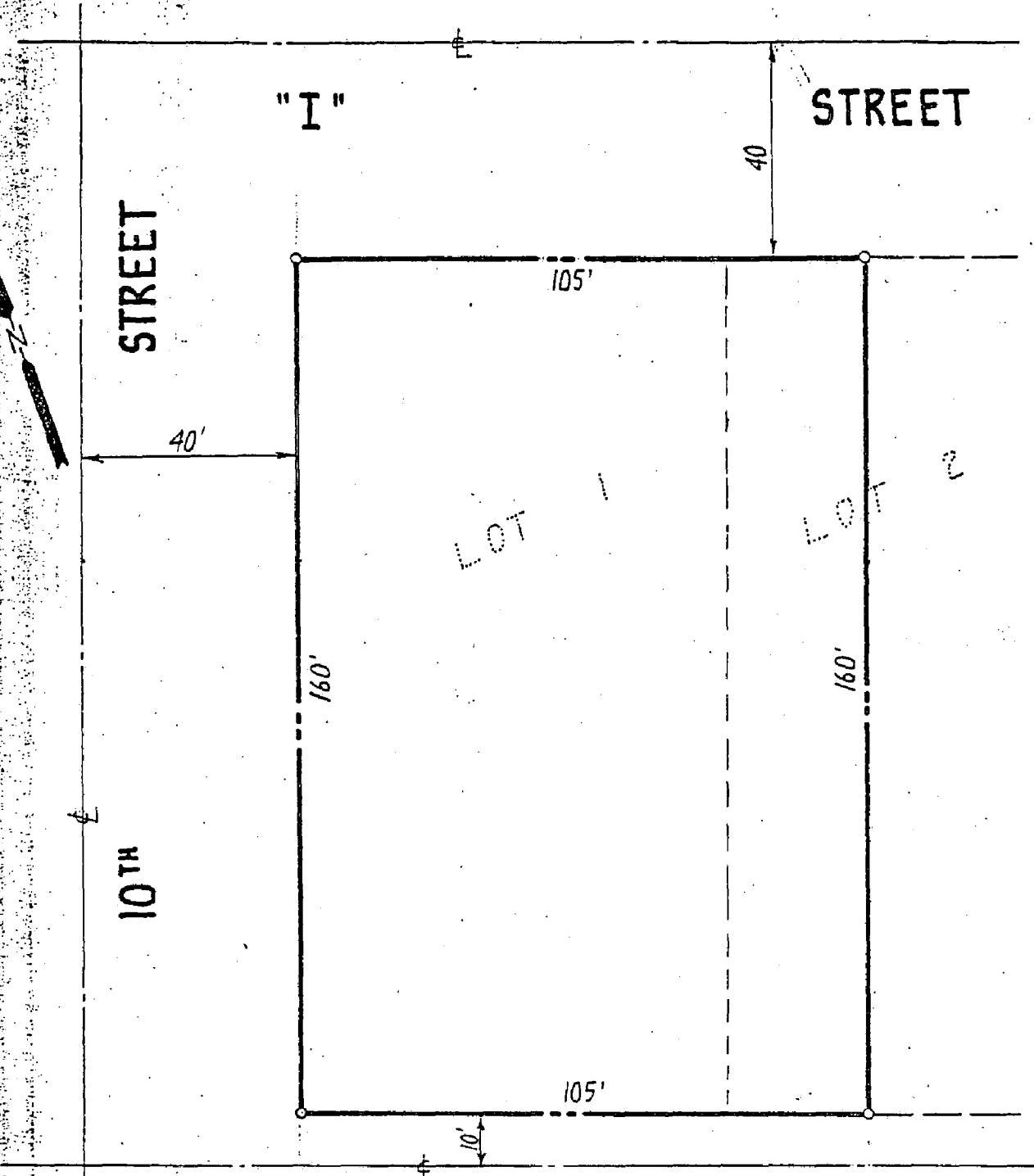
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RE6-03AQ.D



SCALE: 1" = 30'

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OCTOBER, 1986

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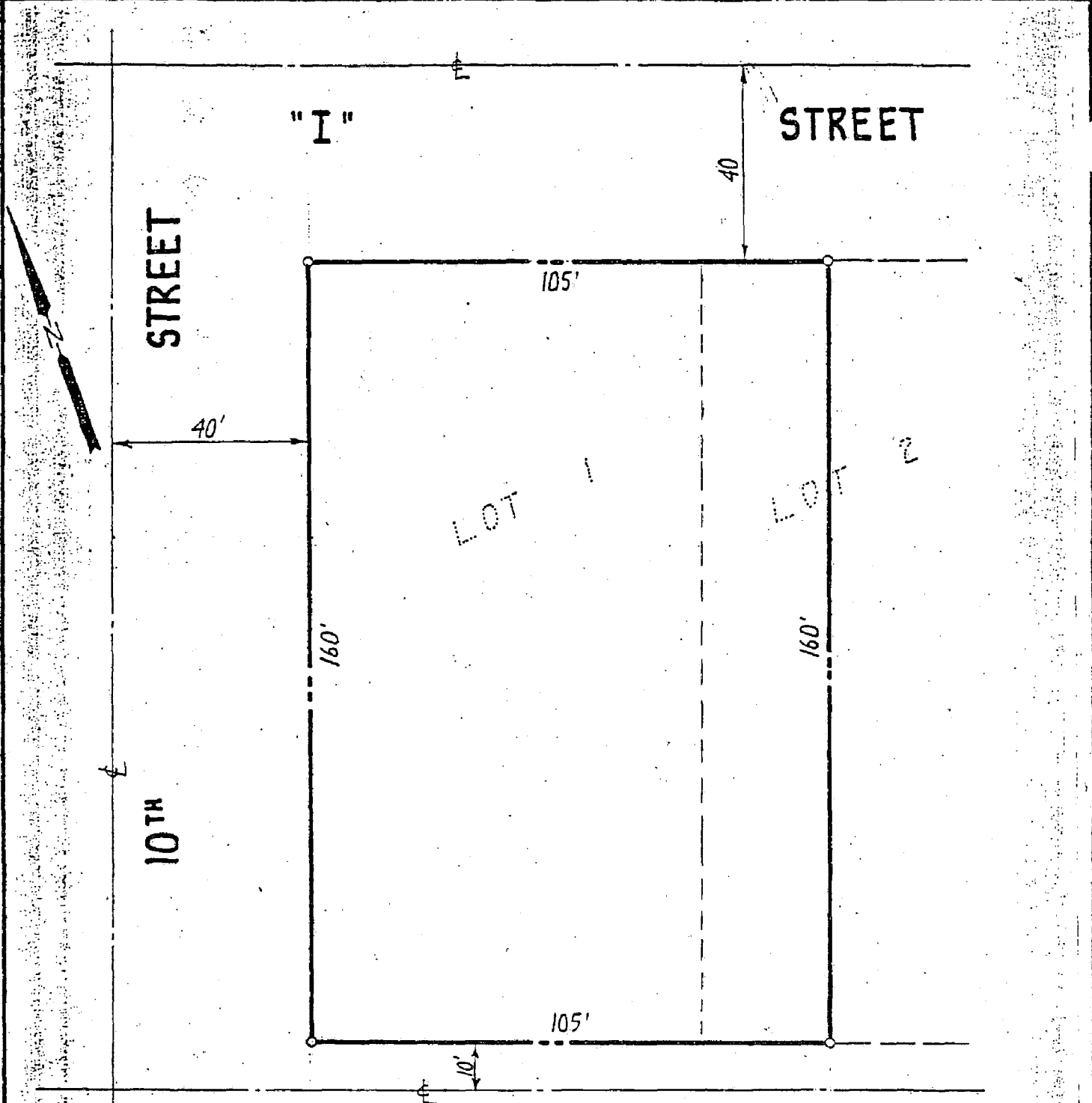
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OCTOBER, 1986

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