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APPROVED
BY THE CITY COUNCIL

MAR 31 1987

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

AG 86167A - parcel 8
AG 86167B parcel 7
Void, replaced
by AG 88032A
Res 88-711
8-23-88

CITY HALL
ROOM 300
915 I STREET
SACRAMENTO, CA
95814-2608

916-449-5307

THOMAS M. FINLEY
ENGINEERING DIVISION
MANAGER

March 31, 1987

RECEIVED
MAR 25 1987

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Commercial Office Space in the Community Center Parking Garage, 13th and I Streets

SUMMARY

It is requested that the City Council establish the rental rate for commercial office space in the Community Center Parking Garage.

BACKGROUND

At the present time two of the eight leases involving commercial office spaces in the Community Center Parking Garage have expired. One of the spaces is vacant; the other is being occupied by an insurance firm that has leased the premises for the past ten (10) years and wishes to remain at their present location.

We have placed a "For Lease" sign in the vacant commercial space, but as of this date have not received any calls regarding the vacant premises.

The Real Estate Section of the Department of Public Works is requesting that the Council establish a rental rate that can be used in soliciting a new tenant and enable the existing tenant to remain at their present location.

It is proposed that the rental rate for the premises be established at \$912.00 per month and that any lease shall not exceed five (5) years. This rate amounts to eighty cents (\$.80) per square foot with the tenant paying janitorial and utility services, except water and sewer. This compares to rental rates in the area for similar premises. The staff believes it is a fair rental rate.

City Council
Commercial Office Space in
Community Center Parking garage
March 31, 1987
Page 2

FINANCIAL DATA

The proceeds received from the rental of the commercial space are to be deposited into the Parking Authority Fund.

RECOMMENDATION

Adoption of the attached resolution establishing the rental rate for Parcels No. 7 and 8 in the Community Center Parking Garage at \$912.00 per month is recommended.

Respectfully submitted,



THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:

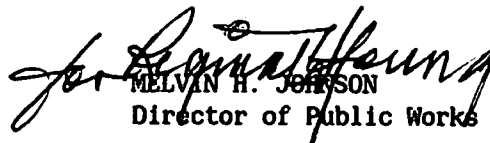


For WALTER J. SLIPE
City Manager

IEM:dek
RE2-18.D
03.1087.2

Attachment

Approved:



MELVIN H. JOHNSON
Director of Public Works

March 31, 1987
District No. 1

12

RESOLUTION NO. 87-227

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**RESOLUTION AUTHORIZING SOLICITATION TO
SUBLEASE CITY PROPERTIES
WITHOUT CALLING FOR BIDS AND ESTABLISHING
NEW RENTAL RATES IN THE
COMMUNITY CENTER PARKING GARAGE**

APPROVED
BY THE CITY COUNCIL

MAR 31 1987

OFFICE OF THE
CITY CLERK

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

1. That pursuant to Section 12.39(d) of Chapter 12 of the Sacramento City Code, this Council hereby establishes the rental rate for commercial space in the Community Center Parking Garage (13th and I Streets) as follows:

Parcel	Address	Rental
7	1235 I Street	\$912.00 per month
8	1237 I Street	\$912.00 per month

2. That pursuant to Section 12.39(d) of Chapter 12 of the Sacramento City Code, the City Manager is hereby authorized to solicit prospective sublessee to lease certain real property described in paragraph 1 above, without first soliciting competitive bids.

3. That upon completion of solicitation the City Manager and City Clerk are authorized to execute a sublease of said properties on behalf of the City of Sacramento for the premises described in paragraph 1 above, provided, however, that the term of said lease shall not exceed five (5) years and that the base rental shall be as prescribed in this Resolution. Said subleases shall be on a form approved by the City Attorney.

MAYOR

ATTEST:

CITY CLERK

RE2-18.D

June 2, 1987

Farmer's Insurance Group
1237 J Street
Sacramento CA 95814

Attn: Sue Wolf

Dear Gentlemen:

On March 31, 1987, the Sacramento City Council adopted a Resolution No. 87-227 authorizing the execution of Agreement No. 86167A for Sublease of Commercial Space in the 13th and J Streets Community Center Parking Garage for Parcel No. 8.

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

Sincerely,

LORRAINE MAGANA, CITY CLERK

Janice Beaman
Deputy City Clerk

JB/mls/12
Enclosure

cc: Public Works, Real Estate Division
Risk Management



file copy

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
AUG 30 1 19 AM '88

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

927 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2705

ENGINEERING DIVISION

916-449-8220

THOMAS M. FINLEY
ENGINEERING DIVISION MANAGER

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

916-449-5282

August 26, 1988

TO: Janice Beaman, Deputy City Clerk

FROM: Irvin E. Moraes, Real Property & Assess. Dist. Supervisor *IEM*

SUBJECT: Request to Cancel City Agreement No. 86167-B, Authorized by
Resolution No. 87-227 *Item 12*

By approval of Resolution No. 87-227, dated March 31, 1987 the leasing of Parcel No. 7, 1235 J Street, Community Center Parking Garage was authorized. City Agreement No. 86167-B was assigned for the lease which was to be issued at a later date.

This number, however, was never used and on August 23, 1988, a new request was submitted to Council to approve a lease of Parcel No. 7 with the Rotary Club of Sacramento. Council approved Resolution No. 88-711 and a new Agreement No., 88032-A was assigned.

Since Agreement No. 86167-B will not be used, it should be cancelled.

IEM:dek
IM6-11.D.RE