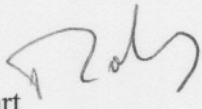


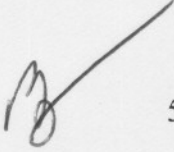
COUNCIL TRANSMITTAL

TO: Rocky Fluhart 
Chief Administration Officer

DATE: January 14, 2005

FROM: Rick Graham, Director
Public Services Department

SUBJECT: Unity Center, Property Acquisition

STAFF CONTACT: Rick Graham, Director  535-7774

DOCUMENT TYPE: Briefing Report

RECOMMENDATION: That the City Council support the expenditure of Unity Center funds to be used for the purchase of real property.

BUDGET IMPACT: The purchase price plus closing costs will be approximately \$320,000. The budget impact will be zero since the City has a commitment of full reimbursement from a private donor.

BACKGROUND/DISCUSSION: Since it was first announced that the Unity Center would be built on donated land in close proximity to the Sorenson Multi-Cultural Center the City has been working through a private donor to purchase two privately owned land parcels that sit between the Sorenson Center and the Unity Center properties. Acquiring the two privately owned parcels will allow the City to construct a Unity Center that has a more synergistic connection and program relationship to the Sorenson Center. Additionally, the extra land space will allow for leveraging opportunities so that additional public programming space can be constructed as a part of a Unity Center campus.

Over the past several months the private donor working with the City has made fair offers to purchase the properties without success. The City is now in the process of obtaining an assignment of a purchase contract relating to the property and anticipates closing the transaction under that contract on or about February 1, 2005. The amount of the purchase offer is \$315,000. The City will pay closing costs estimated at \$5,000, so the total purchase cost will be approximately \$320,000. At the time of closing the City will hold title to both parcels. The City has been assured by the private donor that it will be reimbursed for the full amount of the purchase.

Funds for the purchase will be drawn from Unity Center funds held in the Plaza/Glendale Community Center Trust Special Revenue Fund (77-771421). The City must be prepared to make the purchase prior to the anticipated February 1, 2005 closing date.

In acquiring the property the City clears its last hurdle of uncertainty and can now move forward in its design of the project. Design development will run through June 1st, with construction expected to start by July. The City anticipates that the project will be completed between late 2005 and early 2006.

PUBLIC PROCESS: No process is required.