

approved by the City Attorney's Office, bond counsels and investment bankers.

Mr. Gardner further stated that the financing vehicle to be used for conducting the transaction would consist of certain City properties within jurisdiction of the Redevelopment Agency jurisdiction and that the City would convey those properties to a buyer who would issue a **Certificate of Participation** to the City and then sell the properties to the Redevelopment Agency under an installment sale contract. He further stated that the **Certificate Participation** transaction may range up to \$300,000,000 to obtain maximum value for the City.

Mr. Gardner concluded by stating that in essence it is a transaction whereby the Redevelopment Agency buys City property and leases it back to the City on a long-term basis, similar to the sale and leaseback of City Hall West.

Councilmember Spees stated that in order for the City to be fair and equitable, it must allow all willing bond counsels to bid on these projects and not give Goldman/Sachs exclusive rights to manage the sale and leaseback of the City's public properties.

The following persons spoke on the matter:

Rev. Mrs. Marie Wingfield
James Rickman
Annie Lee Thornton
Reynard Campbell

After considerable Council discussion, Councilmember Riles made a motion, seconded by Councilmember Cannon, to pass the ordinance to print as written, with clarification to be given at a later date regarding the choice of underwriter and bond counsel; and, upon call of the roll, the following ordinance passed to print by Ayes: Councilmembers Bazile, Cannon, Gibson, Moore, Riles, Spees and President Wilson - 7. Noes: None. Absent: Councilmembers Gilmore and Ogawa - 2.

Ordinance approving and authorizing the sale and leaseback of the certain properties as declared in Schedule A and certain other actions in connection therewith.

After further Council discussion, Councilmember Riles made a motion to direct the City Manager to possibly open up the sale and leaseback; and, upon call of the roll, the motion passed by Ayes: Councilmembers Bazile, Cannon, Gibson, Moore, Riles, Spees and President Wilson - 7. Noes: None. Absent: Councilmembers Gilmore and Ogawa - 2.

Councilmember Moore made a motion, seconded by Councilmember Bazile, to direct the City Manager to prepare a cover letter explaining to the Council the City's policies and processes regarding selection of bond counsels co-counsels; and, upon call of the roll, the motion passed by Ayes: Councilmembers Bazile, Cannon, Gibson, Moore, Riles, Spees and President Wilson - 7. Noes: None. Absent: Councilmembers Gilmore and Ogawa - 2.

May 14, 1985
