



County of Santa Cruz

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REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 950604000

(631) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

TOM BURNS, AGENCY ADMINISTRATOR

March 4, 1999

Agenda: March 16, 1999

Board of Directors
County of Santa Cruz Redevelopment Agency
701 Ocean Street
Santa Cruz, CA 95060

Heart of Soquel - Property Management

Dear Members of the Board:

On February 23, 1999 your Board approved various actions pertaining to the temporary relocation of tenants from McIntosh Mobile Home Park to the Heart of Soquel Mobile Home Park. Attached for your approval is an amendment to the contract with the Real Estate Management & Investment Company (REMI), the Agency's property manager on the Heart of Soquel property, for the period of occupancy by McIntosh tenants. This amendment provides for increased compensation to REMI for the increased services associated with additional tenants. The increased rental income from the additional tenants will more than offset the additional contract expenses.

It is therefore RECOMMENDED that your Board, as the Board of Directors for the Redevelopment Agency, approve the contract amendment set forth in Attachment No.1 to provide property management services for the Heart of Soquel Mobile Home Park, and authorize the Agency Administrator to sign the contract amendment.

Very truly yours,

Tom Burns
Redevelopment Agency Administrator
TB:PH

RECOMMENDED:

for Susan A. Mauriello
Redevelopment Agency Director

Attachment - Contract Amendment

cc. RDA
REMI
S:\BOARDPND\REMIAMEN.WPD

AMENDMENT TO AGREEMENT

The parties hereto agree to amend that certain Agreement dated June 4, 1997, by and between the COUNTY OF SANTA CRUZ REDEVELOPMENT AGENCY and REAL ESTATE MANAGEMENT AND INVESTMENT COMPANY, INC. (REMI) by amending Exhibit B, Compensation, as described in the attached Exhibit C.

All other provisions of said Agreement shall remain the same.

COUNTY OF SANTA CRUZ
REDEVELOPMENT AGENCY

BY _____
Agency Administrator

Date _____

CONTRACTOR: REAL ESTATE MANAGEMENT AND INVESTMENT COMPANY, INC.
(REMI)

By Gregory Russell

Date 2-1-99

Address: Branciforte Plaza
555 Soquel Avenue, Suite 360
Santa Cruz, CA 95062

Telephone: (831) 426-8600

Approved as to form:

Jim M. Scott
County Counsel

DISTRIBUTION: County Administrative Office
Auditor-Controller
County Counsel
Redevelopment
Risk Management
Contractor

Exhibit C
Amended Compensation

This exhibit shall be in effect for the period of March 17, 1999 through October 15, 1999. After expiration of this exhibit, compensation will again be paid per Exhibit B.

The Agency shall pay to REM1 as compensation for the management services rendered herein a monthly fee as follows:

Manasement Fee: A monthly management fee equal to 10% of the gross collected rents, with a minimum of \$1040.00 per month (during the period McIntosh owners and tenants continue to reside at Heart of **Soquel**).

Account set-up Fee: A one-time accounting fee of \$350.00 will be charged to modify the accounting statements and set up new tenant records, required while the McIntosh owners and tenants reside at Heart of **Soquel**.

Resident Manaser: Resident Manager compensation is a reimbursable expense. The estimated cost to the Agency consists of labor costs of \$500.00 per month plus associated employee expenses including but not limited to various state and federal withholdings, FICA, workers compensation, and other legally mandated employee benefits. Total reimbursable resident managers in excess of \$750.00 per month must be approved in writing in advance by the Agency.

Assistant Resident Manaser: The Assistant Resident Manager for the McIntosh tenants shall receive a rent waiver in the amount of **\$177.37/month** (during the period McIntosh owners and tenants continue to reside at Heart of **Soquel**).

The Tenant Selection, Spending Authorization Limit, Contingency Services, Operating Charges, and Tenant Income Certification provisions shall remain as described in Exhibit B for the period during which Exhibit C is in effect.