

COUNCIL ITEM REQUEST FOR



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Santa Clara**
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JUN - 8 2022

City Clerk's Office
City of Santa Clara

The Council Item Request Form is for members of the City Council to submit written requests to the City Manager's Office for inclusion of an item on a future City Council meeting agenda. At the meeting where the initial written request is heard, discussion should be limited to whether the item should be added to an agenda and a date, not the merit of the item. A majority vote of the City Council is required for the item to be added to future Council meeting agenda for action.

CONTACT INFORMATION

Requesting Member of City Council : Suds Jain

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Today's Date 6/8/2022

WRITTEN REQUEST

I, **Suds Jain**, hereby request that the following item be placed on the City of Santa Clara Council and Authorities Concurrent meeting agenda:

The City purchased the Morse Mansion in 2016 for \$3,875,070. The Morse Mansion lease expires in June 2024. The unfunded expected repairs to the Morse Mansion have been estimated to be \$8.32 million. Staff has allocated \$100K in the current budget for essential repairs. I believe there needs to be a discussion of the potential uses for the Morse Mansion well before June 2024 given that the refurbishment of this building could be even higher depending on use. So I'm asking to agendize a discussion of potential uses, unfunded repairs and finances (income and expenses) of operating and maintaining the building.

This is staff's reply to my questions:

"The \$100,000 currently budgeted over the next two fiscal years is for ongoing day-to-day maintenance when items need to be repaired for the current tenants. These items include things such as roof leaks, plumbing leaks and fixture repairs, HVAC repair and maintenance, and any other issues that are raised to the property manager. Staff anticipates that this will be sufficient to prevent any major deterioration over the next two years based on what is currently visible and known about the structure. Similar budget requests for maintenance will be made in the upcoming fiscal years during future capital budget cycles. The City purchased the Morse Mansion in 2016 for \$3,875,070. The Morse Mansion lease expires in June 2024. A community outreach process will occur prior before a recommendation for the long term use is forwarded to the City Council. During this process, an assessment on the cost of conversion would also need to be undertaken. Over the years staff has heard community comments for potential uses such as private offices, a City community facility, city offices, bed & breakfast etc. It should be noted that if there is a change in use of the building there will be significant costs associated with the conversion of the occupancy type. The Morse Mansion is on the National Register of Historic Places. The current Building Code occupancy for the structure is residential. If the building was to be converted to a commercial use and/or a public use regardless if there was any assembly area, significant improvements to be the