



Staff Report

RESOLUTION APPROVING RE-ISSUANCE OF REQUEST FOR PROPOSALS FOR SHOREWAY PLACE PROJECT

Honorable Chair and Board Members:

Summary

Adoption of the attached resolution would approve re-issuance of Request for Proposals for the Shoreway Place Project target economic development site.

Background

On February 12, 2008 the Agency adopted Resolution 464 creating a unified development area for the Shoreway Place Project (the "UDA Resolution"), allowing the Agency to identify parcels to be assembled and developed by a master developer. The UDA Resolution also authorized staff to solicit proposals for a master developer. Staff subsequently solicited a request for proposals (RFP), and on June 10, 2008, recommended that the Board select the Bohannon Companies ("Bohannon") to be the master developer for the designated parcels and enter into a Exclusive Negotiating Rights Agreement ("ENRA") with Bohannon. However, it came to staff's attention that certain property owners and ground lessees expressed concern that they were not included in the initial solicitation of the RFP.

Discussion

Staff now recommends the Agency re-circulate the RFP for the Shoreway Place Project to include the owners of all the properties and ground lessees (tenant and subtenant of the Motel 6 property). Staff believes this action addresses the concerns raised by parties in attendance at the June 10th meeting. The Agency will then review and act on the responses to the RFP at your meeting on September 9, 2008.

As Bohannon has already submitted a valid proposal, they will not be required to resubmit.

General Plan/Vision Statement

Distinctive Community Character

- Its small-town ambience sets it apart as a tranquil, safe and desirable place to live.

Natural Beauty

- Our natural surroundings inspire us to play, create, and contemplate.
- Our actions today preserve and enhance Belmont's beauty to make it even lovelier for our

grandchildren.

Fiscal Impact

There is no fiscal impact at this time.

Public Contact

The agenda was posted.

Recommendation

Adopt attached resolution Approving Re-issuance of Request for Proposals for Shoreway Place Project.

Alternatives

1. With direction, refer matter back to staff.
2. Take no action.

Attachments

- A. Resolution Approving Re-issuance of Request for Proposals for Shoreway Place Project

Respectfully submitted,

Thomas Fil
Finance Director

Jack R. Crist
Executive Director

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REDEVELOPMENT AGENCY RESOLUTION NO. _____

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BELMONT
APPROVING RE-ISSUANCE OF REQUEST FOR PROPOSALS FOR SHOREWAY
PLACE PROJECT**

WHEREAS, by Resolution No. 464 adopted February 12, 2008, the Belmont Redevelopment Agency (the "Agency") determined in its reasonable discretion that it is in the best interest of the Project Area to assemble the Affected Parcels as a unified development to be developed by a Master Developer and that the procedural and substantive requirements of the Rules were followed and will continue to be followed in selecting a Master Developer and developing the Affected Parcels.

WHEREAS, that the Agency issued a request for proposals for redevelopment of the Affected Parcels and distributed the proposal to the owners of the Affected Parcels and such other persons or entities that staff deems appropriate as potential developers of the Affected Parcels; and

WHEREAS, the Agency received a proposal from Bohannon Companies, but finds it in the best interests of the property owners and ground lessees to re-circulate the request for proposal

NOW, THEREFORE, BE IT RESOLVED that the Agency staff is directed to recirculate the request for proposals for redevelopment of the Affected Parcels and distribute the proposal to the owners of the Affected Parcels and such other persons or entities that staff deems appropriate as potential developers of the Affected Parcels. The request for proposals shall direct that proposals be submitted by August 8, 2008, provided that the Agency staff may extend the date for submission of proposals if the staff determines that an extension would be beneficial to the Agency. Bohannon Companies existing response shall be deemed to comply with this deadline.

BE IT FURTHER RESOLVED that, in reviewing and selecting among various proposals that are submitted in response to the request for proposals, the criteria that the Agency will consider shall include the experience of the prospective Master Developer and members of the Master Developer's team including architects, engineers, contractors, and leasing agents; the technical and professional expertise of the prospective Master Developer and members of the Master Developer's team including architects, engineers, contractors and leasing agents; the financial capacity of the prospective Master Developer to undertake the acquisition and development of the affected Parcels; the ability and experience of the proposed Master Developer to obtain equity and loan financing for the development of the Affected Parcels; the nature and quality of the development of the Affected Parcels that is proposed by the prospective Master Developer; the necessity for property acquisition to accomplish the development proposed by the prospective Master Developer; and the level of participation of the owners of the Affected Parcels in the Master Developer.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Redevelopment Agency of the City of Belmont at a regular meeting thereof held on July 8, 2008 by the following vote:

AYES, DIRECTORS: _____

NOES, DIRECTORS: _____

ABSTAIN, DIRECTORS: _____

ABSENT, DIRECTORS: _____

Secretary, Redevelopment Agency

APPROVED:

Chair, Redevelopment Agency