

# *West Midway Project Request for Qualifications*

City Council  
February 4, 2020



# Background

- August 2018 -RFQ issued
- September 2018- Seven respondents
- After evaluation, shortlisted to four finalists  
*(APP, Brookfield, Catellus, Jamestown/CEI,)*
- February 2019 – City Council selected two finalists  
*(Jamestown/CEI, APP)*
- March 2019 – Jamestown/APP considered a joint partnership
- May 2019 – Jamestown withdrew from process
- September 2019 – APP withdrew from process

# West Midway Project

	Acres	Market Units	Affordable Units
Market Rate Project	22.8	260	31 (moderate income)
RESHAP	9.7	0	267 (low/very low)
<b>TOTAL</b>	<b>32.5</b>	<b>260</b>	<b>298</b>

**TOTAL Units – 558**

**48% Low/Very Low**



# Surplus Lands Act Exemption

- Project includes at least 300 housing units
- Restricts at least 25% of units to lower income
- Land is put out to an open competitive bid

# RESHAP Project

- Collaborating Partners exploring other options to build needed infrastructure (grants, etc.)
- Best option is to restart the developer solicitation process
- Staff recommends financially assisting the project with \$350,000 to jumpstart the project. Options include:
  - Demolition of Commissary
  - Site Preparation
  - Design Phase 1 Backbone Infrastructure

# Staff Recommendations

1. Direct staff to conduct a four-week Request for Qualification (RFQ) solicitation process for the development of West Midway Project;
2. Approve Designated Real Property Negotiators for the West Midway Project – Eric Levitt, Debbie Potter, Lisa Maxwell, Michelle Giles;
3. Approve the finding related to the Surplus Lands Act that the Property constitutes Exempt Surplus Land; and
4. Direct staff to include a \$350,000 appropriation for the RESAP Project backbone infrastructure design in the Mid-Year Budget