

West Midway Project Request for Qualifications

City Council
February 4, 2020



Background

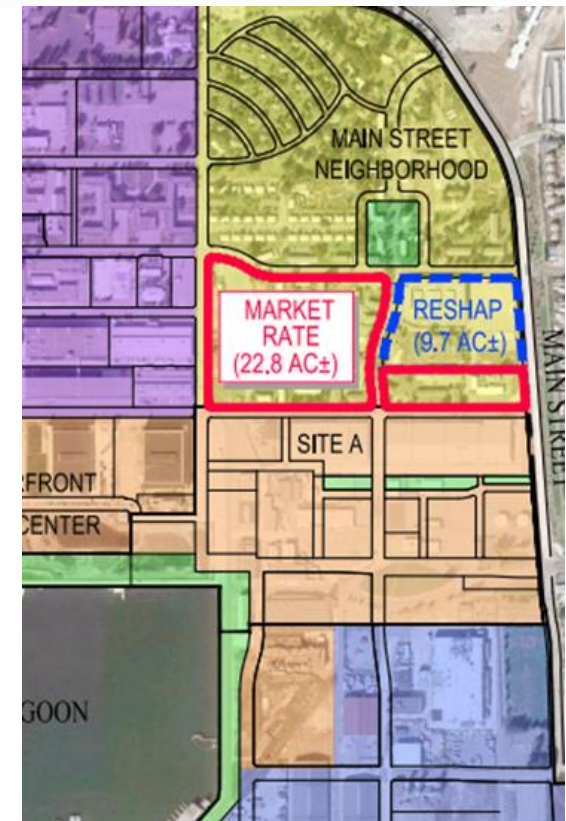
- August 2018 -RFQ issued
- September 2018- Seven respondents
- After evaluation, shortlisted to four finalists
(APP, Brookfield, Catellus, Jamestown/CEI,)
- February 2019 – City Council selected two finalists
(Jamestown/CEI, APP)
- March 2019 – Jamestown/APP considered a joint partnership
- May 2019 – 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)
TOTAL	32.5	260	298

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