



REQUEST FOR PROPOSAL NORTHSIDE PROJECT MASTER DEVELOPER

Community & Economic Development

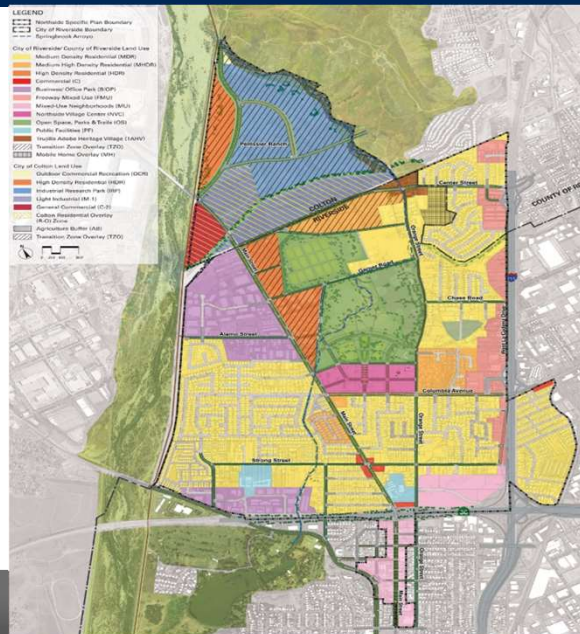
Board of Public Utilities

July 24, 2023

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NORTHSIDE SPECIFIC PLAN BACKGROUND

1. November 17, 2020: City Council adopted the **Northside Specific Plan** and certified the accompanying Environmental Impact Report.



REQUEST FOR PROPOSALS BACKGROUND

2. March 18, 2021: EDPB&M Committee recommended issuance of an RFP for a Master Developer for the former Riverside Golf Club, Ab Brown Sports Complex and Pellissier Ranch Properties.
3. April 12, 2021: The Board of Public Utilities recommended declaring the Subject Properties exempt surplus and approved the issuance of an RFP for a Master Developer.
4. September 21, 2022: City Council did declare the Subject Properties exempt surplus pursuant to Assembly Bill 1486 and directed staff to prepare an RFP seeking a Master Developer.



REQUEST FOR PROPOSALS BACKGROUND

5. April 2021-January 2022: Staff issued and evaluated responses to the Consultant RFP. David Taussig & Associates (DTA) was chosen.
6. January 24, 2022: The Board of Public Utilities reviewed staff's evaluation and recommended approval of a Professional Consultant Services Agreement with DTA.
7. February 15, 2022: City Council approved the Professional Consultant Services Agreement with DTA.
8. March 14, 2022: the City executed the PSA with DTA.
9. April 2022 to date: DTA worked with City staff to prepare the Master Developer RFP



INTENT AND PURPOSE

The intent of the Northside Specific Plan is to promote balanced, sustainable growth and economic benefit within the Northside.

The Northside Master Developer Request For Proposals is an important part of the many efforts underway to realize the vision of the NSP.

Staff has worked closely with DTA to plan a national search for qualified development firms for the Subject Properties and in the development of the Master Developer Request For Proposals.



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MASTER DEVELOPER RFP PROCESS

The RFP will be open for a two-month competitive bid process in which candidates can submit a statement of qualifications, followed by a more in-depth conceptual design and business plan.

Proposals will be evaluated by a City team and DTA and those Master Developer candidates with the highest scores will be given the opportunity to make a presentation to the selection panel.

Once the review process is complete, staff will return to the Board of Public Utilities, the EDPB&M Committee and the City Council with a recommendation to enter into an Exclusive Negotiation Agreement with one Master Developer.



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INVESTMENT IN THE NORTHSIDE

- A. The Exchange
- B. Trujillo Adobe Restoration
- C. Northside Agriculture Innovation Center
- D. The River District
- E. Northside Master Drainage Plan



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STRATEGIC PLAN ALIGNMENT



Strategic Priority 3 - Economic Opportunity

Goal 3.3 - Cultivating a business climate that welcomes innovation, entrepreneurship and investment

Cross-Cutting Threads



Community Trust



Fiscal Responsibility

Sustainability &
Resiliency

Equity



Innovation



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RECOMMENDATION

That the Board of Public Utilities receive and review the Request for Proposals to seek a Master Developer for the publicly owned former Riverside Golf Club, Ab Brown Sports Complex, and Pellissier Ranch Properties in accordance with the approved Northside Specific Plan.

