

*East
Palo
Alto
Redevelopment Agency*

ADMINISTRATIVE REPORT

MEMO TO: Redevelopment Agency Members
FROM: Lynda Hamilton-Rahi, Interim Executive Director
DATE: July 25, 1990
SUBJECT: Gateway 101 Project-Developer Selection

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PURPOSE

The purpose of this report is to discuss the next step for the Gateway 101 Project and to re-visit the selection of a developer for proposed project.

BACKGROUND

In October, 1989 the Redevelopment staff was instructed to prepare a selection process for the seven developers (Attachment A) that had made the shortlist for the Gateway 101 Project.

At the November 21, 1989 Redevelopment Agency meeting, the Board approved the distribution of Request for Qualifications (RFQ's) to the seven developers. Of the seven developers, five (5) proposals were received. They were: Alexander Hogan Company; Mozart; Hopkins Development Company; and Hapsmith\Mendelsohn Associates. Gerry V. Dicken\Morris Management Company and DeMonet Industries, Inc. did not submit a proposal.

All developers that had submitted a proposal were characterized as qualified; however, staff selected three developers for further consideration. They were: Mozart; Alexander Hogan Company and Hapsmith\Mendelsohn.

At the December, 1989 Redevelopment Agency meeting, the Board instructed staff to negotiate with Mozart Development Company an Memorandum of Understanding (MOU). In May, 1990 the negotiations with Mozart were terminated without a signed MOU and the Gateway 101 Project was put on hold.

DISCUSSION

After having the Gateway 101 Project on hold for a couple of months, Redevelopment staff has been requested to re-visit the issue and bring it back to the Agency Board for discussion and consideration.

Based upon the history of this project and staff work that went into the earlier evaluation of developer proposals, staff recommends that the Agency Board consider the recommendations

previously made by staff. They are: Hapsmith\Mendelsohn and Alexander Hogan Company. Since negotiations failed with Mozart, staff is dropping their name for the list.

RECOMMENDATION

Staff request authorization from the Board to enter negotiations with one of the above mentioned developers during the month of August. Staff requests that the Board act upon selecting one of the two developers list above to begin such negotiations.

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CITY OF EAST PALO ALTO

Attachment "A"

YES
OR
NO

GATEWAY SHORTLIST

August 3, 1989

1. MOZART DEVELOPERS
Mark Conroe
435 Tasso Street, Suite 300
Palo Alto, California 94301
(415) 326-7803
2. THE SAMMIS COMPANY
Brian Swartz, Steve Brothers
17922 Fifth Avenue, Suite 100
Irvine, California 92714
(714) 863-1121
3. DEMONET INDUSTRIES & Mr. DaSilva
Bill Skibitzke
1450 Fashion Island Blvd.
San Mateo, California 94404
(415) 341-4200
4. Gerry V. Dicker
1160 South Harbor
Fullerton, CA 92632
(415) 854-1040
&
MORRIS MANAGEMENT COMPANY
John Morris
2500 Sand Hill Road
Menlo Park, California 94025
(213) 552-9916
5. THE HAPSMITH COMPANY
Stan Tabb
9300 Wilsire Blvd.
(213) 271-5176
&
THE MENDELSON ASSOCIATES
Mark Robinson
1826 Jefferson Place, N. West
Washington, D.C. 20036
(202) 463-0410
6. ALEXANDER HAAGEN COMPANY
Jay Empey
P.O. Box 10010
Manhattan Beach, California 90266
(213) 546-4520
7. HOPKINS DEVELOPMENT COMPANY
Steve Hopkins
13 Corporate Plaza, Suite 200
New Port Beach, California 92660
(714) 640-1770

RESOLUTION NO. _____

Authorizing the Executive Director to begin Negotiation
with Developer in Regards to the Gateway 101 Project

WHEREAS, the East Palo Alto Redevelopment Agency desires to address the blighted and deteriorated conditions in the area referred to as "Gateway 101"; and

WHEREAS, the Agency desires to begin the process to explore the redevelopment of said area; and

WHEREAS, there is a need to identify a potential, qualified developer to work with the community in identifying the needs and desires for redevelopment;

NOW, THEREFORE, BE IT RESOLVED, that the East Palo Alto Redevelopment Agency authorizes the Executive Director to begin negotiations with _____.

PASSED, AND APPROVED this _____ day of _____, 1990 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

John Bostic, Chairperson

ATTEST:

Interim Executive Director

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