

RESOLUTION NO. RES-2019-148

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA SELECTING FREEBIRD DEVELOPMENT COMPANY, LLC AS THE DEVELOPER OF THE CITY-OWNED PARCELS AT 702 AND 716 BENNETT VALLEY ROAD, AND 921 AND 927 RUTLEDGE AVENUE (APNS 009-333-014, 009-333-009, 038-151-011, AND 038-151-004); AUTHORIZING STAFF TO INITIATE NEGOTIATIONS TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT; AND AUTHORIZING THE CHIEF FINANCIAL OFFICER TO APPROPRIATE \$35,000 FROM THE GENERAL FUND UNASSIGNED RESERVES FOR THE PROJECT

WHEREAS, the Facility Condition Assessment performed by Cannon Design, Inc. and subsequent Portfolio Summary Report presented to Council on May 22, 2018 determined that the City-owned properties at 702 and 716 Bennett Valley Road, and 921 and 927 Rutledge Avenue (Site), formerly utilized as the Bennett Valley Senior Center Complex, were in poor condition, and that the City should divest from these properties; and

WHEREAS, at the May 22, 2018 meeting, Council also directed staff to explore single and joint use options for utilization of the Site; and

WHEREAS, on February 12, 2019, Council supported the long-term utilization of the Site for affordable housing and/or permanent supportive housing; and

WHEREAS, a Request for Qualifications/Proposals was issued on May 29, 2019, with proposals due by July 15, 2019 and two proposals were received; and

WHEREAS, an Ad-Hoc Committee of Councilmembers and Housing Authority Commissioners met on August 29, 2019 to review the proposals and recommended to select Freebird Development Company; and

WHEREAS, this action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline Section 15378. An Exclusive Negotiating Agreement does not commit the City to approve or undertake any future project, and the City retains its full authority to approve, deny or condition any future project(s) that may be proposed, including adoption of mitigation measures and/or alternatives necessary to avoid or substantially lessen potentially significant environmental impacts. Any future project will be subject to CEQA review.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa selects Freebird Development Company, LLC as the developer of the Site.

BE IT FURTHER RESOLVED that the Council authorizes staff to initiate negotiations to enter into an Exclusive Negotiating Agreement.

BE IT FURTHER RESOLVED that the Council authorizes the Chief Financial Officer to appropriate \$35,000 from the General Fund unassigned reserves to Real Estate Projects P00635 for costs associated with entering into an Exclusive Negotiating Agreement with Freebird Development Company, LLC.

IN COUNCIL DULY PASSED this 24th day of September, 2019.

AYES: (6) Mayor Schwedhelm, Vice Mayor Rogers, Council Members Combs, Fleming, Olivares, Sawyer

NOES: (0)

ABSENT: (0)

ABSTAIN: (1) Council Member Tibbetts

ATTEST: _____ APPROVED: _____
Acting City Clerk Mayor

APPROVED AS TO FORM:

City Attorney