

RESOLUTION NO. RES-2020-077

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT WITH FREEBIRD DEVELOPMENT COMPANY, LLC AND ALLIED HOUSING, INC. FOR THE POTENTIAL LEASE AND DEVELOPMENT OF THE FORMER BENNETT VALLEY SENIOR CENTER COMPLEX LOCATED AT 702 BENNETT VALLEY ROAD, SUBJECT TO APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE PROJECT

WHEREAS, housing production is one of the top City Council goals as Santa Rosa continues address the local housing shortage and continuing need for affordable housing; and

WHEREAS, to meet housing needs, and as described in the Santa Rosa Housing Action Plan, the City is looking to increase housing stock using City owned properties; and

WHEREAS, the City-owned parcels at and adjacent to 702 Bennett Valley Road had previously been used for the Bennett Valley Senior Center Complex, and have been vacant since the City Council approved the relocation of services to other City-owned facilities in August 2018; and

WHEREAS, on February 12, 2019, the City Council approved utilization of the site for permanent supportive housing and/or affordable housing; and

WHEREAS, a competitive solicitation was released in which the development proposal from Freebird Development Company, LLC and Allied Housing, Inc. was submitted; and

WHEREAS, on September 24, 2019, the City Council selected the proposal submitted by Freebird Development Company, LLC and Allied Housing, Inc., and directed staff to begin negotiations to enter into an Exclusive Negotiation Agreement; and

WHEREAS, Freebird Development Company, LLC and Allied Housing, Inc. wish to enter into an Exclusive Negotiation Agreement with the City to develop the former Bennett Valley Senior Center Complex site for affordable and permanent supportive housing; and

WHEREAS, the parties have successfully negotiated to reach the mutually beneficial terms of the Exclusive Negotiation Agreement attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves an Exclusive Negotiation Agreement with Freebird Development Company, LLC and Allied Housing, Inc, in substantially the same form as Exhibit A, subject to approval as to form by the City Attorney.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute an Exclusive Negotiation Agreement with Freebird Development Company, LLC and Allied Housing, Inc.

BE IT FURTHER RESOLVED that the Council directs staff to begin negotiations with the developer to enter into a Development Disposition Agreement, to be approved by Council.

IN COUNCIL DULY PASSED this 19th day of May, 2020.

AYES: (7) Mayor Schwedhelm, Vice Mayor Fleming, Council Members Dowd, Olivares, Rogers, Sawyer, Tibbetts

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: _____
City Clerk

APPROVED: _____
Mayor

APPROVED AS TO FORM:

City Attorney

Exhibit A – Exclusive Negotiation Agreement