

9/28/2021

item 4.1



**City Council
Hearing**

Item 4.1 21-1214
Property Management Services and
Lease Extensions

September 28, 2021

1



**City of
Santa Clara**
The Center of What's Possible

Conceptual Timeline

- Two-year lease extension fits comfortably within Downtown construction schedule
- Precise Plan adoption currently scheduled for July 2022
- After Plan adoption start land disposition process for City property (does not apply to any private property in the Downtown)
- **Surplus Land Process – 6 months**
 - Council Surplus Declaration
 - Noticing Period: 60-day noticing period
 - City respond to Eligible Entities - negotiation for no less than 90 days
 - Council consideration
- If no notices of interest are received or if negotiations conclude with no recommended project proposals, City can proceed with RFP

2



Conceptual Timeline

- **Developer Selection Process – 12 months**
 - Develop and advertise Request For Proposals (RFP)
 - Evaluate RFP
 - Select Developer and negotiate Exclusive Negotiation Agreement (ENA)
 - Council Consideration of Developer and ENA
- **Conceptual Design/Community Outreach – 15 months**
 - Initial conceptual design and community outreach
 - Additional environmental work
 - Council Consideration of Conceptual Design and Development Agreement
- **Final Design and City Permits – 12 months**
- **Construction begins**

3



City Council Hearing

Item 21-1214

Property Management Services and
Lease Extensions

September 28, 2021

4