



MEMORANDUM

TO: HONORABLE CHAIR AND CRA BOARD COMMISSIONERS

FROM: JONATHAN EVANS, MPA, MBA, ICMA-CM, CRA EXECUTIVE DIRECTOR

COPY: MICHAEL HAYGOOD, CRA ATTORNEY

DATE: JANUARY 6, 2021

SUBJECT: MARINA PHASE II DISCUSSION

Pursuant to the December 16, 2020, memorandum provided by staff, and based on the board's desire to sever the relationship with PFM – Dr. Fishkind and seek alternative professional services to review the financial capabilities of the APD – Terzal Group, staff convened a meeting with the developers to discuss items articulated in certain correspondence, which was provided. As a result of the meeting, and based on the review of the document, multiple items need to be discussed with the Community Redevelopment Agency (CRA) Board of Commissioners in order to obtain policy direction. Staff propose repurposing the January 27, 2021, regular meeting to discuss the 16 questions. If the Board agrees to this proposal, appropriate accommodations can be made to facilitate the discussion. It is imperative that the board convened to provide clear and decisive direction with regards to the project and the desired deliverables. Furthermore, providing such direction will assist in staff developing a scope of work to allow the appropriate consultants to review the financial capabilities of APD – Terzal Group.

On January 5, 2021, staff issued a request for qualifications (RFQ No. 1020 – 21 – 1) for the purposes of securing appropriate consultants to assist with Public-Private Partnership (P3); responses are due back on February 4, 2021. Staff will then produce a list of qualified firms that can assist with public-private partnerships and the review of any/all nuances associated with the proposed Marina Phase II development and other City/CRA projects and P3 arrangements, including but not limited to Fire Station No. 88. Our stated intent is to move forward as swiftly as possible and to bring in prospective firms capable of assisting by late February or early March. Based on staff's preliminary review, the cost for financial services associated with the review of these projects could easily exceed the City Manager/CRA Executive Director's purchasing authority and create situations that conflict with the city's adopted procurement code. Out of an abundance of caution, and in order to ensure that the right, rather than the cheapest, consultant is hired, staff would like to ensure the procurement process is followed. However, staff and the CRA Commissioners can take measures to have the necessary information available to allow for an expeditious review of the Marina Phase II project. Additionally, we can take this opportunity to

work concurrently on the densities/intensities on the parcels and look at potential zoning modifications to accommodate the growth and demand necessary to maximize opportunities on the site.

In conclusion, staff is asking for direction on the following items:

- Does the board agree in holding a workshop with APD – Terzal Group on January 27th?
- Does the board support the RFQ process outlined in this memorandum?
- Does the board concurrently wish for staff to propose modifications to address densities/intensities within the corridor? Or, solicit a consulting firm to assist?

The fiscal impact resulting from these items cannot be calculated at this moment; nonetheless, staff will assign a job code to track expenditures associated with this particular initiative to be able to monitor the expenditure of funds related to Marina Phase II.

- **Attachment(s):**
 - December 16, 2020 – Memorandum
 - RFQ No. 1020-21-1