



CITY OF NAPA

955 School Street
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www.cityofnapa.org

SPECIAL MEETING MINUTES

CITY COUNCIL

Mayor Jill Techel
Vice Mayor Juliana Inman
Councilmember Doris Gentry
Councilmember Peter Mott
Councilmember Scott Sedgley

Tuesday, May 30, 2017

2:00 PM

City Hall Council Chambers

1. CALL TO ORDER: 2:00 P.M.

1.A. Roll Call:

Present: 5 - Councilmember Gentry, Councilmember Mott, Councilmember Sedgley, Vice Mayor Inman, and Mayor Techel

2. PLEDGE OF ALLEGIANCE:

Mayor Techel called for the pledge of allegiance.

3. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

4. PUBLIC COMMENT:

5. ADMINISTRATIVE REPORTS:

- 5.A. [905-2017](#) Public Safety and City Administration Project (JL FC15PW02) to Develop a New Joint Public Safety and City Administration Building and Sell Excess City Land for Private Development.

Bob Hunt, Managing Director with JLL, and the City's consultant for the project, provided information about the public private partnership and the two development teams.

A break was called at 2:54 p.m. to prepare for the next presentation.

Meeting reconvened at 3:00 p.m.

Michael Cohen, principal with Strada, provided information about their proposal, introduced his team, and the Strada/Scannell qualifications.

Joe Fisher on behalf of the Gasser Foundation stated the Foundation was supportive of the idea of the city moving the new city facilities on the Gasser property and will cooperate if the site is chosen.

Paul Woolford, Architect, with HOK, detailed the public civic center campus. A "flyover" video was shown to depict the plan. Daniel Simons, Architect, provided further information about the design, the residential units, and the superblock site.

Daniel Simons, Architect, with David Baker Architects discussed the residential component of the development downtown at the Superblock and the Community Services Building site.

Mr. Cohen then summarized the Strada/Scannell proposal and stressed that they were committed to a collaborative and successful process.

A break was called at 3:58 p.m. to prepare for the Plenary presentation.

Meeting reconvened at 4:00 p.m.

Stuart Marks, principal with the Plenary Group, provided information about their proposal, introduced his team and their qualifications.

Patrick Daly, with Woods Baggett Architects discussed the public civic center campus.

Mr. Marks discussed the issue of the need for swing space, moving, demolition and target dates and the operations and maintenance which would be overseen by Johnson Controls. He discussed the financing structure and the option for the 4th floor use which could either be leased or used for future city expansion.

Sharon Lai, Director of the Development with Stanford Hotels discussed the real estate development portion of the project.

Mr. Marks then presented their "flyover" animation video which showed the details of their proposed development.

Mayor Techel called for a short dinner break at 5:00 p.m.

The meeting reconvened at 5:34 p.m.

City Manager Parness presented the staff analysis of the presentations of proposals by both development teams. He introduced Bob Gamble, Managing Director Public Financial Management and City's advisor.

Mr. Gamble provided details on the financial analysis and an overview of the payments for each proposal.

Mr. Hunt, JLL Managing Director, discussed the evaluation process and the analysis. He then reviewed the benefits and risk of both development teams.

City Manager Parness stated the Plenary Group appeared to be the most affordable of the two teams both in the short and long term. He talked about the city's financial obligations. He stated the next steps were to authorize the city's special legal counsel to begin exclusive negotiation agreement with preferred development team, complete the rezone of the rezone of the super block, and plan development and approval of the public and private components.

Mayor Techel called for public comments on the item.

Brett Risley stated the building trades would be happy to work with the city and look forward to participating in the public hearings.

John Salmon, resident, stated while either team would make a good partner, there were three issues missing, cooperation, vision, cooperation and focus. He stressed that the county and city should mover into a joint venture for a consolidated building.

Thomas Hodge, resident, stated the projects were good but questioned the strain on the Community Development Department and asked Council to assure that citizens don't take a back seat to the project.

Lisa Bush, resident, agreed there should be a co-location with the county and supported the Strada/Scannell proposal.

Jeff Doran, resident, stated keeping City Hall downtown was vital and supported the Plenary plan.

Mr. Marks, Plenary Group responded to concerns raised.

Mr. Cohen, Strada/Scannell, discussed the benefits of their proposal and argued that it was difficult to understand how the Strada proposal would cost more than proposal submitted by Plenary.

Council comments and questions ensued.

Councilmember Gentry asked the city manager questions on the financing. City Councilmembers provided disclosures; Mayor Techel stated she met with Olson team. No other disclosures were provided.

Lengthy discussion ensued regarding the City's General Plan and

Specific Plan, the fact that the city had previously contacted the county to consider co-location and there was no interest by the county in co-locating, the city's vision, the design of the proposals, the look of Napa, staging locations during construction, and the challenge of the need for swing space. The general consensus of the Council was that City Hall should stay downtown.

Mayor Techel stated there would be more public hearings; and that this meeting was only the beginning of a public process.

A motion was made by Councilmember Gentry, seconded by Vice Mayor Inman, to select Plenary Properties Napa as best qualified to develop the Project based on the evaluation criteria identified in the Request for Proposals, and directed staff to negotiate terms of an Exclusive Negotiating Agreement with Plenary Properties Napa, to be brought back to City Council for consideration at a subsequent public meeting. The motion carried by the following vote:

Aye: 5 - Gentry, Mott, Sedgley, Inman, and Techel

6. COMMENTS BY COUNCIL OR CITY MANAGER:

7. ADJOURNMENT: 7:15 P.M.

/s/ Dorothy Roberts, City Clerk