



# CITY OF NAPA

955 School Street  
Napa, CA 94559  
www.cityofnapa.org

## MEETING MINUTES - Final

### CITY COUNCIL

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

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Tuesday, September 5, 2017

2:00 PM

City Hall Council Chambers

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### SPECIAL MEETING - 2:00 PM

#### 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. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Roberts reported the following supplemental material:  
Item 4A: PowerPoint presentation by city staff.

#### 3. PUBLIC COMMENT:

Mayor Techel called for public comments; there were no general comments from the public.

#### 4. ADMINISTRATIVE REPORTS:

**4.A.**     [1044-2017](#)

Civic Center and Downtown West End Gateway Project (JL FC15PW02) to develop a new joint Public Safety and City Administration building at 1600 First Street, 1115 Seminary Street, and 1511 Clay Street, and sell excess City land at 955 School Street and 930 Seminary Street, for private development (the "Project")

Jack LaRoche, Public Works Director, introduced the participants and consultants and provided background information. He reviewed the project site for both the Civic Center Campus and the private development and explained the details of the Exclusive Negotiations Agreement (ENA). He stated the ENA provides the terms by which the City and Plenary Properties Napa (PPN) will negotiate and execute the necessary project agreements. He further detailed the necessary terms and conditions of the ENA.

Bob Gamble, the City's financial consultant, provided information regarding the financing structure of the project

Mr. LaRoche explained the affordable housing obligations, swing space options, and the financial resources that the City would need regarding legal, financial, architectural, and environmental and planning support.

Mayor Techel called for public comment.

Britt Risley, representing Napa/Solano Building Trades and Labor Council, asked that both building trades and the central labor council be included in the project.

Council questions and comments ensued relative to prevailing wage, swing space options, community input, affordable housing, the public and the private details of the development, and financing and design options.

Stuart Marks, PPN, stated PPN had not yet selected a contractor for the private development, but they would develop a short list of contractors that would comply with the requirements of the ENA. He stated it was clear that prevailing wage was consistent for the public portion of the project.

Further Council discussion ensued.

**A motion was made by Vice Mayor Inman, seconded by Councilmember Gentry, to adopt Resolution R2017-110 approving an Exclusive Negotiation Agreement for the Civic Center and Downtown West End Gateway Project with Plenary Properties Napa, LLC; (2) Approving Services Agreements with City Consultants to Provide Services During the Negotiation Phase of this**

**Project, including: Project Management Services from Arup North America, Architectural and Technical Review, Real Estate and Negotiations Support Services from Jones Lang LaSalle Americas, and Environmental Review Services from FirstCarbon Solutions; (3) Approving Project Appropriations in the Amount of \$1,295,880; and (4) Approving an Appropriation in the amount of \$2,600,000 of General Fund Operating Reserve, as Security for Potential Payment of Termination Payments under the Exclusive Negotiation Agreement.. The motion carried by the following vote:**

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

Enactment No: R2017-110

**5. COMMENTS BY COUNCIL OR CITY MANAGER:**

**6. ADJOURNMENT: 3:10 P.M.**

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Dorothy Roberts, City Clerk