

MIDTOWN

Progress Report

29JAN2021

In direct response to the outcomes of the Midtown Charrette held December 7-9, 2020, the Midtown Steering Committee established the Strategy Tactics Team to serve as an action-oriented team to develop initial solutions and strategies for moving forward the redevelopment of the Midtown Site.

The STT met for its first time on December 30, 2020 to begin organizing its efforts into categories that were based on the results of the Midtown Charrette as stated within the Midtown Report: Charrette & Predevelopment Update @ ENA 6-Month Period dated December 16, 2020, which was also submitted to the City's Governing Body. As such, the STT established the following categories:

1. Existing Buildings & Site Conditions

- a. Demolition
- b. Rehab/ Reuse
- c. Civic Buildings - MOU (Library, Arts Complex, Performance Theater)
- d. Garson Studios – existing lease, proposal for operations/ development expansion
- e. Existing Leases * (see Public Finance)
- f. Environmental Assessment
- g. FF&E Assets

2. Master Plan & Phase 1

- a. Scenarios
- b. Connectivity/ Access
- c. Phasing
- d. Phase 1 / Early Start Projects

3. Infrastructure

- a. Investigations, Assessments, Reports (phased)
- b. Phasing
- c. Utility Financing * (see Public Finance)

4. Entitlements

- a. Requirements
- b. Phased
- c. Applicant / Planner

5. Public Finance

- a. Utility Fees / Utility Financing *
- b. Governance Structure (e.g. Metropolitan Redevelopment Area)
- c. Financing Options (e.g. Bond, TID, other)
- d. Cash Flow – Early Start Projects/ Garson Studios, and Budget Phasing to increase cash flow, reduce operational burden, source for funding predevelopment costs

- e. City investment – (planning, assessment, reports)
- f. Enterprise Funds
- g. Other Financing Options (list in order of feasibility and priority)

6. RFEI – Moving Projects Forward

- a. Early Start Projects
- b. Civic Buildings
- c. RFEI and Alternative Procurement Scenarios – pros and cons
- d. Garson Studios

7. Public Engagement

- a. Aligning Planning Schedule with Public Engagement

The STT agreed on creating committees for each category that would have a “Lead” responsible for coordinating meetings and implementing a scope of work for each category, including deliverables, as follows), with Sam Burnett and Daniel Hernandez assisting in coordinating information sharing to align and integrate recommendation and strategies into a comprehensive approach for viably moving forward.

1. Existing Buildings and Site Conditions (Lead: Daniel Hernandez and Sam Burnett)
 - Sean Moody
 - Robert Lambert
2. Master Plan & Phase 1 (Lead: Eli Isaacson and Stefan Pellegrini)
 - Sam Burnett/ Daniel Hernandez
3. Infrastructure (Lead: Sam Burnett and Sean Moody)
 - Regina Wheeler (advisor, strategist)
 - Daniel Hernandez
4. Entitlements (Lead: Noah Berke and Eli Isaacson)
 - Sally Paez
 - Stefan Pellegrini
5. Public Finance (Lead: Dena Belzer and Mary McCoy)
 - Marcos Martinez
 - Brad Fluetsch
 - Alexis Lotero
6. ENA and RFEI (Lead: Andrea Salazar and Daniel Hernandez)
 - Erin McSherry and Marcos Martinez (advisors, strategists)
 - Sean Moody
7. Public Engagement (Lead: Alexandra Ladd and Daniel Hernandez)
 - Kristine Mihelcic
 - Pauline Kamiyama

Leads of the categories will report updates during the Friday Midtown Check-Ins with Richard Brown, Andrea Salazar, Eli Isaacson, Regina Wheeler, Sam Burnett, Daniel Hernandez. The STT will also report to the Midtown Steering Committee prior to making any formal recommendations to the City’s Governing Body. A formal presentation to the Governing Body is planned for February 24.