

MIDTOWN

SPECIAL TACTICS TEAM (STT)

04JAN2021 – updated 10FEB2021

In direct response to the outcomes of the Midtown Charrette held December 7-9, 2020, the STT is being created 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
- 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. Enterprise Funds
- f. Other Financing Options (list in order of feasibility and priority)

6. RFEI and Solicitation

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

7. Public Engagement

- a. Aligning Planning Schedule with Public Engagement Work Plan

The STT agreed on creating committees for each category that would have a “Lead” persons responsible for coordinating meetings and implementing a scope of work for each category, including deliverables, as follows (Note: the committee members are still being discussed):
(updated 10FEB2021 to consolidate Zoning, Development Planning, and Infrastructure)

1. Public Engagement
(Lead: Alexandra Ladd and Daniel Hernandez)
 - Kristine Mihelcic
 - Pauline Kamiyama
2. Zoning, Development Planning, Infrastructure
(Lead: Eli Isaacson and Stefan Pellegrini)
 - Sally Paez
 - Daniel Hernandez
3. Existing Buildings, Site Conditions, and Fixtures, Furniture & Equipment
(Lead: Sam Burnett and Daniel Hernandez)
 - Sean Moody
 - Robert Lambert
4. Public Finance (Lead: Mary McCoy and Dena Belzer)
 - Marcos Martinez
 - Brad Fluetsch
 - Alexis Lotero
5. RFEI and Solicitation
(Lead: Andrea Salazar and Daniel Hernandez)
 - Erin McSherry
 - Marcos Martinez
 - Rich Brown

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 progress report presentations to the Governing Body.