



**Dear Neighbors!** We are reaching out to you to announce an exciting new project nearby at 4 Tait Ave on the corner of Tait Ave and Main St., the location of the historic Firehouse building.

The Town of Los Gatos released a Request for Proposals to restore and reposition two historic properties in Los Gatos, the Firehouse building on Tait Ave and the remaining Forbes Mill Annex on Church St.

Imwalle Properties was awarded the project after meeting the Town's qualifications based on extensive regional real estate and property management experience. Imwalle Properties further enlisted Pennant Properties to assist with the project due to their extensive experience with Town of Los Gatos processes, as well as long standing experience in real estate, property management, and projects in Town. The result is a first-class public private partnership between Imwalle Properties and the Town of Los Gatos with an amazing team assembled to restore the two properties that have been vacant for years and breathe new life back into the buildings. This effort has the full support of the Town Council, and the Town Staff will be assisting in moving the project through its processes.

The team has embarked on the first step of the process, which includes a General Plan amendment and re-zoning of the Firehouse property from residential to commercial. The property has never been zoned properly, as the only residential use that ever existed at the property was ancillary to the Firehouse operation. Due to the proximity of the property to the downtown and based on the Town's vision in the Request for Proposals to reposition the property for commercial use, this is a necessary step to complete before any project can move forward.

You will shortly begin to receive notices from the Town of Los Gatos about the project (the little green postcards you may be familiar with that you receive from time to time). This will occur several times throughout the process and the initial two postcards will announce both the Planning Commission hearing and then the Town Council meeting required to take this project through the initial process.

To date, there are no project level details. After the process described above has been completed, our team, as assisted by the highly reputable Avison Young commercial brokerage team, will be looking for a suitable tenant to locate at the property. Through that process we will identify the required improvements to be made to the building for the prospective Tenant's use. This will be the actual proposed project, and you will again receive notices at that time so



you may provide your feedback. Of course, we are available at any time now and going forward during the course of the process to answer your questions.

The actual improvement project is envisioned to be a typical tenant improvement project at this time. The renovations will be largely to the interior with some restoration efforts to the exterior possible as well, but this is a preservation effort. Our team, including the Town of Los Gatos, wants to preserve the look and feel of the historic Firehouse on that corner, and simply bring the building up to modern standards and provide an opportunity for a business to locate there and make it their home as opposed to continuing the blighted state of the property and any associated ongoing problems such as structural deterioration, pests, vagrants, or otherwise.

When the tenant is identified and a project comes forward for processing, it will be reviewed by Town Staff, Town Council and potentially the Historical Preservation Committee, and Planning Commission depending on the extent of the improvements and use of the property. We want to bring forward the best project possible and are committed to putting forth our best efforts to ensure a smooth approval process through those deciding bodies, along with support from you, our neighbors!

If you have any questions at any time through this process, please contact me, I'm available at any time to discuss the project and also offer to meet at the building and provide a tour and discuss our vision.

**As a part of the process, the Town of Los Gatos would like us to collect feedback from you, so if you would not mind please giving me a quick call or sending a short email acknowledging the project and any comments you may have it would be greatly appreciated.**

Thank you for taking the time to read about our project and thank you in advance for your support!

Jim Foley

A handwritten signature in black ink, appearing to read "Jim Foley".

Principal  
Pennant Properties  
(408) 813-7490  
jimfoley@pennantproperties.com

## Our Team:



### **Don Imwalle Jr., President, Imwalle Properties**

A fourth-generation San Jose native, was born and raised in the Bay Area with a lifetime exposure to retail development through his father's 30 year history. Don is President of Imwalle Properties and its subsidiaries. Over the last dozen years at the helm, he navigated the Great Recession from one opportunity to the next, participated in DTSJ's resurgence and looks forward to opportunities the impact of Covid will present as the landscape shifts.



### **Jim Foley, Principal, Pennant Properties**

Jim is a 4th generation Los Gatan and has been involved in real estate development, brokerage, and property management in Town for over 15 years. Jim has extensive experience with Town of Los Gatos project processing, having managed many projects and opened several businesses in Town, including the ongoing leasing and management of the historic La Cañada building as well as Rootstock Wine Bar. Jim is on the Chamber of Commerce Board of Directors and has volunteered on multiple Town Committees and Commissions.



### **Jason Farwell, Partner, Farwell-Rashkis, LLP**

Jason is a 5<sup>th</sup> generation Los Gatan and is a founding partner of local law firm Farwell-Rashkis. Jason has deep roots in Los Gatos and has conducted business in Town for over 25 years in a variety of capacities including real estate, restaurants, and as a prominent local attorney. He and his family have tremendous experience processing projects and improvements in Los Gatos in connection with several historic properties located in the downtown.



### **Bob Shepard, Senior Vice President, Avison Young**

Bob brings more than 30 years of commercial real estate industry experience to Avison Young. Bob has extensive experience in all facets of real estate and specializes in the leasing and sales of office and R&D buildings in the West Valley, both tenant and landlord representation. the thirty-two years Bob was with Colliers International, he was in the prestigious President's Club every year and he is a member of the Association of Silicon Valley Brokers (ASVB).



**Derek Cuschieri, Associate, Avison Young**

Derek brings 14 years of multifaceted industry experience to Avison Young, with an expertise in a broad range of commercial real estate services. Derek represents and advises clients on both a local and national basis with their office/R&D space requirements. His goal is to develop a comprehensive real estate strategy which includes space planning and programming, market evaluation, financial analysis, lease negotiation and ongoing post transaction support.



**Ben Damon, Associate, Avison Young**

Ben Damon joined Avison Young's Silicon Valley office in May 2019. Ben brings more than four years of Sales and Management experience to the team and is focus on helping Avison Young grow its tenant rep and office leasing presence in the Silicon Valley. Prior to joining Avison Young, Ben worked as a Market Manager for Gallo Sales Company. Ben was recognized as a top sales representative in the district.

On behalf of the Town of Los Gatos, the Town staff including the Town Manager's office and Town Attorney are available for questions about the project and can be reached at the Town Hall main phone number: (408) 354-6834.

## 4 Tait Ave Outreach Matrix

Address	City	State	Zip	Owner Name	Tenant Name	Response
30 Lyndon Ave	Los Gatos	CA	95030	St. Mary's School attn Monic Hernandez		No questions at this time, generally supportive
219 Bean Ave	Los Gatos	CA	95030	St. Mary's of the Immaculate Conception Parish attn Fr. Rick Rodoni		No questions at this time, generally supportive
15 Lyndon Ave	Los Gatos	CA	95030	Los Gatos Parent Nursery School attn Jessica O'Connor		Supportive. Happy that no additional SF or parking lo tdevelopment. Happy that occupancy will eliminate vagrant and vandalism they have experienced
10 Tait	Los Gatos	CA	95030	Leo H and Donna M Boger (TTE)		
18 Tait	Los Gatos	CA	95030	Jenniver Hayes		
30 Tait	Los Gatos	CA	95030	Alan and Jennifer Liebthal		
5 Tait	Los Gatos	CA	95030	James and Renee Papas		
11 Tait	Los Gatos	CA	95030	Anand and Yuliya Vasudev		
17 Tait	Los Gatos	CA	95030	Gary Filizetti	Joe Crummett	Supportive of the project and any commerical use
21 Tait	Los Gatos	CA	95030	Sylvia Chou		
25 Tait	Los Gatos	CA	95030	Terry and Noelle Schmid		
29 Tait	Los Gatos	CA	95030	Cheryl Carnathan		
33 Tait	Los Gatos	CA	95030	Chris Potter and Lisa Mammel		
35 Tiat	Los Gatos	CA	95030	Steve and Katherine Erickson		
45 Tait	Los Gatos	CA	95030	Leo and Donna Boger		
49 Tait	Los Gatos	CA	95030	Greg and Anna Stowe		
55 Tait	Los Gatos	CA	95030	Alice Miano		
223 W Main A	Los Gatos	CA	95030	Los Gatos Investments, LLC		
223 W Main B	Los Gatos	CA	95030	Los Gatos Investments, LLC		
223 W Main D	Los Gatos	CA	95030	Los Gatos Investments, LLC		
223 W Main E	Los Gatos	CA	95030	Los Gatos Investments, LLC	Casey Connoly	Supportive.
249 W Main	Los Gatos	CA	95030			
251 W Main	Los Gatos	CA	95030	Donald and Mary Gaab		
253 W Main	Los Gatos	CA	95030	Mike and Kim Wasserman		
305 W Main	Los Gatos	CA	95030	Steven and Linda McGrath		Supportive. They are supportive of the project, curious about any potential parking impact.
307 W Main	Los Gatos	CA	95030	Dane and Lori Howard		
309 W Main	Los Gatos	CA	95030			
311 W Mian	Los Gatos	CA	95030	Nora Comee		Supportive. She is excited to see something happen there and especially preserve the building.
315 W Main	Los Gatos	CA	95030	Louis and Leona Del Prete		
321 W Main	Los Gatos	CA	95030	Ed and Nicole Reginelli		
325 W Main	Los Gatos	CA	95030	Elisa Morgan		
300 W Main	Los Gatos	CA	95030	Robert White and Kathleen Battaglia		
310 W Main	Los Gatos	CA	95030	Louis and Marlene Ferrigno		
312 W Main	Los Gatos	CA	95030	Noah and Chelsea Bedard		
12 Bayview	Los Gatos	CA	95030	Reed and Marshall Hornberger		
16 Bayview	Los Gatos	CA	95030	Scott and Catherine Monson		
20 Bayview	Los Gatos	CA	95030	Nick and Paige Goddard		Supports re-zoning and project.
26 Bayview	Los Gatos	CA	95030	Michael Kennedy		
28 Bayview	Los Gatos	CA	95030	Rosalie Gummow		
32 Bayview	Los Gatos	CA	95030	James Dolen		
34 Bayview	Los Gatos	CA	95030	Michael Kaufman		
40 Bayview	Los Gatos	CA	95030	Sally Lucas		
44 Bayview	Los Gatos	CA	95030	David and Ladan Ralston		
52 Bayview	Los Gatos	CA	95030	Frank and Constance Franceschi		
56 Bayview	Los Gatos	CA	95030	DeNapoli	Steve Fisher	
1 Bayview Ct	Los Gatos	CA	95030	Harold and Linda Arnon		
2 Bayview Ct	Los Gatos	CA	95030	Richard Bush		
3 Bayview Ct	Los Gatos	CA	95030	Guilherme and Ferreira Menezes		
4 Bayview Ct	Los Gatos	CA	95030	Stephen Almassy		
5 Bayview Ct	Los Gatos	CA	95030	Bruce and Catherine Farly		
6 Bayview Ct	Los Gatos	CA	95030	Michael and Sherry Andrade		
7 Bayview Ct	Los Gatos	CA	95030	Ashok and Shirani Dhawan		
8 Bayview Ct	Los Gatos	CA	95030	Thomas Grant		
9 Bayview Ct	Los Gatos	CA	95030	Barry and Sylvia Bakner		
10 Bayview Ct	Los Gatos	CA	95030	Brad Raffanti		
11 Bayview Ct	Los Gatos	CA	95030	Doug Dal Cielo		
12 Bayview Ct	Los Gatos	CA	95030	Richard Billig		

## 4 Tait Ave Outreach Matrix

13 Bayview Ct	Los Gatos	CA	95030 Zena Levine
14 Bayview Ct	Los Gatos	CA	95030 Kumiko Vadas
15 Bayview Ct	Los Gatos	CA	95030 Keith Meehan
30 Broadway	Los Gatos	CA	95030 Larry Lenhart and Kim Karloff
42 Broadway	Los Gatos	CA	95030 Gail Randolf
44 Broadway	Los Gatos	CA	95030 New owner
46 Broadway	Los Gatos	CA	95030 Michael and Gillian Verga
48 Broadway	Los Gatos	CA	95030
50 Broadway	Los Gatos	CA	95030 Claire LeClaire
56 Broadway	Los Gatos	CA	95030 Peter Hoffman
62 Broadway	Los Gatos	CA	95030 John and Megan Robson
64 Broadway	Los Gatos	CA	95030 Mark Krag
68 Broadway	Los Gatos	CA	95030 Mike and Kim Wasserman
72 Broadway	Los Gatos	CA	95030 Mike and Kim Wasserman
74 Broadway	Los Gatos	CA	95030 Emela McLaren
78 Broadway	Los Gatos	CA	95030
80 Broadway	Los Gatos	CA	95030 Tufano Los Gatos LLC
84 Broadway	Los Gatos	CA	95030 Paul Biber and Carol Ferro
86 Broadway	Los Gatos	CA	95030 Eric Rollins and Gloria Chen