



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: February 21, 2024
PREPARED BY: Scott Jones, Director
DEPARTMENT: Economic Development

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on approving and authorizing the Scope of Work included in the Request for Proposals for Mixed Use Sports/Entertainment Development Feasibility Study on the 236-acre East Manor Development No. 1 property purchased for Economic Development and Public Use.

BACKGROUND/SUMMARY:

The Department of Economic Development is seeking proposals for a qualified firm to provide a Feasibility Study to determine the most advantageous mix of economic development and public uses for the 236-acre "East Manor Development No. 1" property purchased in December 2023. The project scope will: include a review of existing market data, growth trends and conditions, and the City's Comprehensive Master Plan; provide a site analysis conducting a thorough assessment of buildable and non-buildable areas, encumbrances, utilities, environmental and access; produce a sports, entertainment and recreational use market analysis; make recommendations for up to 3 land use development scenarios; develop designs, layouts, and cost estimates; assess financial viability, revenue projections, and funding sources; gather staff feedback and create a final Feasibility Report. The proposals will be weighed on factors that include each firm's experience and qualifications, the project team involved, the project approach and timeline, the costs and fee schedule, and past performance and service on similar assignments. The attached Request for Proposal is provided for City Council consideration.

LEGAL REVIEW: Yes, Veronica Rivera, Assistant City Attorney
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Request for Proposals

STAFF RECOMMENDATION:

Staff recommends City Council approve and authorize the Scope of Work included in the Request for Proposals for a Mixed Use Sports/Entertainment Development Feasibility Study for the 236-acre "East Manor Development No. 1" property.

CITY COUNCIL: **Recommend Approval** **Disapproval** **None**