



# MEMORANDUM

**DATE:** March 23, 2016

**TO:** Future Development of City Properties Standing Committee

**FROM:** Brian Haworth, Assistant to the City Manager

**SUBJECT:** Meeting Minutes: November 6, 2015

---

1. **CALL TO ORDER**  
Mayor Pro Tem Yu, 1:06 p.m.
2. **ROLL CALL**  
Present: Mayor Pro Tem Yu, Councilmember Man
3. **PUBLIC COMMENTS**  
None.
4. **CONSENT CALENDAR**  
Item 4A: Motion by Yu, seconded by Man to approve minutes of the July 31, 2015 meeting. Motion carried.
5. **UNFINISHED BUSINESS**  
Item 5A: City Manager Cook, Assistant to the City Manager Haworth and consultant Doug Svensson presented preliminary recommendations for the redevelopment of 5800 Temple City Boulevard. Background information included market study findings, the identification of feasible retail types and pro forma analyses of five development prototypes. Discussion then shifted to the feasibility of four development scenarios:
  - City builds the project and holds it for 10 years, receiving net operating income.
  - City sells the property to an investor/developer with a condition to build, resulting in a lower development cost.

- City enters into a public-private partnership with a developer, sharing net operating income over a ten-year period.
- City converts the property into surface public parking.

The Committee directed staff to present the above development scenarios for City Council review. Furthermore, as it pertains to a potential public-private partnership, any subsequent analysis should reference examples of recent and similar arrangements.

Discussion closed on desired elements for a potential parking lot. Committee consensus concluded a desire for monument signage, vertical gateway elements and ample landscaping.

**6. UNFINISHED BUSINESS**

None.

**7. ADJOURNMENT**

Mayor Pro Tem Yu, 2:06 p.m.