

**APPROVED**  
BY THE CITY COUNCIL

**NOV 13 1997**

OFFICE OF THE  
CITY CLERK



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**CITY OF SACRAMENTO**  
CALIFORNIA

DOWNTOWN DEPARTMENT  
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CA 95814

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SACRAMENTO,

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November 06, 1997

City Council  
Redevelopment Agency of the City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Proposed Waterfront Hotel

**LOCATION AND COUNCIL DISTRICT:** District One

**RECOMMENDATION:**

Adopt attached resolutions establishing a due date along with updated submission requirements for the proposed Waterfront Hotel project proposals.

**CONTACT PERSON:** Mary Wray, Sr. Downtown Development Manager, 264-7730  
Traci R. Michel, Sr. Management Analyst, 264-8645

**FOR THE COUNCIL MEETING OF:** November 13, 1997

**SUMMARY:**

This report provides the process and schedule for update of the two hotel submittals received for the Waterfront ("Docks") site.

**BACKGROUND:**

Overview

On October 21, 1997, City Council continued its hearing on the Waterfront Hotel proposals for three weeks and called for an update of the two hotel submittals received on the site.

Pursuant to the City Council request, the two developers, John Kehriotis of JMK Investments and Angelo Stambules of Prime Hospitality Corp. have agreed to provide updated information for further consideration. Staff is proposing a 30 work day period (excluding holidays) to allow developers to update their proposal submittals.

The updated submittals must provide all information required in the original Request For Significant Interest (RFSI) issued in April 1997, which includes:

- ▶ Developer's general experience in prior urban development and hotel development;
- ▶ Identification of the firms comprising the development team and their qualifications;
- ▶ Evidence of financial capability and strength of the developer;
- ▶ Conceptual layout and design of proposed development project;
- ▶ Construction and operational proforma;
- ▶ Conformance with City policies, codes and plans;
- ▶ Development team structure;
- ▶ Economic benefits associated with development; and
- ▶ Representative client references.

The updated submittals will then be re-evaluated by the Technical Team, comprised of City Staff and the Evaluation Committee. The Evaluation Committee consists of the following members: one representative from the City Manager's office; two representatives from the Downtown Department representing Parking and Development; Ken Kushman from PKF Consulting, industry representative; and Dave Scurfield, a property owner in Old Sacramento, representing the Old Sacramento Management Board. This group will evaluate the submittals and make a recommendation to the Selection Committee.

The Selection Committee which includes the Council Hotel Ad Hoc and representatives from the City Manager's Office will review the Evaluation Committee's suggestion and make a recommendation to the full City Council.

The selection criteria used in the process shall be the same as stated in the RFSI with additional emphasis on the following criteria: conformance with the adopted Hotel Policy; submittal requirements; orientation of the project to the riverfront; accommodation of public access to the riverfront; auto and pedestrian ingress/egress to the project; and amount of public assistance requested.

The anticipated schedule for submittal review is as follows:

|                      |  |
|----------------------|--|
| November 13, 1997    | Approval of the Process                        |
| January 2, 1998      | Submittal Updates Due                          |
| January 2 - 16, 1998 | Technical Team and Evaluation Committee Review |
| January 30, 1998     | Selection Committee Review                     |
| February 3, 1998     | Council Selection of Developer                 |

**FINANCIAL CONSIDERATIONS:**

There are no financial obligations associated with this item.

**ENVIRONMENTAL CONSIDERATIONS:**

The actions recommended in this report are in furtherance of the Merged Downtown Sacramento Redevelopment Plan, as amended. Per CEQA Guidelines Section 15180, 15162, and 15163, actions to encourage redevelopment in a redevelopment area were deemed approved at the time of adoption of the redevelopment plan. The proposed actions do not commit the City or Agency to a definite course of action since they are expressly made contingent on CEQA compliance prior to approval of a Disposition and Development Agreement (DDA) or City entitlement per Agency and City environmental procedures. If the City and Redevelopment Agency determines the project is feasible to pursue, a Notice of Preparation of an environmental impact report will be published, and environmental review will be completed prior to consideration of a DDA or City entitlement. No further environmental documentation is required at this time. NEPA does not apply.

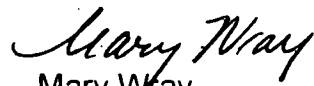
**POLICY CONSIDERATIONS:**

This item is consistent with the City Council approved Hotel Policy.

**MBE/WBE:**

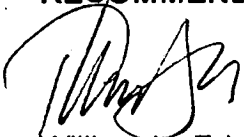
Not applicable. There are no goods or services being purchased as a result of this item.

Respectfully submitted,



Mary Wray  
Sr. Downtown Development Manager

**RECOMMENDATION APPROVED:**



William H. Edgar  
City Manager  
(mlw\1\H20front.sr)

**APPROVED:**



Thomas V. Lee  
Deputy City Manager

APPROVED  
BY THE CITY COUNCIL

NOV 13 1997

OFFICE OF THE  
CITY CLERK

RESOLUTION NO. 97-626

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

WATERFRONT HOTEL DEVELOPMENT  
ESTABLISH DEADLINE AND  
UPDATED PROPOSAL SUBMISSION REQUIREMENTS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

1. The City of Sacramento authorizes the City Manager to establish a deadline date of January 2, 1998, for updated proposal submittals from two developers, and establish updated proposal submittal requirements.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



RESOLUTION NO. 97-036

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

WATERFRONT HOTEL DEVELOPMENT  
ESTABLISH DEADLINE AND  
UPDATED PROPOSAL SUBMISSION REQUIREMENTS

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF  
SACRAMENTO:

1. The City Manager is authorized to establish a deadline date of January 2, 1998, for updated proposal submittals from two developers, and establish updated proposal submittal requirements.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_