



**To:** Mayor and City Council

**From:** Jim Jakel, Special Consultant  
Veronica Nebb, Sr. Assistant City Attorney

**Subject:** Alhambra Highlands Negotiating Process Timeline/Workplan

**Date:** October 11, 2016

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**Recommendation**

Consider and approve timeline/workplan for the Alhambra Highlands negotiating process.

**Background**

As Council is aware, the City Council authorized execution of the Negotiation Agreement regarding Alhambra Highlands at the July 20<sup>th</sup> meeting. The agreement was signed with an effective date of July 20, 2016. At the Council's meeting of September 21st, the Council directed staff to (1) appoint a Project Manager to work with staff and the City Attorney in the negotiations process; and (2) develop a work plan to identify potential funding sources and a timeline of major milestones

In accordance with your direction, staff developed the attached timeline/workplan and the City Manager engaged the services of Jim Jakel to manage the negotiation process. The time/workplan identifies the major milestones that the negotiating team will be working toward. As in noted in the timeline/workplan the negotiating team will update the Council as necessary or desirable as the process continues.

The Agreement provides that the City Manager may extend the Agreement for an additional 180 days upon the mutual written agreement of the Parties. Staff has spoken with representatives of the property owner and based on the proposed schedule it is our current intent to extend the Negotiation Agreement for the additional 180 day period.

**Fiscal Impact**

Short term fiscal impact relating to consultant services during negotiations. Long term fiscal impact unknown at this time pending further information developed during negotiation process.

**Attachment(s)**

- Draft timeline/workplan for the Alhambra Highlands negotiation process

APPROVED BY:



Brad Kilger, City Manager

## Draft Timeline/Workplan for the Alhambra Highlands Negotiation Process

TIMELINE/WORKPLAN		
Step	Date	Description
1	By end of October 2016	Council review and approval of workplan
2	By end of November 2016	Meet with property owners to share workplan and develop strategy for completing next steps in the process.
3	By end of December 2016	Determine professional team resources and needs.
4	By end of March 2017	Meetings with potential funding sources, etc. to gain input.
5	By end of April 2017	Explore range of opportunities and consider extension of the Negotiating Agreement, if needed.
6	By end of June 2017	Begin to define realistic offer price based on all factors.
7	September 2017	Begin final negotiations of price, terms, and ownership conditions.
8	September 2017 and beyond	Pursue funding options - eg: funding beyond City of Martinez' direct control.
9	Ongoing	Maintain continuous contact with negotiating parties and provide City Council updates.