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Members of the public may address the City Council on any item shown on the agenda or matter of the Council's authority after completion of "Request to Address the Council Form" available in the lobby of the Council Chambers or in the City Clerk's office. This form must be completed 15 minutes prior to the scheduled meeting time. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

COMPTON CITY COUNCIL
AGENDA

10/20/2026

4:30 PM – CLOSED SESSION
5:30 PM – PUBLIC MEETING

205 S. WILLOWBROOK AVE
COMPTON, CA 90220

OPENING

ROLL CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS ON CLOSED SESSION

CLOSED SESSION

1. Conference with Legal Counsel – Existing Litigation
   Rudolph Ronnie Forrest v. City of Compton – LASC Case No. 26CMCV01160
   Pursuant to Government Code section 54956.9(c) or (d)(1)

2. Conference with Legal Counsel – Existing Litigation
   City of Compton v. Aaron Kadosh, et al. - LASC Case No. 23CMCV00874
   Pursuant to Government Code section 54956.9(c) or (d)(1)

3. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code Section 54956.9(e)(1) or (d)(2) and (e)(1) because there is significant exposure to litigation in two cases

4. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code section 54956.9(d)(4) to consider initiation of litigation for two cases

REPORT OUT OF CLOSED SESSION

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

HUMAN RESOURCES

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER TO OFFICE DEPOT BUSINESS SOLUTIONS FOR THE PROCUREMENT OF ESSENTIAL OFFICE SUPPLIES FOR THE HUMAN RESOURCES DEPARTMENT IN THE AMOUNT NOT TO EXCEED $25,000 FOR FISCAL YEAR 2026-2027

PUBLIC WORKS DEPARTMENT

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE PUBLIC WORKS ENGINEERING DEPARTMENT FY 2026-2027 BUDGET TO ACCEPT AND APPROPRIATE $122,258 IN LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (LACMTA) PROPOSITION A DISCRETIONARY INCENTIVE PROGRAM FUNDS AND AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH LACMTA FOR RECEIPT OF NATIONAL TRANSIT DATABASE INCENTIVE FUNDS

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL OF BUCKNAM INFRASTRUCTURE GROUP, INC.; AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT AND ESTABLISH A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED $79,677 FOR PAVEMENT MANAGEMENT PROGRAM SERVICES

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH ALANS LAWN AND GARDEN CENTER, INC. TO PURCHASE EQUIPMENT AND SUPPLIES FOR MAINTENANCE OF CITY PARKS IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS ($50,000.00)

RECREATION DEPARTMENT

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH SLA INC. FOR THE RAYMOND STREET PARK JOINT-USE EQUESTRIAN AND COMMUNITY ENHANCEMENT PROJECT

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES AND CITY COUNCIL

CITY MANAGER'S REPORT

10. DIRECTION AND DISCUSSION OF THE EVALUATION RESULTS FOR THE RENOVATION/REDEVELOPMENT OF COMPTON PAR 3 GOLF COURSE REQUEST FOR LETTERS OF INTEREST (RLI) AND TO REQUEST THAT COUNCIL REACH CONSENSUS AND PROVIDE DIRECTION TO STAFF ON HOW TO PROCEED

UNFINISHED BUSINESS

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH THE RICHLAND FARMS PREFERENTIAL PARKING PROGRAM AND SELECT OR MODIFY THE PREFERRED OPTION FOR PERMIT FEES, ENFORCEMENT HOURS, AND PROGRAM REQUIREMENTS

NEW BUSINESS

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE INSTALLATION OF A COMMEMORATIVE DEDICATION MARKER AT ALONDRA GATEWAY PARK IN HONOR OF SR. CLIFF'S TEXAS STYLE BURRITOS

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 10/27/2026 5:30 PM

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Visit our Youtube at https://www.youtube.com/@comptoncityhall

OCTOBER 20, 2026

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **JEROME GROOMES**
INTERIM CITY MANAGER

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER TO OFFICE DEPOT BUSINESS SOLUTIONS FOR THE PROCUREMENT OF ESSENTIAL OFFICE SUPPLIES FOR THE HUMAN RESOURCES DEPARTMENT IN THE AMOUNT NOT TO EXCEED $25,000 FOR FISCAL YEAR 2026-2027**

SUMMARY

This resolution authorizes a Purchase Order not to exceed $25,000 to Office Depot Business Solutions ("ODP") for procurement of essential office supplies for the Human Resources Department for Fiscal Year 2026-2027. City-wide expenditures for ODP have exceeded the $50,000.00 purchasing authority threshold for the current fiscal year, established by Resolution 26,100, requiring City Council authorization for the issuance of this additional Purchase Order.

BACKGROUND

Office Depot Business Solutions ("ODP") is a provider of office supplies and related products. The Human Resources Department relies on ODP for the ongoing procurement of essential office supplies necessary to support daily administrative operations, including personnel management, recruitment, labor relations, and other departmental functions.

During Fiscal Year 2026-2027, City-wide expenditures to ODP have exceeded the threshold, as evidenced by Resolution 26,100. Accordingly, City Council authorization is required prior to the issuance of a Purchase Order to ODP for the remainder of the current fiscal year. The Human Resources Department requires this Purchase Order to ensure the uninterrupted procurement of office supplies through the end of Fiscal Year 2026-2027.

STATEMENT OF ISSUE

During the current fiscal Year 2026-2027, City expenditures for ODP have exceeded the purchasing authority threshold of $50,000.00 established by Resolution 26,100, thereby requiring City Council authorization for the issuance of an additional Purchase Order.

FISCAL IMPACT

A Purchase Order of $25,000.00 will be established to ODP to pay for the essential office supplies for the Human Resources Department during the current Fiscal Year 2026-2027.

Funding for this expenditure is available and to be paid in the current fiscal year's budget of the Human Resources Department and will be available in Account #1001-560-000-4210 (Human Resources – Office Supplies).

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution authorizing a Purchase Order not to exceed $25,000.00 for Office Depot Business Solutions (ODP) from Account #1001-560-000-4210 (Human Resources – Office Supplies) for Fiscal Year 2026-2027.

TAQUAN JONES
HUMAN RESOURCES DEPARTMENT

APPROVED FOR FORWARDING:

JEROME GROOMES
INTERIM CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER TO OFFICE DEPOT BUSINESS SOLUTIONS FOR THE PROCUREMENT OF ESSENTIAL OFFICE SUPPLIES FOR THE HUMAN RESOURCES DEPARTMENT IN THE AMOUNT NOT TO EXCEED $25,000 FOR FISCAL YEAR 2026-2027

WHEREAS, the Human Resources Department is responsible for overseeing the City's human resources functions, including personnel management, recruitment, labor relations, and other administrative operations requiring the ongoing procurement of office supplies; and

WHEREAS, the Human Resources Department has utilized Office Depot Business Solutions ("ODP") for prior procurement of essential office supplies; and

WHEREAS, during the current Fiscal Year 2026-2027, City-wide expenditures for ODP have exceeded the purchasing authority threshold of $50,000.00 established by Resolution 26,100, thereby requiring City Council authorization for the issuance of a Purchase Order; and

WHEREAS, a Purchase Order of Twenty-Five Thousand ($25,000.00) will be established to aid in paying invoices for the current Fiscal Year 2026-2027; and

WHEREAS, funding for these services is available in the current fiscal year budget of the Human Resources Department and will be paid from Account #1001-560-000-4210 (Human Resources – Office Supplies).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City Manager is hereby authorized to establish a Purchase Order not to exceed Twenty-Five Thousand Dollars ($25,000.00) to Office Depot Business Solutions ("ODP") from Account #1001-560-000-4210 (Human Resources – Office Supplies) for the procurement of essential office supplies for the Human Resources Department for Fiscal Year 2026-2027.

SECTION 2. That a duly certified copy of this Resolution shall be delivered to the offices of the City Manager, City Clerk, City Controller, Legal Division, and Human Resources Department.

SECTION 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 20th day of October, 2026.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON:SS

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing resolution was adopted by the City Council of the City of Compton, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the 20th day of October, 2026.

That said resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

October 20, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JEROME GROOMES
INTERIM CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE PUBLIC WORKS ENGINEERING DEPARTMENT FY 2026-2027 BUDGET TO ACCEPT AND APPROPRIATE $122,258 IN LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (LACMTA) PROPOSITION A DISCRETIONARY INCENTIVE PROGRAM FUNDS AND AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH LACMTA FOR RECEIPT OF NATIONAL TRANSIT DATABASE INCENTIVE FUNDS

SUMMARY

Staff recommends that the City Council adopt the attached resolution amending the Public Works Engineering Department's FY 2026-2027 budget to accept and appropriate $122,258 in Proposition A Discretionary Incentive Program funds from the Los Angeles County Metropolitan Transportation Authority (LACMTA). The funds are awarded in recognition of the City of Compton's successful collection and reporting of transit service data to the National Transit Database (NTD) for Fiscal Year 2023-2024. Staff further recommends that the City Council authorize the City Manager to execute the associated Memorandum of Understanding (MOU) with LACMTA to receive the awarded funds. Acceptance of these funds provides a new revenue source to support transit-related improvements without impacting the City's General Fund.

BACKGROUND

In November 1980, Los Angeles County voters approved Proposition A, which established a one-half-cent sales tax dedicated to public transportation improvements throughout the County. To encourage local transit operators to participate in federal transit reporting efforts, LACMTA established the Proposition A Discretionary Incentive Program in 2001. The program rewards transit operators whose data submissions to the National Transit Database generate Federal Transit Administration (FTA) Section 5307 funding for the Los Angeles County region.

The City of Compton operates locally funded fixed-route transit services and participates in the regional NTD reporting program. Through this program, LACMTA compiles and submits transit performance data on behalf of participating municipal operators, helping maximize the region's federal transit funding allocation. Participating agencies receive a proportional share of Proposition A Discretionary Incentive Program funds based on the transit service data they report.

The City successfully completed all required NTD reporting and Federal Transit Administration compliance requirements for FY 2023-2024, making the City eligible to receive incentive funding under the program.

STATEMENT OF THE ISSUE

On June 26, 2025, the LACMTA Board of Directors approved FY 2025-2026 transit fund allocations, including Proposition A Discretionary Incentive Program awards for cities that voluntarily submitted FY 2023-2024 NTD data. Based on the City's reported 181,041 revenue vehicle miles of motor bus service, the City of Compton was awarded $122,258.

To receive the award, the City must execute the attached MOU with LACMTA. The MOU establishes the terms and conditions governing receipt and use of the funds and requires that expenditures comply with applicable Proposition A and Proposition C Local Return guidelines. Eligible uses include projects and programs that support public transportation and improve transit safety, accessibility, mobility, and service quality.

City Council approval is required to amend the FY 2026-2027 budget, appropriate the awarded funds, and authorize execution of the MOU.

FISCAL IMPACT

Acceptance of the award will increase revenue and expenditure appropriations in the amount of $122,258 as follows:

Increase Revenue

Account Number	Description	Amount
2000-000-000-3577	Other Agencies - MTA	$122,258

Increase Expenditure

Proposition A - Discretionary Incentive Grant Program (MOU No. MOUPAICOMP26000)

Account Number	Description	Amount
2000-710-000-4266	Contract Services	$122,258

The appropriated funds will be used for eligible public transit purposes consistent with Proposition A and Proposition C Local Return Guidelines and City budgetary procedures. Specific expenditures will be identified and brought forward through future budgetary and procurement processes, as applicable. Funds will be budgeted within the Public Works Engineering Department FY 2026-2027 budget and will be available upon approval of the proposed budget amendment.

ALTERNATIVE

The City Council may elect not to approve the proposed budget amendment and MOU. However, such action would result in the City foregoing $122,258 in available transit-related funding. Staff does not recommend this alternative.

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt the attached resolution amending the Public Works Engineering Department FY 2026-2027 budget to accept and appropriate $122,258 in Proposition A Discretionary Incentive Program funds from LACMTA.
2. Authorize the City Manager to execute the Memorandum of Understanding with LACMTA for receipt of the awarded funds and to take all actions necessary to implement the agreement.

JACK H. GONG, PE, SE, PMP
CITY ENGINEER

APPROVED FOR FORWARDING:

JEROME GROOMES
INTERIM CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE PUBLIC WORKS ENGINEERING DEPARTMENT FY 2026-2027 BUDGET TO ACCEPT AND APPROPRIATE $122,258 IN LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (LACMTA) PROPOSITION A DISCRETIONARY INCENTIVE PROGRAM FUNDS AND AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH LACMTA FOR RECEIPT OF NATIONAL TRANSIT DATABASE INCENTIVE FUNDS

WHEREAS, the City of Compton participates in the National Transit Database (NTD) reporting program and successfully submitted Fiscal Year 2023-2024 transit service data in compliance with Federal Transit Administration requirements; and

WHEREAS, on June 26, 2025, the Los Angeles County Metropolitan Transportation Authority (LACMTA) approved Fiscal Year 2025-2026 transit fund allocations, including Proposition A Discretionary Incentive Program funding for jurisdictions that voluntarily reported NTD data for FY 2023-2024; and

WHEREAS, based on the City's reported transit service data, LACMTA awarded the City of Compton $122,258 in Proposition A Discretionary Incentive Program funds; and

WHEREAS, receipt of the awarded funds requires execution of a Memorandum of Understanding (MOU) between the City of Compton and LACMTA; and

WHEREAS, Proposition A Discretionary Incentive Program funds must be expended in accordance with applicable Proposition A and Proposition C Local Return Guidelines; and

WHEREAS, the City Council desires to amend the Public Works Engineering Department Fiscal Year 2026-2027 Budget to accept and appropriate the awarded funds.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The recitals set forth above are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council hereby accepts and appropriates One Hundred Twenty-Two Thousand Two Hundred Fifty-Eight Dollars ($122,258.00) in Los Angeles County Metropolitan Transportation Authority Proposition A Discretionary Incentive Program funds awarded to the City of Compton as a result of its successful Fiscal Year 2023-2024 National Transit Database reporting.

SECTION 3. The City Manager, or designee, with the approval of the City Attorney as to form, is authorized to execute the Memorandum of Understanding between the City of Compton and the Los Angeles County Metropolitan Transportation Authority and to take all actions necessary to implement the agreement.

SECTION 4. The Fiscal Year 2026-2027 Public Works Engineering Department Budget is hereby amended as follows:

Increase Revenue

2000-000-000-3577	Other Agencies – MTA	$122,258.00

Increase Expenditure

2000-710-000-4266	Contract Services	$122,258.00

SECTION 5. The City Manager, City Controller, and other appropriate City officials are authorized and directed to take such actions as may be necessary to carry out the intent of this Resolution.

SECTION 6. A certified copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Attorney, City Controller, and Public Works Engineering Department.

SECTION 7. The Mayor shall sign and City Clerk attests to the adoption of this Resolution.

ADOPTED this 20th day of October, 2026.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the 20th day of October, 2026.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

MOUPAICOMP26000

PROPOSITION A DISCRETIONARY INCENTIVE GRANT PROGRAM
MEMORANDUM OF UNDERSTANDING
FOR COLLECTING AND REPORTING DATA FOR THE
NATIONAL TRANSIT DATABASE
FOR REPORT YEAR 2024

This Memorandum of Understanding (MOU) is entered into as of June 1, 2026 by and between Los Angeles County Metropolitan Transportation Authority ("LACMTA") and the City of Compton (the "City").

WHEREAS, on November 14, 1980, the voters of the County of Los Angeles approved by majority vote Proposition A, an ordinance establishing a one-half percent sales tax for public transit purposes; and

WHEREAS, at its September 26, 2001 meeting, the LACMTA authorized payment of Proposition A Discretionary Incentive funds to each participating agency in an amount equal to the Federal funds generated for the region by each agency's reported data; and

WHEREAS, at its June 26, 2025 meeting, LACMTA approved the Fiscal Year FY 2025-26 transit fund allocations, which included funds to make payments to all cities that voluntarily reported NTD data for FY 2023-24; and

WHEREAS, the City has voluntarily submitted their FY2023-24 data to the National Transit Database (NTD) and have successfully met all NTD and Federal Transit Administration (FTA) requirements in order to generate Federal 5307 funds for the Los Angeles County region; and

WHEREAS, the City has requested funds under the Proposition A Discretionary Incentive Program for collecting and reporting data for the NTD from the FY 2023-24 Report Year (the "Project"); and

WHEREAS, on March 31, 2026, the Federal Transit Administration (FTA) published in the Federal Register the FY 2025-26 Apportionments, Allocations, and Program Information including unit values for the data reported to the NTD; and

WHEREAS, the parties desire to agree on the terms and conditions for payment for the Project.

NOW, THEREFORE, LACMTA and the City hereby agree to the following terms and procedures:

ARTICLE 1. TERM

1.0 This Memorandum of Understanding ("MOU") will be in effect from **June 1, 2026**, through **June 30, 2029** at which time all unused funds shall lapse.

ARTICLE 2. STANDARDS

2.0 To receive payment for the submittal of the FY 2023-24 NTD statistics, the City warrants that it:

A. Adhered to the Federal Guidelines for collecting and Reporting NTD statistics including all audit requirements;

B. Prepared and submitted the FY 2023-24 ANNUAL NTD REPORT of the City's fixed-route and/or demand response transit service to the NTD on or before **October 31, 2024**;

C. Prepared and submitted the FY 2023-24 ANNUAL NTD REPORT of the City's fixed-route and/or demand response transit service to the LACMTA on or before **February 15, 2025**;

ARTICLE 3. PAYMENT OF FUNDS TO CITY

3.0 LACMTA shall pay the City for collecting and reporting FY 2023-24 NTD statistics. LACMTA shall pay the City for submitting the FY 2023-24 **ANNUAL NTD REPORT** for the applicable transit services as follows:

MOTOR BUS SERVICE
For City's motor bus service, LACMTA shall pay an amount equal to the 181,041 revenue vehicle miles reported by the City multiplied by the FTA unit value of 0.67530381923223126 per revenue vehicle mile. See Attachment A for detail.

3.1 The City shall submit one invoice to LACMTA prior to **June 30, 2029**, in the amount of **$122,258** to receive its payment described above.

3.2 INVOICE BY CITY:

Send invoice with supporting documentation to:

Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296

Los Angeles, CA 90051-0296
accountspayable@metro.net

Re: LACMTA MOU# MOUPAICOMP26000 M.S. Chelsea Meister (99-4-3)

ARTICLE 4. CONDITIONS

4.0 The City agrees to comply with all requirements specified by the FTA guidelines for reporting NTD statistics.

4.1 The City understands and agrees that LACMTA shall have no liability in connection with the City's use of the funds. The City shall indemnify, defend, and hold harmless LACMTA and its officers, agents, and employees from and against any and all liability and expenses including defense costs and legal fees and claims for damages of any nature whatsoever, arising out of any act or omission of the City, its officers, agents, employees, and subcontractors in performing the services under this MOU.

4.2 The City is not a contractor, agent or employee of LACMTA. The City shall not represent itself as a contractor, agent or employee of LACMTA and shall have no power to bind LACMTA in contract or otherwise.

4.3 The City agrees that expenditure of the Proposition A Discretionary Incentive funds will be used for projects that meet the eligibility, administrative, audit and lapsing requirements of the Proposition A and Proposition C Local Return guidelines most recently adopted by the LACMTA Board.

4.4 These expenditures will be subject to **AUDIT** as part of LACMTA's annual Consolidated Audit.

ARTICLE 5. REMEDIES

5.0 LACMTA reserves the right to terminate this MOU and withhold or recoup funds if it determines that the City has not met the requirements specified by the FTA for collecting and submitting NTD statistics through LACMTA.

ARTICLE 6. MISCELLANEOUS

6.0 This MOU constitutes the entire understanding between the parties, with respect to the subject matter herein.

6.1 The MOU shall not be amended, nor any provisions or breach hereof waived, except in writing signed by the parties who agreed to the original MOU or the same level of authority.

ARTICLE 7. CONTACT INFORMATION

7.0 LACMTA's Address:
Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012
Attention: Chelsea Meister (99-21-3)
meisterc@metro.net

7.1 City's Address:
Compton
205 S. Willowbrook Ave.
Compton,CA 90220
Attn: John Strickland
jstrickland@comptoncity.org

IN WITNESS WHEREOF, the City and LACMTA have caused this MOU to be executed by their duly authorized representatives on the date noted below:

CITY:

City of Compton

_____

Mayor/City Manager

Date: _____

Los Angeles County Metropolitan Transportation Authority

By: _____

STEPHANIE WIGGINS
Chief Executive Officer

Date: _____

APPROVED AS TO FORM:

By: _____

Legal Counsel

Date: _____

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____

Deputy

Date: 9/8/2026

ATTACHMENT A
LACMTA Voluntary NTD Reporting Program for FY '24
Using FY '26 FTA Formula Programs Apportionment Data Unit Values

Jurisdiction	MODE	Total Vehicle Revenue Miles	Total Vehicle Revenue Hours	Total Passenger Miles	Total Operating Costs	$ from VRM	$from OPCOST	Total Generated	Total ($)Due to Jursd Before Tier 2 Deduction	Tier II Operator Deduction	Total ($)Due to Jurisdiction
Glendale	**MB**	862,472	99,373	1,216,669	13,647,250	582,430.64	6,057	$ 588,488	588,488	(78,210)	510,278
Pasadena	**MB**	724,016	74,318	2,316,221	8,005,680	488,930.77	37,422	$ 526,353	526,353	(69,952)	456,401
LADOT COMMUNITY DASH	**MB**	4,927,620	444,187	12,008,210	51,188,321	3,327,641	157,308	$ 3,484,948	3,484,948	(463,149)	3,021,800
LADOT DEPARTMENT OF AGING	**DR**	311,424	57,371	350,484	4,360,414	210,306	1,573	$ 211,879	211,879		211,879
Total LADOT		**5,239,044**	**501,558**	**12,358,694**	**55,548,735**	**3,537,946**	**158,881**	**$ 3,696,827**	3,696,827		3,233,679
									-		-
Total NTD 5307 Funds		**6,825,532**	**675,249**	**15,891,584**	**77,201,665**	**4,609,308**	**202,360**	**4,811,668**	4,811,668	**(611,311)**	9,012,025
									-		

FY26 Revenue Mile Rate	**0.6753038**	*
FY26 Passenger Mile Rate	**0.0558425**	

ATTACHMENT A
LACMTA Voluntary NTD Reporting Program for FY24
Using FY26 FTA Formula Programs Apportionment Data Values

Jurisdiction	MODE	Total Vehicle Revenue Miles	$ from VRM	Tier II Operator Deduction	Total ($)Due to Jurisdiction
Alhambra	MB	178,987	120,870.60		120,871
Alhambra	DR	103,708	70,034.41		70,034
Artesia	DR	28,014	18,917.96		18,918
Azusa	DR	93,865	63,387.39		63,387
Baldwin Park	MB	198,959	134,357.77		134,358
Baldwin Park	DR	23,197	15,665.02		15,665
Bell	TD	-	-		-
Bell	MB	33,352	22,522.73		22,523
Bell	DR	13,489	9,109.17		9,109
Bellflower	MB	68,623	46,341.37		46,341
Bellflower	DR	17,204	11,617.93		11,618
Bell Gardens	MB	99,031	66,876.01		66,876
Bell Gardens	DR	34,608	23,370.91		23,371
Burbank	MB	232,511	157,015.57	(20,867)	136,148
Burbank	DR	73,033	49,319.46		49,319
Calabasas	MB	85,335	57,627.05		57,627
Calabasas	DR	3,494	2,359.51		2,360
Carson	MB	27,569	18,617.45		18,617
Carson	DR	91,545	61,820.69		61,821
Cerritos	MB	96,604	65,237.05		65,237
Cerritos	DR	44,433	30,005.77		30,006
Compton	MB	181,041	122,257.68		122,258
Compton	DR	-	-		-
Covina	DR	50,185	33,890.12		33,890
Cudahy	MB	33,213	22,428.60		22,429
Cudahy	DR	13,602	9,185.33		9,185
Downey	MB	101,660	68,651.39		68,651
Downey	DR	43,349	29,273.75		29,274
El Monte	MB	236,303	159,576.32		159,576
El Monte	DR	41,777	28,212.17		28,212
Glendora	MB	44,792	30,248.21		30,248
Glendora	DR	48,286	32,607.72		32,608
Huntington Park	MB	123,747	83,566.82		83,567
Huntington Park	DR	42,663	28,810.49		28,810
LACDPWAvocado	MB	38,682	26,122.10		26,122
LACDPWELA	MB	217,273	146,725.29		146,725
LACDPWELA	DR	37,522	25,338.75		25,339
LACDPWEast Valinda	MB	43,961	29,687.03		29,687
LACDPWKing Medical	MB	33,907	22,897.53		22,898
LACDPWWillowbrook Shuttle	MB	73,978	49,957.63		49,958
LACDPWS.Whittier	MB	193,159	130,441.01		130,441
LACDPWAthens	MB	36,741	24,811.34		24,811
LACDPWLennox	MB	28,500	19,246.16		19,246
LACDPWFloranceFirestone	MB	58,491	39,499.20		39,499
Lakewood	DR	48,613	32,828.54		32,829
Lynwood	MB	141,788	95,749.98		95,750
Malibu	DT	5,085	3,433.92		3,434
ManhattanBeach	DR	22,044	14,886.40		14,886
Maywood	MB	33,101	22,353.23		22,353
Maywood	DR	17,698	11,951.53		11,952
MontereyPark	MB	271,277	183,194.39		183,194
MontereyPark	DR	24,343	16,438.92		16,439
Pico Rivera	DR	33,879	22,878.62		22,879
Rosemead	MB	111,720	75,444.94		75,445
Rosemead	DR	44,107	29,785.63		29,786
Santa Fe Springs	DR	16,980	11,466.66		11,467
South Gate	MB	118,005	79,689.23		79,689
South Gate	DT	119,353	80,599.78		80,600
SouthPasadena	DR	24,893	16,810.34		16,810
WestCovina	MB	136,879	92,434.91		92,435
WestCovina	DR	51,139	34,534.36		34,534
West Hollywood	MB	111,869	75,546		75,546
Total		**4,491,297**	**3,032,990**	**(20,867)**	3,012,123
FY26 Revenue Mile Rate	0.6753038				

October 20, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JEROME GROOMES
INTERIM CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL OF BUCKNAM INFRASTRUCTURE GROUP, INC.; AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT AND ESTABLISH A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED $79,677 FOR PAVEMENT MANAGEMENT PROGRAM SERVICES

SUMMARY

This Resolution requests that the City Council accept the proposal submitted by Bucknam Infrastructure Group, Inc. and authorize the City Manager to execute a Professional Services Agreement and establish a purchase order in an amount not to exceed $79,677 for professional services to update the City's Pavement Management Program (PMP). The PMP update will evaluate current roadway conditions, update the City's pavement inventory and maintenance records, establish pavement condition ratings, and develop cost-effective maintenance and rehabilitation strategies to support future capital improvement planning and compliance with Los Angeles County Metropolitan Transportation Authority (Metro) requirements.

BACKGROUND

The City's Pavement Management Program serves as a comprehensive planning tool used to assess pavement conditions, prioritize roadway maintenance and rehabilitation projects, optimize the use of limited funding resources, and support long-term infrastructure investment decisions. The PMP also provides documentation necessary to demonstrate compliance with Metro funding requirements and supports applications for various state, regional, and federal transportation funding opportunities.

Pavement infrastructure continuously deteriorates due to traffic loading, weather conditions, and aging. Industry best practices recommend updating pavement management data on a regular basis, typically every three years, to ensure that roadway condition assessments, maintenance histories, and funding strategies remain accurate and reliable.

On September 3, 2024, pursuant to Resolution No. 26,108, the City Council adopted the 2024-2029 Pavement Management Program update. As part of that effort, Bucknam Infrastructure Group, Inc. conducted a citywide pavement condition assessment, updated the City's MicroPAVER database, prepared Metro-compliant pavement reports,

and developed long-term maintenance and rehabilitation recommendations for the City's roadway network.

The City currently maintains approximately 173 centerline miles of public roadways. To maintain the accuracy and effectiveness of the PMP, the City must update its pavement condition data, maintenance history records, and funding projections.

STATEMENT OF THE ISSUE

The City's continued eligibility for various transportation funding programs depends, in part, upon maintaining an up-to-date Pavement Management Program that satisfies Metro pavement management requirements. An updated PMP also supports applications for discretionary funding opportunities, including Metro Call for Projects grants and various state and federal transportation programs.

On April 14, 2026, the Public Works Engineering Department received a proposal from Bucknam Infrastructure Group, Inc. to provide professional pavement management services for Fiscal Year 2026-27. The proposed scope of work includes:

- Updating the City's MicroPAVER pavement management database.
- Incorporating maintenance and rehabilitation work history completed between 2023-2026.
- Conducting pavement condition surveys on approximately 215 miles of arterial, collector, and local streets.
- Generating updated Pavement Condition Index (PCI) ratings for all roadway segments.
- Verifying pavement inventory and GIS mapping information.
- Developing five-year capital improvement and maintenance recommendations.
- Preparing Metro-compliant pavement management reports and budget scenarios.
- Updating the City's MyRoads® pavement management web portal.

The proposed project is anticipated to be completed within approximately nine months following issuance of a Notice to Proceed, with final reporting expected in 2027. Upon completion of the update, staff will return to the City Council with a separate item seeking approval and adoption of the updated Pavement Management Program.

Staff recommends retaining Bucknam Infrastructure Group, Inc. because the firm has provided pavement management services to the City since 2013, including PMP updates completed in 2020 and 2023. In 2013, the City competitively solicited pavement management services and received six proposals, with Bucknam selected based on its qualifications and proposed approach. The firm developed, maintains, and periodically updates the City's existing MicroPAVER database, pavement inventory, GIS integrations, and pavement condition history. Through its longstanding work with the City, Bucknam has developed extensive institutional knowledge regarding the City's

roadway network, maintenance history, pavement management methodologies, and Metro reporting requirements.

Consistent with Section 4-11.7(d) of the Compton Municipal Code, professional services contracts may be awarded based on demonstrated competence and professional qualifications necessary for satisfactory performance of the required services at a fair and reasonable price. Staff determined that continuity of data, institutional knowledge, and maintenance of the City's existing pavement management database are critical to the successful completion of the PMP update. Retaining Bucknam will help ensure consistency with previous PMP updates, maintain data integrity, minimize transition costs, and avoid unnecessary duplication of effort that could result from engaging a new consultant unfamiliar with the City's pavement management system and historical data.

FISCAL IMPACT

No additional appropriation is required. The expenditure will be funded through Account No. 1900-710-000-4262 within the adopted Fiscal Year 2026-27 Public Works Engineering Department budget. The proposed Professional Services Agreement is structured as a not-to-exceed contract amount of $79,677.

Staff has reviewed the proposed scope of work and fee proposal and determined that the proposed compensation is fair and reasonable. The City previously engaged Bucknam to perform PMP updates in 2020 for $67,057 and in 2023 for $66,794. The proposed not-to-exceed amount of $79,677 represents an increase of approximately 19.3 percent over the 2023 PMP update and reflects inflationary cost increases, expanded reporting and database management requirements, continued maintenance of the City's pavement management platform, and enhanced scope of services included in the current update. Accordingly, staff finds the proposed compensation to be reasonable and in the best interest of the City.

ALTERNATIVE

The City Council may elect not to approve the proposed agreement; however, doing so would delay the City's PMP update and could adversely affect the City's ability to maintain current pavement condition data, optimize roadway maintenance investments, and demonstrate compliance with Metro pavement management requirements.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution:

1. Accepting the proposal from Bucknam Infrastructure Group, Inc.;
2. Authorizing the City Manager to execute a Professional Services Agreement in an amount not to exceed $79,677; and

3. Authorizing the issuance of a purchase order necessary to implement the agreement.

JACK H. GONG, P.E., SE, PMP
CITY ENGINEER

APPROVED FOR FORWARDING:

JERRY GROOMES
INTERIM CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE PROPOSAL OF BUCKNAM INFRASTRUCTURE GROUP, INC.; AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT AND ESTABLISH A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED $79,677 FOR PAVEMENT MANAGEMENT PROGRAM SERVICES

WHEREAS, the City maintains approximately 173 centerline miles of public roadway and desires to update its Pavement Management Program (PMP); and

WHEREAS, the PMP is necessary to support compliance with Metro requirements and eligibility for transportation funding opportunities; and

WHEREAS, in 2013, the City competitively solicited pavement management services and received six proposals, with Bucknam Infrastructure Group, Inc. selected based upon its qualifications and proposed approach, and Bucknam has since developed extensive institutional knowledge of the City's pavement management system, roadway network, maintenance history, and Metro reporting requirements; and

WHEREAS, pursuant to Section 4-11.7(d) of the Compton Municipal Code, professional services contracts may be awarded based upon demonstrated competence and professional qualifications necessary for satisfactory performance of the required services at a fair and reasonable price; and

WHEREAS, staff has reviewed the proposal submitted by Bucknam Infrastructure Group, Inc. and determined that the proposed compensation of $79,677 is fair and reasonable, and that retaining Bucknam will promote continuity, maintain the integrity of the City's pavement management data, and provide the most efficient means of updating the City's Pavement Management Program; and

WHEREAS, sufficient funds in the amount of $79,677.00 are available within the adopted Fiscal Year 2026-2027 Public Works Engineering Department budget in Account No. 1900-710-000-4262 to fund the proposed Professional Services Agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby accepts the proposal submitted by Bucknam Infrastructure Group, Inc. for Pavement Management Program Services.

SECTION 2. The City Manager is hereby authorized to execute a Professional Services Agreement with Bucknam Infrastructure Group, Inc., subject to approval as to form by the City Attorney, for Pavement Management Program Services in an amount not to exceed Seventy-Nine Thousand Six Hundred Seventy-Seven Dollars ($79,677.00), and to execute any ancillary documents necessary to implement the agreement.

SECTION 3. The City Council hereby finds that the services contemplated by this Resolution constitute professional services within the meaning of Section 4-11.7(d) of the Compton Municipal Code.

SECTION 4. Funds in the amount of Seventy-Nine Thousand Six Hundred Seventy-Seven Dollars ($79,677.00) are hereby authorized from Account No. 1900-710-000-4262, and the City Manager is authorized to issue a purchase order, together with any related documents necessary to implement the Professional Services Agreement authorized by this Resolution.

SECTION 5.A copy of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk and the Public Works Engineering Department.

SECTION 6. The Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 20th day of October, 2026.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the forgoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the 20th day of October, 2026.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN:COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

PROFESSIONAL SERVICES AGREEMENT
BETWEEN
CITY OF COMPTON
AND
BUCKNAM INFRASTRUCTURE GROUP, INC.

This **AGREEMENT** is entered by and between the **CITY OF COMPTON**, a municipal corporation of the State of California (hereinafter referred to as **"CITY"**) located at 205 South Willowbrook Avenue, Compton, California 90220, and **BUCKNAM INFRASTRUCTURE GROUP, INC.** (hereinafter referred to as **"CONSULTANT"**), located at 3548 Seagate Way, Suite 230, Oceanside, California 92056.

RECITALS:

WHEREAS, the City maintains approximately 173 centerline miles of pavement within its boundaries and there is a need to evaluate the pavement conditions of the City's roadway network and update its Pavement Management Study (PMS); and

WHEREAS, the City has determined that it will be prudent to engage the services of a professional and experienced engineering firm to act as the City's Engineer for this project and be responsible for evaluating the condition of the City's roadways and updating the PMS; and

WHEREAS, by **Resolution No._____,** adopted on the ___ **of October 2026**, the City Council authorized the City Manager to accept the proposal of the Consultant (Bucknam Infrastructure Group, Inc.) and enter into a contract to provide the necessary services; and

WHEREAS, Consultant warrants that it is specifically trained, experienced, competent, and has the resources to provide such services which will be required by this project; and

WHEREAS, Consultant is willing to render such professional services subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, Consultant and City**,** for the consideration, terms and conditions herein described, mutually agree as follows:

AGREEMENT:

1. **Services to be rendered by Consultant.** It is the mutual understanding of the parties that the Consultant shall perform and be responsible for providing professional assistance to the City in the proactive management of the Pavement Management Program ("PMP") and other Citywide assets. Services to be rendered shall include, but not be limited to the below-indicated tasks and deliverables:

Tasks include:

Task 1: Project Implementation

1.1 Project Kickoff (Deliverables: Meeting minutes, revised project schedule, if necessary)

1.2 Project Status Meetings – Quality Control Program (Deliverables: Monthly Project Status reports, field review and project status meetings)

Task 2: Client Satisfaction
- 2.1 Project Deliverables (Deliverables: Project Status Updates, as stated in Task 1.2)

Task 3: Project Schedule
- 3.1 Work Flow/Project Schedule

Task 4: Scope of Work (Major Tasks)
- 4.1 Update Maintenance and Rehabilitation History
- 4.2 Conduct Pavement Condition Survey (Deliverables: Citywide PCI reports, compliant Metro PCI reports, updated MicroPAVER database)
- 4.3 Maintenance & CIP/Budgetary Analysis (Deliverables: Two copies of the Draft Pavement Management Program Report)
- 4.4 Citywide CIP/Metro Compliance Reports (Deliverables: Two (2) bound copies of the Final Pavement PMP Report (plus one original sign by our Registered Engineer, CA No. 20903), in binder and electronic form (pdf), will be sent to the City. Bucknam will provide on (1) digital data package that includes all final reporting documents, MicroPAVER.e70 PMP database and GIS files)
- 4.5 PMP-GIS Link/Mapping (Deliverables: Complete GIS files/themes based on list above (shapefiles)
- 4.6 Compton MyRoads PMP Web-Portal
- 4.7 As-Needed PMP – GIS Services

as more fully specified in the Consultant's **"Proposal for Pavement Management Program Services (FY 2026-27)"** (dated October 7, 2026)**,** which are incorporated by this reference.

Consultant acknowledges that in entering into this Agreement the City is relying on Consultant's special skills and experience to do and perform the services in accordance with best standards of professional practice. Consultant agrees to perform all the said services and to the extent not furnished by the City, furnish all the necessary materials at its own cost and expense necessary to complete said services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and to the reasonable satisfaction of the City**.**

Consultant services hereunder shall be performed in good, workmanlike and professional manner. Consultant shall be responsible for correcting and completing all errors and omissions related to the services provided by the Consultant for this Agreement at no additional cost to the City**.** "Errors" and "Omissions" for purposes of this paragraph are defined to mean a failure by the Consultant to meet the standards of its profession as set forth in the preceding paragraph. The acceptance of the services by City does not release Consultant from these obligations.

Consultant will be responsible for employing or engaging all persons necessary to perform the services. All of Consultant's staff will be qualified by training and experience to perform their assigned tasks. Consultant will give its personal attention to the fulfillment of the

provisions of this Agreement by all of its employees and subcontractors, if any, and will keep the services under its control. On demand of City, if any employee or subcontractor of Consultant fails or refuses to carry out the provisions of this Agreement or appears to be incompetent or to act in a disorderly or improper manner, he or she will be discharged immediately from performing services pursuant to provisions of this Agreement.

Peter Bucknam, President of Consultant, shall be primarily responsible for representing Consultant in performance of this Agreement.

2. Duration of Contract. The Consultant shall commence the services provided for herein upon Notification to Proceed from the City to Consultant and continue in a diligent and professional manner until the agreed services are completed, or upon exhaustion of authorized funding, whichever occurs first, unless this Agreement is terminated as provided herein.

Consultant will generally adhere to the schedule set forth within Consultant's Proposal provided, that City will grant reasonable extensions of time for the performance of the services occasioned by unusually lengthy governmental reviews of Consultant's work product or other unavoidable delays occasioned by unforeseen circumstances; provided, further, that such unavoidable delay will not include strikes, lockouts, work stoppages, or other labor disturbances conducted by, or on behalf of, Consultant's officers or employees.

Consultant acknowledges the importance to City of City's project schedule and agrees to put forth its best professional efforts to perform the services in a manner consistent with that schedule. City understands, however, that Consultant's performance must be governed by sound practices. Consultant will work such overtime or engage such personnel and equipment as necessary to maintain the schedule, without additional compensation.

3. Compensation. The method of payment for this Contract will be on a fee-for-services, per Task, basis as specified within Consultant's **"Fee Proposal"** dated **October 7, 2026** and incorporated herein. The total price paid the Consultant will include compensation for all work, including travel, materials, supplies, vendor services, expenses and subcontracted work. No additional compensation will be paid to the Consultant, unless there is a change in the scope of the work or the scope of the project. In the instance of a change in the scope of work or scope of the project, adjustment to the total compensation will be negotiated between the Consultant and the City. Adjustment in the total compensation will not be effective until authorized and approved in writing by the City**.**

Progress payments may be made in arrears based on the percentage of work and deliverables completed by the Consultant. If Consultant fails to submit the required deliverable items according to schedule or as required by the Agreement, except for those amounts that are due and not reasonably in dispute, the City shall have the right to delay payment and/or terminate this Agreement in accordance with the provisions noted herein.

Consultant shall be reimbursed within thirty (30) days, or as promptly as fiscal procedures may permit, upon receipt by the City of itemized invoices for services completed. Invoices shall be submitted no later than 45 calendar days after the performance of work for which the Consultant is billing. Invoices shall detail the work performed on each task as applicable. Invoices shall be delivered or mailed to the **City Engineer of Public Works Engineering Department** at the following address: **City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.**

As full and complete compensation for performance of all the services to be performed by the Consultant pursuant to this Agreement, City shall pay, and Consultant agrees to accept, a not-to-exceed maximum sum of **Seventy Nine Thousand Six Hundred Seventy Seven Dollars ($79,677.00).**

In the event of termination, the Consultant shall be entitled to compensation for the undisputed reasonable value of services performed to the effective date of termination, including any noncancellable obligations incurred prior to termination; provided, however, that the City may condition payment of such compensation upon the Consultant's delivery to the City of any and all City property, documents, reports, records, materials and work product associated with the performance of this Agreement.

4. Ownership of Materials. All product produced by Consultant or its agents, employees, and subcontractors pursuant to this Agreement (the "Work Product") is the property of City. In the event this Agreement is terminated, all Work Product produced by Consultant or its agents, employees and subcontractors pursuant to this Agreement will be delivered to City pursuant to the termination clause of this Agreement. Consultant will have the right to make one (1) copy of the Work Product for Consultant's records.

The Work Product may be used by City and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes City may deem advisable, without further employment of or payment of any compensation to Consultant; provided, however, that if this Agreement is terminated for any reason prior to completion of the Project and if under such circumstances City uses, or engages the services of and directs another consultant to use the Work Product, City agrees to hold Consultant harmless from any and all liability, costs, and expenses relative to claims arising out of matters and/or events which occur subsequent to the termination of this Agreement as a result of causes other than the fault or negligence of Consultant, or anyone for whose acts it is responsible, in preparation of the Work Product. Consultant will not be responsible for deficiencies solely attributable to modifications of the Work Product performed by others, or that arise from use of the Documents in connection with a project or site other than that shown in the Work Product.

5. Independent Contractor Status. Consultant, its officers, employees, subconsultants, subcontractors, agents and volunteers (collectively hereinafter the "Consultant"), will perform the services in Consultant's own way and pursuant to this Agreement as an independent contractor and in pursuit of Consultant's independent calling, and not as an employee of City. The persons used by Consultant to provide the services under this Agreement will not be considered employees of City for any purposes. Neither the City nor any of its officers, employees, agents or volunteers shall have any control over the conduct of the Consultant, except as expressly set forth in this Agreement. Consultant expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Agreement that Consultant shall not at any time or in any manner, represent that Consultant is in any manner officers, employees, agents or volunteers of the City. Consultant shall obtain no rights to retirement, health care or any other benefit that accrue to City officials, officers, or employees. Consultant expressly waives any claim to such rights.

The payment(s) made to Consultant pursuant to the Agreement will be the full and complete compensation to which Consultant is entitled. City will not make any federal or state tax withholdings on behalf of Consultant or its agents, employees or subcontractors. City will not pay any workers' compensation insurance, retirement contributions or unemployment contributions on behalf of Consultant or its employees or subcontractors. Consultant agrees to

indemnify and pay City within thirty (30) days for any tax, retirement contribution, social security, overtime payment, unemployment payment or workers' compensation payment which City may be required to make on behalf of Consultant or any agent, employee, or contractor of Consultant for work done under this Agreement. At the City's election, City may deduct the amounts paid pursuant to this Section, from any balance owing to Consultant.

6. Successors, Assignment and Delegation. City and the Consultant each binds themselves, their partners, successors, assigns and legal representatives to the other hereto and to partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in this Agreement.

The expertise and experience of Consultant are material considerations for this Agreement. Consultant shall not assign or transfer any interest in this Agreement or the performance of any of Consultant's obligations under this Agreement without the prior written consent of the City. Any attempted assignment or transfer of any of Consultant's rights, duties or obligations arising under this Agreement shall be null and void.

7. Nondiscriminatory Employment Practices. During the performance of this Agreement, the Consultant agrees not to discriminate against any employee or applicant for employment because of race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees, applicants and subcontractors for employment, notices setting forth the provisions of this non-discrimination clause.

In the event of the Consultant's non-compliance with the non-discrimination clause of this Agreement, this Agreement may be immediately canceled, terminated or suspended in whole or in part.

8. Subcontracting. Consultant's services are unique and personal. Except as may be specified in Consultant's Proposal and agreed to by the City, Consultant will not subcontract any portion of the services without prior written approval of City Manager or his/her designee. If Consultant subcontracts any of the services, Consultant will be fully responsible to City for the acts, errors and omissions of Consultant's subcontractor and of the persons either directly or indirectly employed by the subcontractor, as Consultant is for the acts and omissions of persons directly employed by Consultant. Nothing contained in this Agreement will create any contractual relationship between any subcontractor of Consultant and City. Consultant will be responsible for payment of subcontractors. Consultant will bind every subcontractor and every subcontractor of a subcontractor by the terms of this Agreement applicable to Consultant's work unless specifically noted to the contrary in the subcontract and approved in writing by City.

9. Other Consultants. The City reserves the right to employ other consultants in connection with the services.

10. Indemnification. Consultant shall indemnify and save harmless the City, its officials, officers, employees, agents and volunteers (collectively hereinafter the "City"), against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of the City and shall indemnify and save the City from any and all liability and expense including reimbursement of reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever to the extent resulting from or arising out of the negligent, reckless or willful misconduct for the Consultant, its officers, employees, subconsultants, subcontractors or agents in the performance of the duties undertaken by Consultant pursuant to this Agreement.

This indemnification and hold harmless obligation does not extend to claims arising out of the negligence or willful misconduct of the City.

11. Insurance. Without limiting the Consultant's indemnification of the City, Consultant shall obtain and maintain, at its cost and expense, for the duration of the Agreement and any and all amendments, insurance against claims for injuries to persons or damage to property which may arise out of or in connection with performance of the services by Consultant or Consultant's agents, representatives, employees or subcontractors. The insurance will be obtained from an insurance carrier admitted and authorized to do business in the State of California. Such evidence shall specifically identify this Agreement and shall contain express conditions that the City is to be given written notice at least thirty (30) days in advance of any termination or implementation of a reduction of limits or material change of insurance coverage as specified herein. Failure on the part of the Consultant to procure or maintain insurance shall constitute a material breach upon which the City may immediately terminate this Agreement. All insurance required hereunder shall be primary with respect to any insurance maintained by the City.

Coverages and Limits. Consultant will maintain the types of coverage's and minimum limits indicated below, unless the Risk Manager or City Manager, in consultation with the City Attorney approves a lower amount. These minimum amounts of coverage will not constitute any limitations or cap on Consultant's indemnification obligations under this Agreement. City, its officers, agents, volunteers and employees make no representation that the limits of the insurance specified to be carried by Consultant pursuant to this Agreement are adequate to protect Consultant. The coverage will contain no special limitations on the scope of its protection to the below-designated insureds except for Workers Compensation and errors and omissions insurance. Consultant will obtain occurrence coverage, excluding Professional Liability, which will be written as claims-made coverage. If Consultant believes that any required insurance coverage is inadequate, Consultant will obtain such additional insurance coverage, as Consultant deems adequate, at Consultant's sole expense.

11.1 Commercial General Liability Insurance. $1,000,000 combined single-limit per occurrence for bodily injury, personal injury and property damage. If the submitted policies contain aggregate limits, general aggregate limits will apply separately to the work under this Agreement or the general aggregate will be twice the required per occurrence limit.

11.2 Automobile Liability. $1,000,000 combined single-limit per accident for bodily injury and property damage.

11.3 Workers' Compensation and Employer's Liability. Workers' Compensation limits as required by the California Labor Code and Employer's Liability limits of

$1,000,000 per accident for bodily injury. Workers' Compensation and Employer's Liability insurance will not be required if Consultant has no employees and provides, to City's satisfaction, a declaration stating this.

11.4 Professional Liability. Errors and omissions liability appropriate to Consultant's profession with limits of not less than $1,000,000 per claim. The coverage shall also provide an extended two (2) year reporting period commencing upon termination or cancellation of this Agreement.

Endorsements. For Commercial General Liability Insurance and Automobile Liability Insurance, Consultant will ensure that the policies are endorsed to name the City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers as **"additional insured's"** with respect to liability arising out of the activities of the Consultant. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City. ***Prior to City's execution of this Agreement, Consultant will furnish certificates of insurance and endorsements to City.***

Waiver of Subrogation. The policies shall contain a waiver of subrogation for the benefit of City.

12. Permits and Licenses. Consultant, at its own expense, during the term of this Agreement, shall obtain and maintain all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of services by the Consultant. Upon execution of this Agreement, the Consultant shall show evidence of a business license permit in conformance with *Section 9-1.2* of the *Compton Municipal Code*.

13. Maintenance of Records. Consultant will maintain complete and accurate records with respect to costs incurred under this Agreement. All records will be clearly identifiable. Consultant will allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of records and any other documents created pursuant to this Agreement. Consultant will allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years, or longer if required by law, from the date of final payment under this Agreement.

14. Warranties. Consultant represents and warrants (i) that Consultant has no obligations, legal or otherwise, inconsistent with the terms of this Agreement or with Consultant's undertaking this relationship with City, (ii) that the performance of the services called for by this Agreement do not and will not violate any applicable law, rule or regulation or any proprietary or other right of any third party, (iii) that Consultant will not use in the performance of his responsibilities under this Agreement any confidential information or trade secrets of any other person or entity and (iv) that Consultant has not knowingly entered into or will enter into any agreement (whether oral or written) in conflict with this Agreement.

15. General Compliance with Laws. Consultant will keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect those employed by Consultant, or in any way affect the performance of the services by Consultant. Consultant will at all times observe and comply with these laws, ordinances, and regulations and will be responsible for the compliance of the services with all applicable laws, ordinances and regulations. In the event the Consultant encounters any conflict between such laws and ordinances, Consultant shall notify the City in writing and the parties agree to work cooperatively to resolve the conflict.

16. Termination. In the event of the Consultant's failure to prosecute, deliver, or perform the services, after giving written notice of default and two (2) days to correct the same, then, in addition to any other remedies, City may terminate this Agreement for nonperformance by notifying Consultant in writing. Consultant has five (5) business days to deliver any documents owned by City and all work in progress to City address contained in this Agreement. City will make a determination of fact based upon the work product delivered to City and of the percentage of work that Consultant has performed which is usable and of worth to City in having the Agreement completed. Based upon that finding City will determine the final payment of the Agreement. In the event City elects to terminate, City will have the right to immediate possession of all Work Product and work in progress prepared by Consultant, whether located at the project site, at Consultant's place of business, or at the offices of a subconsultant.

The City's obligation is payable only from funds appropriated for the purpose of this Agreement. All funds for payments after the end of the current fiscal year are subject to the City's legislative appropriation for this purpose. In the event this Agreement extends into succeeding fiscal year periods and the City Council does not allocate sufficient funds for the next succeeding fiscal year payments, this Agreement shall terminate immediately upon written notice from the City.

Either Party, upon tendering ten (10) calendar days written notice to the other Party, may terminate this Agreement for convenience. In this event and upon request of City, Consultant will assemble the work product without charge and put it in order for proper filing and closing and deliver it to City. Consultant will be paid for work performed to the termination date; however, the total will not exceed the lump sum fee payable under this Agreement. City will make the final determination as to the portions of tasks completed and the compensation to be made.

17. Force Majeure. In the event that performance by either party is rendered impossible (permanently or temporarily) due to acts of war, acts of terrorism, fires, floods, epidemics, quarantine restrictions, or other natural occurrences, strikes, work slowdowns, lockouts (other than lockout by Consultant), or other similar acts to those described above or other causes beyond the reasonable control of such party, and without fault or negligence, said event shall excuse performance by such party, or in the case of temporary impossibility, shall excuse performance only for a period commensurate with the period of impossibility. Notwithstanding the foregoing, City shall have the right to terminate this Agreement upon any event that renders performance impossible. In such case, City shall be responsible for payment of compensation for the reasonable value of services rendered to the point at which this Agreement is terminated, but in no event to exceed the total lump sum fee payable under this Agreement.

18. Covenants Against Contingent Fees. Consultant warrants that Consultant has not employed or retained any company or person, other than a bona fide employee working for Consultant, to solicit or secure this Agreement, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, City will have the right to terminate this Agreement for nonperformance, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of the fee, commission, percentage, brokerage fees, gift, or contingent fee.

19. Claims And Lawsuits. By signing this Agreement, Consultant agrees that any Agreement claim submitted to City must be asserted as part of the Agreement process as set forth in this Agreement and not in anticipation of litigation or in conjunction with litigation. Consultant acknowledges that if a false claim is submitted to City by Consultant, it may be considered fraud and Consultant may be subject to criminal prosecution. Consultant acknowledges that California Government Code sections 12650 *et seq.*, the False Claims Act, applies to this Agreement and, provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of information. If City seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorney's fees. Consultant acknowledges that the filing of a false claim may subject Consultant to an administrative debarment proceeding as the result of which Consultant may be prevented to act as a Consultant on any public work or improvement for a period of up to five (5) years. Consultant acknowledges debarment by another jurisdiction is grounds for City to terminate this Agreement.

20. Certifications. The Consultant, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against he/she/it by a court of competent jurisdiction in any matter involving fraud or official misconduct in connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) transaction or contract under a public transaction; violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property within the past 3 years; and
- are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in the preceding paragraph; and
- have not had one or more public transactions (Federal, State or local) terminated for cause or default within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

[Supply exceptions on separate page]

For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

[Attach separate page]

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction. The above certifications are part of this contract.

Signing this agreement on the signature portion thereof shall also constitute signature of the above Certifications.

Peter Bucknam, President **(Date)**
Bucknam Infrastructure Group, Inc.

21. Jurisdiction, Venue and Governing Law. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided for by this Agreement will be tried in a court of competent jurisdiction in the County of Los Angeles, State of California, and the Parties waive all provisions of law providing for a change of venue in these proceedings to any other county. This agreement will be governed by the laws of the State of California.

22. Testimony. Consultant will testify at City's request if litigation is brought against City in connection with Consultant's services under this agreement. Unless the action is brought by Consultant, or is based upon Consultant's actual or alleged negligence or other wrongdoing, City, upon prior written agreement with Consultant will compensate Consultant for time spent in preparation for testimony, testimony, and travel at Consultant's standard hourly rates at the time of actual testimony.

23. Waivers. The waiver by either Party of any breach or violation of any term, covenant, or condition of this Agreement or of any applicable law will not be deemed to be a waiver of such term, covenant, condition or law or of any subsequent breach or violation of same or of any other term, covenant, condition or law. The acceptance by either Party of any fee or other payment which may become due under this Agreement will not be deemed to be a waiver of any preceding breach or violation by the other Party of any term, covenant, or condition of this Agreement or any applicable law.

24. Authority. The individuals executing this Agreement and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Agreement.

25. Severability. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

26. Amendments. This Agreement may be modified or amended only be written document executed by both Consultant and City's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Agreement.

27. Confidentiality. All documents, reports, information, data, and exhibits prepared or assembled by Consultant in connection with the performance of the services pursuant to the Agreement are confidential until released by the City to the public, and the Consultant will not make any of these documents or information available to any individual or organization not employed by the Consultant or the City without the written consent of the City before any such release.

28. Entire Agreement. This Agreement, together with any other written document referred to or contemplated by it embody the entire Agreement and understanding between the parties relating to the subject matter of it. The City Manager is authorized, in consultation with the City Attorney, to agree to non-material amendments to this Agreement. Neither this Agreement nor any of its provisions may be amended, modified, waived or discharged except in a writing signed by both parties.

29. Notices. Any notices required or permitted under this Agreement shall be effective when delivered in person; and effective one (1) business day after delivery by facsimile transmission; and effective five (5) days after mailing by U.S. Mail, postage prepaid and properly addressed as follows:

To Consultant:
Bucknam Infrastructure Group, Inc.
3548 Seagate Way, Suite 230
Oceanside, California 92056
Attn: Peter Bucknam, President
(760) 216-6529
(760) 216-6549 – fax.
www.bucknam-inc.com

To City:
City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Engineer, Public Works Engineering
(310) 605-5505
(310) 605-6326 – fax.

With copy to:
City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: City Manager

In the event of any change of address, the moving party is obligated to notify the other party of the change of address in writing. Each party may amend, supplement and update the notice list to add, delete or replace any listed individuals; however, the amendment must be in writing.

30. Miscellaneous. No provision of this Agreement is to be interpreted for or against either party because that party or that party's legal representative drafted such provision.

Should either party hereto, or any representative, successor or assign of either party hereto, resort to litigation to enforce the provisions of this Agreement, the party or parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to recover its or their reasonable attorney's fees and costs in such litigation from the party or parties against whom enforcement is sought.

IN WITNESS WHEREOF, CONSULTANT has executed this Agreement, and the **CITY**, by its City Manager, who is authorized to do so, has executed this Agreement.

BUCKNAM INFRASTRUCTURE GROUP, INC.
CONSULTANT

Dated: _____ **By: _____**
Peter Bucknam, President

Approved by:

Dated: _____ **By: _____**
Jerome Groomes, Interim City Manager

Approved as to form:

Dated: _____ **By: _____**
Legal Counsel

ATTEST:

Dated: _____ **By: _____**
Satra D. Zurita, City Clerk

October 7, 2026

Mr. John Strickland
Public Works Project Manager
City of Compton
205 South Willowbrook Avenue
Compton, CA 90220

Subject: **Proposal for Pavement Management Program Services (FY 2026-27)**

Dear John:

It is our pleasure to submit our proposal to assist the City of Compton in the continued, proactive management of your Pavement Management Program (PMP). With the City continuing to move toward stronger infrastructure management methodologies through advanced pavement inspections, neighborhood maintenance scheduling, Capital Improvement reporting (CIP), and GIS management, *Bucknam Infrastructure Group, Inc.* has identified a proactive and cost efficient method to assist the City in updating the Compton PMP. Our team will focus our long-term PMP knowledge, extensive Compton - Los Angeles County experience and GIS/GPS technologies to optimize the City's maintenance dollars by applying a manageable / reliable PMP methodology.

With Bucknam assisting the City with PMP services since 2013, our project staff can be relied upon to provide continued, outstanding service to the City. This will be accomplished by assisting the City in updating the common-sense neighborhood maintenance/rehabilitation (M&R) schedule, formulating a proactive Arterial CIP budget and providing achievable M&R recommendations. Our firm is unique in that we provide:

- Relevant and accurate PMP services based on our ongoing work with numerous Los Angeles, Orange County and San Diego local agencies such as:
  - **35 Los Angeles County local agencies; 40% of LA County local agencies (e.g., El Segundo, Gardena, Rancho Palos Verdes, Glendora, Lakewood, Downey, Signal Hill, Bellflower)**
  - 21 Orange County local agencies (60%);
  - 18 San Diego/Inland Empire local agencies; and
  - Army Corps of Engineers ASTM D6433 compliant surveying, reporting and pavement analysis on an annual basis;

- Our project manager has worked within the SoCal Pavement Management industry for over twenty-eight (28) years and has worked extensively with MicroPAVER PMP software through turn-key data conversion projects to long-term, proactive pavement CIP scheduling that relies on accurate and cost-efficient bid documentation;

BUCKNAM
INFRASTRUCTURE GROUP, INC
3548 Seagate Way, Suite 230
Oceanside, CA 92056
T: (760) 216-6529
www.bucknam-inc.com

- Army Corps of Engineers ASTM D6433 compliant surveying, reporting and pavement analysis on an annual basis;

- Project/engineering experience that brings the understanding that MicroPAVER results are not set in stone; we proactively use the available data to enhance budget forecasting and CIP/O&M project planning;

As Project Manager, my goal is not just to meet the requirements of this project but establish a living document (Arterial & Local pavement CIP submittal) that will be used throughout the term of the CIP as well as implement achievable long-term infrastructure management goals in coordination with City schedules.

Offeror: Bucknam Infrastructure Group, 3548 Seagate Way, Suite 230, Oceanside, CA 92056; Company FID # 45-2723662

Mr. Peter Bucknam (Project Manager) will be providing day-to-day operational and management services; he is authorized to sign the agreement for this contract. He can be contacted at 760-216-6529 (work) 714-501-1024 (cell) or email at peter@bucknam-inc.com. Mr. Steve Bucknam, P.E. (Principal) will be responsible for project oversight.

By selecting *Bucknam Infrastructure Group, Inc.*, the City of Compton will continue to receive a strong, knowledgeable, innovative, and communicative team with the experience to update a cost-effective pavement management program. Our handpicked pavement management professionals are committed to delivering quality services to the City. We have already scheduled time for your project and eagerly await our kick-off meeting with City staff and you.

Respectfully submitted,

Bucknam Infrastructure Group, Inc.



Peter J. Bucknam
President/Project Manager

Project Understanding / Approach

As the City of Compton infrastructure matures, the City's staff is striving to update the City's Pavement Management Program (PMP) through cost effective condition surveys, engineering cost evaluation, Arterial CIP and "neighborhood" budgetary reporting and work history updates within the PMP database. **Bucknam's experience through adherence to scope, schedule and cost have proven itself over the past thirteen (13) years of PMP service to Compton Public Works.**

The City requires a team that will continue to not only resurvey the defined sections using cost-conscious methodologies but will create a comprehensive program that includes the enhancement of your multi-year PMP CIP, neighborhood maintenance, essential data for PS&E bid document preparation, stewardship of the PMP, GIS links to the PMP, and the knowledge of the inner workings of the MicroPAVER software.

Bucknam will provide these services through our proactive and accurate implementation of your PMP; we will address the City's primary goals of:

- Updating MicroPAVER with 2026-27 inspections, work history and maintenance data;
- Enhancing the Compton PMP database with 2023 to 2026 work history data entries;
- Surveying 215 miles of Arterial, Collector and Local streets; provide variance PCI reporting based upon 2023 PCI's vs. 2026;
    - Verifying / Updating pavement centerline and SF data (PMP vs. GIS);
    - Generating 2026-27 Pavement Condition Index (PCI) ratings for each segment;
- Developing a proactive preventative slurry seal / overlay rehabilitation schedules based on existing capital funding;
- Establishing solid recommendations for current / future maintenance needs;
- Utilizing the City's existing funding to generate a baseline five (5) year Capital Improvement Program (CIP);
- Recommending alternative maintenance budgets that demonstrate realistic return-on-investments (ROI), i.e., "Actual" budget model, Maintain PCI, Increase PCI models, etc.
- Update of the City's dynamic MyRoads® PMP web-portal application (see Task 4.6)

We have defined detailed phases to the scope of work in accordance to the City's goals;

1. Project Implementation
2. Client Satisfaction
3. Project Schedule
4. Scope of Work (Major Tasks)

1) Project Implementation

TASK 1.1: Project Kickoff

The first step in implementing a successful pavement management program truly resides in frequent communication and timely scheduled data updates. For the City of Compton it will be essential to establish, up front, the Public Works CIP pavement management priorities. Our team will set a Project Kickoff meeting once the notice-to-proceed is given.

The essential PMP topics to be discussed will include the review and assessment of the existing MicroPAVER pavement plan/data, expectations of the project, METRO compliance, annual survey areas, new construction, PCI range/maintenance triggers, data quality and condition, current pavement procedures, review of schedule/budget and desired service levels.

During the project several project assessment meetings and project status meetings will be held to ensure that the major scope tasks and project schedule are being adhered too.

Deliverable: Meeting minutes, revised project schedule (if necessary)

TASK 1.2: Project Status Meetings - Quality Control Program

Status Meetings and Progress Reports

- Minimum of three meetings during the project (kickoff, field, and status meetings) – approx. eight (8) hours; Field review meetings; Monthly progress status reports will be delivered to City project manager.

Quality Control (QC)

We will use a statistical sampling approach for measuring the quality of our field technician's work. In this manner, 10 percent of the original annual surveys will be re-surveyed by an independent survey crew, supervised by a field supervisor, and the results will be compared to the original surveys (this will include 22 miles of arterial/collector/local QC). Our QC process involves checking the field crews' work in a "blind study" fashion. Quality control checks will be performed to make sure that all field personnel are properly collecting distresses and pavement quantities for the defined street segments.

PCI variance reporting will be performed where previous PCI data will be compared to newly inspected 2026 PCI data; if PCI's vary more than ten (10) points per year Bucknam staff will assess the potential cause through unrecorded work history, accelerated pavement deterioration, etc.

Since we are collecting distress information on our MicroPAVER field tablets with the Compton PMP database live, our staff will perform several quality control tests within the pavement management software using a sample set of the City of Compton's street distress data.

This will ensure that all system and analysis settings as well as City recommendations / standards are being followed. **Over the past two years, Bucknam has submitted over fifty (50) METRO/OCTA compliant reports for LA and Orange County municipalities, they include:**

Los Angeles County PMP Clients (Current)		
Long Beach	Alhambra	El Segundo
Duarte	Culver City	Lomita
Rancho Palos Verdes	Palmdale	Glendora
Signal Hill	Pomona	Sierra Madre
Monterey Park	Manhattan Beach	South Pasadena
Compton	Lynwood	Norwalk
Monrovia	Rosemead	Bellflower
Lawndale	Covina	Lakewood
La Verne	South Gate	La Habra Heights
San Marino	Thousand Oaks	South El Monte
West Covina	Covina	Lakewood
Gardena	Commerce	
Orange County PMP Clients (Current)		
Brea	La Palma	RSM
Costa Mesa	Orange	Tustin
Laguna Hills	Laguna Beach	Westminster
Fountain Valley	San Juan Capistrano	La Habra
Huntington Beach	Irvine	Fullerton
Seal Beach	Santa Ana	Placentia
Buena Park	Cypress	Stanton

Our surveys follow the accepted ASTM D6433 procedure requirements. Our staff attends the OCTA PMP Distress Training Classes held in each year, 2011 thru 2026.

In February 2026 our staff was acknowledged as "qualified inspectors and firm" to prepare PMP's compliant with the OCTA Countywide Pavement Management Guidelines (this certification/compliance runs through June 2028).

Additionally, Bucknam was selected by the Orange County Transportation Authority (OCTA) in the Fall of 2022 to perform a 10-year Pavement Management Plan analysis on ALL 35 Orange County local agencies PMP's.

2) Client Satisfaction

TASK 2.1: Project Deliverables

Shown throughout our Scope of Work, each Task is summarized with project deliverables. Client satisfaction will derive from frequent communication with the Project Manager and key staff members from the Public Works department. Project success is created by delivering on three main factors;

1) Adherence to scope tasks and deliverables

2) Performing to the standard set by the Project Schedule; and

3) Controlling costs. Our Project Manager will follow each of these factors throughout the duration of the project

Deliverable: Project Status Updates, as stated in Task 1.2

3) Project Schedule

TASK 3.1: Work Flow / Project Schedule

Our project schedule shows each major task identified in our scope of work, as well as quality control milestones and meetings. Bucknam currently has ample, certified staff to apply to this project in order to meet an aggressive schedule (three field technicians will drive the proactive schedule).

We anticipate the annual PMP services to start in June and will be completed by March of the following year. See key milestone dates from the project schedule below (fiscal year will change accordingly):

- Project Kickoff – November, 2026
- Survey Start / Completion – November, 2026 – February, 2027
- Delivery of draft PMP – March, 2027
- City comments returned to Consultant – late March, 2027
- Delivery of City CIP Final Report – late April, 2027
    - All necessary METRO data, City reporting and revenue projections will be submitted May, 2027
- Publication of MyRoads PMP – Any time after acceptance of Final PMP
    - Exported copy of the MicroPAVER database will be delivered (.e70 file)
    - All pavement and GIS data pertinent to the project deliverables will be submitted with the Final PMP report

4) Scope of Work (Major Tasks)

TASK 4.1: Update Maintenance and Rehabilitation History

The City will provide Bucknam a complete listing of all major work (overlay, slurry, etc.) in order to update specific section work histories and PCI ratings.

Bucknam will review all maintenance and rehabilitation projects completed and/or scheduled by the City since the last update in 2023; this will include work history updates on arterials/collectors and locals (current database shows March 2021 as last work history events).

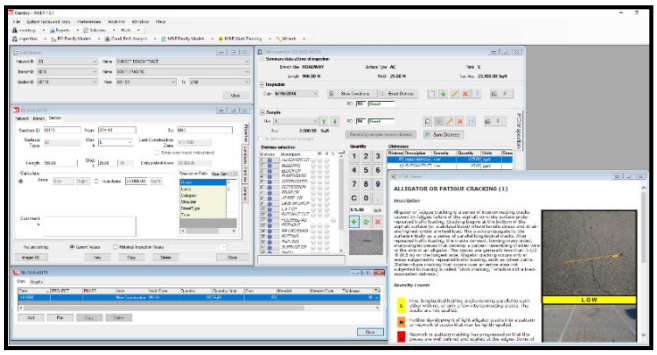
Our staff will enter the necessary work history updates as mentioned above (i.e. data entry of maintenance / rehabilitation activities) into your MicroPAVER software. Once the project is completed, our staff will upload the necessary PMP database files at the City.

Deliverable: Update PMP data, Work History report

TASK 4.2: Pavement Condition Surveys

First and foremost, the assessment of the City's pavement segmentation is one of the key priorities for this project. With three years between major inspections it will be essential to verify that all Arterial, Collector and Local segmentation is up-to-date and that section SF quantities are verified, accurate and reliable.

Once the pavement segmentation has been assessed and verified, the necessary 215 miles of Arterial, Collector and Local inspections will be performed. It is the City's desire to survey all pavement sections this fiscal year.



Our survey methodology will include the following approach based on the ASTM D6433 guidelines:

1. **<u>Walking</u>** - All sections are surveyed through "two-pass test" walking methodologies. AC/PCC distress types will be collected based upon actual surface conditions and physical characteristics of the segment.

Surveying methods will be conducted by remaining consistent with ASTM D6433 & the Army Corp of Engineers AC/PCC sampling guidelines while being flexible to City requirements.

All sample locations are observed through walking surveys; samples areas will cover 20% of the total section area and will be 2,500 SF +/- 1,000 SF in size. According to the City's request the following pavement sections are to be surveyed for the upcoming 2026 PMP update:

- The inspection of approximately 215 miles of Arterial / Collector and Local segments will be performed;
- Recent overlay rehabilitation will reduce total mileage of survey – TBD;

Our use of Tablet-based units allows our staff to collect pavement data with the City of Compton's PMP database live in the field. At the end of the day all electronic data is transferred to our office for quality control and management.

Roadway Verification Survey - A listing of the field attribute data that is updated/verified during the survey for the pavement management database is listed below:

2. **Field Attribute Data (updated and/or verified)**
    - Street name, from/to, indicating the assigned limits of the section
    - Historical PCI tracking from previous inspections and 2026 PCI inspections
    - Segment rank, length, width, and total true area of the section
3. **Conditional data will be evaluated for all street segments and will include:**
    - MicroPAVER 20 AC & 19 PCC distresses by type, severity and sample area
    - Sampling/conditional data typically pulled from within edge-of-pavement to edge-of pavement
    - PCI ratings (0-100), taking into account the surface condition, level of distress
4. **Section Distress and PCI Reporting**

    Once inspections are completed, we will generate a draft Pavement Condition Index (PCI) Report for City staff to review. The City and our staff will review these reports to ensure that all inventory data is correct and the project is running smoothly.

    Our submittal will include:

    - PCI Variance report comparing 2023 PCI's to 2026 PCI's
    - Street centerline miles and pavement area
    - Current 2026-27 street network Pavement Condition Index ratings
    - Pavement segment tabular listing for the entire street network
        - PCI Report – sorted by PCI (worst to best)
        - PCI Report – sorted alphabetically

Deliverable: Citywide PCI Reports (65% and 100% status PCI reports)

DEVELOP RECOMMENDED IMPROVEMENT PROGRAM

TASK 4.3: Maintenance & CIP/ Budgetary Analysis

We will assist the City in developing the most cost-effective preventative maintenance and rehabilitation strategies necessary to achieve the desired level of serviceability. This will be accomplished by meeting with the City to discuss and strategize maintenance activities that are currently being used by the City. Based on the City's current AC & PCC applications and other maintenance practices used we will conduct an historical and prospective analysis on the conditional and financial impact these practices have on the pavement network.

We will establish the Compton MicroPAVER maintenance "decision tree" that will be used to generate pavement recommendations that match current fiscal year maintenance approaches/City practices. This will be accomplished by assessing/updating the unique and individual PCI ranges and deterioration curves within PMP software based on functional class (i.e. arterial/collector) and age. Our staff will review the Compton deterioration curves that have been developed based on historical pavement condition, inspection, surface type, and road class. All current market material and labor/unit costs will be integrated into the PMP recommendations and will be derived from the most recent construction bids for pavement rehabilitation.

We will account for annual inflation rates when long-term revenue projections are made. Our Project Manager and Principal will work closely with the City in assessing maintenance and rehabilitation strategies for each fiscal year as well as establishing potential PMP zones for the Local street network. Once the maintenance/rehabilitation strategies have been defined, the identification of a five-year Forecast Maintenance/Rehabilitation (FMR) schedule will be generated.

The recommended budget scenarios will be identified on the basis of several criteria:

- Assessment and review of the City's Pavement CIP budget(s)
- Present pavement conditions; desired levels of service and available resources
- Projected / Forecasted PCI's per section
- Cost benefit of individual strategies (minimum of three (3) scenarios)
- Budgetary recommendations that satisfy City and County guidelines
- Local fiscal year reporting/improvement scheduling
- Future routine maintenance needs based on projected deterioration rates
- Pavement improvement scheduling with the City's major CIP projects (water, sewer, etc.); when necessary

The primary emphasis of this task is to maximize the scheduling of street maintenance using the most cost-effective strategies available and taking into account a life-cycle cost analysis.

Deliverable: One (1) digital copy of the Draft Pavement Management Program Report

TASK 4.4: Citywide CIP / METRO Compliance Budget Reports

We will deliver the Final Report to the City which will be essential for staff reference / use as well as presented in a way that is beneficial for elected officials/upper management. **This report will assist the City in complying with METRO.**

The report will be prepared in a format that uses the information delivered by MicroPAVER in conjunction with the information and analysis performed by our team. The report will provide the City with information on:

- Current inventory and pavement conditions indices (PCI) for all road classes

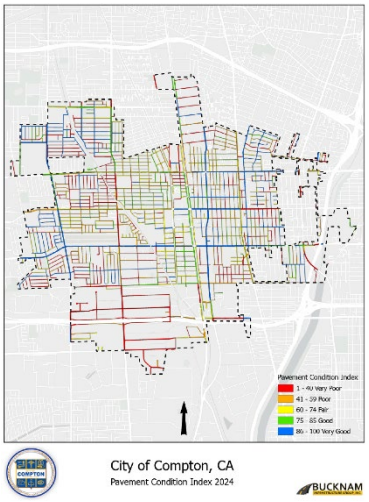
- Projected annual rehabilitation programs for street maintenance for a 5-yr period (Arterial / Local Forecast Maintenance Reports FY 2027-31) that show the largest return on investment and acceptable levels of service;
    - This will include a minimum of three (3) total scenarios;
- Modeling and comparison of budget scenarios typically include:
    - Current / Actual budget 5-year projection
    - Maintain current PCI within 5-years
    - Increase current PCI within 5-years
    - Local Zone preventative maintenance/rehabilitation schedule/mapping
- Strategies and recommendations for the City's maintenance programs, including a preventative maintenance schedule;
- A detailed breakdown of deferred maintenance (backlog); and
- Supporting documentation required by METRO

Deliverable: One (1) digital copy of the Final Pavement PMP Report (.pdf), will be sent to the City. Bucknam will also provide final digital copies of the project related GIS files.

TASK 4.5: PMP – GIS Link / Mapping

As an enhancement and proactive approach to this project, our staff will update the existing Pavement-GIS link between MicroPAVER and the City's GIS system. Bucknam currently has the 2023 PMP-GIS shapefile in-hand; this allows our staff to immediately utilize the file and prepare for internal PMP editing, survey and reporting. Our staff will review, with City staff, all ongoing upcoming capital projects that may impact the GIS mapping delivered for this project. The maps described below will be incorporated into the City's Final PMP report:

- PCI values for every section
- 5-yr Arterial / Local Rehabilitation and Slurry Seal Programs
- Work History maps



Once the City has approved the Pavement Condition Report, we will update the necessary MicroPAVER-GIS linkages (street names will be shown on all maps).

By using the unique ID's within the PMP and the City's ESRI street shapefile ID's, we will update the one-to-one match for each pavement section in the GIS. Our staff will coordinate all project deliveries with the Public Works and the GIS division to ensure that the most current and accurate PMP-GIS maps are represented within the City's GIS enterprise.

Deliverable: Complete GIS files/themes based on list above (project .mxd/shapefiles).

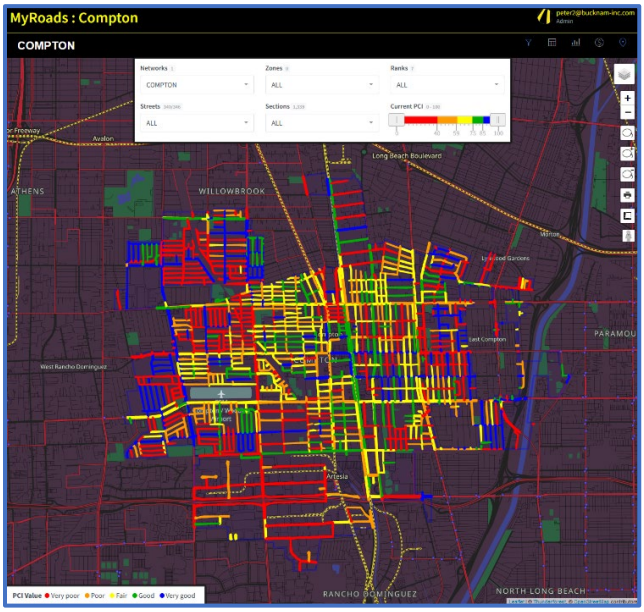
TASK 4.6: Compton MyRoads® PMP Web-Portal

Compton MyRoads™ Web-Portal – Bucknam's MyRoads® PMP web-portal is a great match for the Compton PMP today and for the future. **Our application brings your PMP data to life within a dynamic dashboard!**

Bucknam now provides all our PMP clients with a unique and agency driven "MyRoads®" web-portal that provides instantaneous access to your pavement management database. This "dashboard" allows users to toggle through individual sections via GIS Lasso map selections, zone queries, rank selection and PCI ranges to review all section metrics, latest/previous inspections, work histories and filtered PCI reports. To cap it off, your selections/queries also generate preliminary engineering costs estimations for slurry, overlay and reconstruction projects and provides you with the predictive PCI as if the work is complete.

Bucknam has shown the 2023 Compton MyRoads® account actively working!

This tool will be accessed by City staff simply through a Username/Password methodology. As changes are made to the Compton PMP database the MyRoads® dataset is changed to reflect work history edits, PCI inspections and section changes.



In summary, MyRoads® allows the user perform the following dynamic functions:

- Query specific pavement segment(s) to view current/historic PCI, work history inspection;
- Filter for pavement sections within a defined zone, PCI range and/or functional class;
- Select a pavement section or grouping of section through the on-board GIS tool;
- Enter slurry, overlay & reconstruction unit costs to determine preliminary cost of maintenance and resulting citywide PCI
- Display critical street / sidewalks / signs / ROW assets along pavement section(s) that are critical to Engineering Bid development and solicitation (ADA ramps, utilities, manholes, trees, etc.
- Displays all final GIS project maps (PCI, work history, 7-yr forecasted maintenance, etc.)
- Bucknam will train Compton staff on the simply use of the MyRoads® dashboard.

TASK 4.7: As-Needed PMP – GIS Services

Pavement Management Program / GIS Support Services

With the City implementing a triennial PMP management schedule Bucknam will provide annual As-Needed PMP support that will cover data previously submitted by our staff. If additional services outside the identified scope of work above are requested Bucknam will provide timely and proactive services to the City. Our typical As-Needed services include:

- Additional budget scenarios, general reporting, deterioration studies
- Additional visual inspections above the mileage amount indicated in Task 4.2
- Additional pavement management – GIS mapping
- Additional MicroPAVER training, operational use
- Additional ROW asset management/inventory services (signs, sidewalks, etc.)
- GIS Enterprise assessment, management, implementation, support

The agreement will include the provision of onsite and telephone support for the City staff. We have indicated a common proposed fee with our proposed fee; if requested work efforts are projected to exceed that amount Bucknam will negotiate the appropriate fee to complete requested additional work.

Deliverable: Remote and on-site technical support

Proposed Fee

Task Items 1 through 4 can be accomplished on a **time and materials, not-to-exceed basis** in accordance with the standard hourly rate schedule attached. Our anticipated fee including labor and reimbursable expenses is projected to be $79,677 for an eight-month period.

	Description	Principal	Project Manager	GIS Manager	Field Technician(s)	Admin	Total by Task
	2026-27 Base Fee	$331/hr	$235/hr	$175/hr	$120/hr	$105/hr	
Task 1	**Project Implementation**						
Task 1.1	Project Kickoff		2		2		$710
Task 1.2	Project Status Meetings - Quality Control	1	3	1	40		$6,011
Task 2	**Client Satisfaction**						
Task 2.1	Project Deliverables		2	2	2	1	$1,165
Task 3	**Project Schedule**						
Task 3.1	Work Flow / Project Schedule		2	1	3		$1,005
Task 4	**Scope of Work**						
Task 4.1	Update Maintenance and Rehabilitation History		2	2	12		$2,260
Task 4.2	Pavement Condition Survey (approx. 215 miles)		8	4	344		$43,860
Task 4.3	Maintenance & CIP / Budgetary Analysis		4				$940
Task 4.4	Citywide CIP / METRO Compliance Reports	1	36	4		2	$9,701
Task 4.5	PMP - GIS Link / Mapping		2	8	8		$2,830
Task 4.6	Compton MyRoads® PMP Web-Portal						$700
Task 4.7	As-Needed PMP - GIS Services (Annual)						$5,640
	Reimbursables (mileage, printing, materials)						$4,855
	All deliverables will become property of the City of Compton						
	All Tasks are negotiable						
	Total Hours per Staff	2	61	22	411	3	
	2026-27 Total Base Fee	*$ 662*	*$ 14,335*	*$ 3,850*	*$ 49,320*	*$ 315*	***$79,677***
	Additional services outside of this contract will be negotiated with the City where we will use the Standard Hourly Rate Schedule shown here.						
	***Notes / Assumptions:**						
	All Tasks - Bucknam will utilize own MicroPAVER 7.1 license for project tasks						
	All Tasks - Bucknam and inspectors are qualified through ASTM D64333 / OCTA until FY 2028						

Should the City desire to increase the service level above the hours outlined above for the Task items 1 through 4 or require other services not described herein, a fee adjustment would be negotiated and mutually agreed upon by both parties. We have included our fee schedule below for the City's consideration.

Standard Hourly Rate Schedule

Category	***Rate***
Principal	**$ 331**
Pavement Management Project Manager	**235**
Senior Project Manager	**225**
Management Analyst	**190**
Project Engineer / Planner	**180**
Sr. Engineer / GIS Manager / Sr. Inspector	**175**
Assistant Engineer / Sr. Technician / GIS Analyst	**162**
CADD Operator	**125**
Field Technician	**120**
Administrative Assistant	**105**
Clerical / Word Processing	**105**

Reimbursables

Mileage	**$0.83/mile**
Subconsultant Services	**Cost + 15%**
Reproduction	**Cost + 15%**
Travel & Subsistence	**Cost + 15%**
Fees & Permits	**Cost + 15%**
Computer Services (External)	**Cost + 15%**

Rates Effective 1/1/26

BUCKNAM INFRASTRUCTURE GROUP, INC
3548 Seagate Way, Suite 230
Oceanside, CA 92056
T: (760) 216-6529
www.bucknam-inc.com

October 20, 2026

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **PUBLIC WORKS STREET MAINTENANCE DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH ALANS LAWN AND GARDEN CENTER, INC. TO PURCHASE EQUIPMENT AND SUPPLIES FOR MAINTENANCE OF CITY PARKS IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS ($50,000.00)**

SUMMARY

Adopting this resolution will authorize the City Manager to establish a purchase order with Alans Lawn and Garden Center, Inc. to purchase equipment and supplies for maintenance of City parks in an amount not to exceed Fifty Thousand Dollars ($50,000.00).

BACKGROUND

The Public Works Street Maintenance Department (Department) is responsible for overseeing the Parks Maintenance Division. This division relies on essential horticultural equipment and supplies to effectively maintain the City's parks. Consistent maintenance is crucial to ensure the safety, cleanliness and overall enjoyment of these public spaces for both residents and visitors.

STATEMENT OF THE ISSUE

The City's parks are heavily used by the public throughout the year, and maintaining them requires regular upkeep and the use of specialized equipment. Due to increased use, seasonal changes and normal wear and tear, the Parks Maintenance Division requires additional or replacement tools, equipment and supplies. Many of the existing items are either outdated or insufficient to handle the increased workload.

The Department is addressing the need to replenish and upgrade the equipment and supplies necessary to maintain laws, trees, playground areas, sports fields and other park facilities. Park maintenance is a top priority for the Parks Maintenance Division. Acquiring the necessary equipment and supplies will improve maintenance efficiency and help ensure that our parks remain clean, safe and enjoyable for all residents.

This procurement qualifies under the cooperative purchasing exemption authorized by Section 1411 of the City Charter and the City's purchasing regulations through participation in Sourcewell Contract No. 112624-STIHL. This contract was competitively awarded to Alan's Lawn and Garden Center through the supplier STIHL Incorporated and is valid through January 31, 2029.

Pursuant to Resolution No. 26,100 adopted by the City Council on July 23, 2024, the City Manager is authorized to expend up to $50,000.00 per fiscal year with any single vendor. The City has reached the threshold for Alans Lawn and Garden Center, Inc. for Fiscal Year 2026-2027; thus, requiring City Council approval.

FISCAL IMPACT

Funds in the amount of Fifty Thousand Dollars ($50,000.00) is available in the Department's Fiscal Year 2026-2027 Budget in Account No. 1001-720-000-4236.

ALTERNATIVE

No other alternative is being proposed.

RECOMMENDATION

Staff recommends approving the purchase of essential lawn equipment and supplies to support ongoing maintenance efforts.

MARCUS HARRIS
INTERIM STREET SUPERINTENDENT

APPROVED FOR FORWARDING:

JEROME GROOMES
INTERIM CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH ALANS LAWN AND GARDEN CENTER, INC. TO PURCHASE EQUIPMENT AND SUPPLIES FOR MAINTENANCE OF CITY PARKS IN AN AMOUNT NOT TO EXCEED FIFTY THOUSAND DOLLARS ($50,000.00)

WHEREAS, the Public Works Street Maintenance Department (Department) is responsible for overseeing the Parks Maintenance Division; and

WHEREAS, the division relies on essential horticultural equipment and supplies to effectively maintain the City's parks; and

WHEREAS, the City's parks are heavily used by the public throughout the year, and maintaining them requires regular upkeep and the use of specialized equipment; and

WHEREAS, due to increased use, seasonal changes and normal wear and tear, the Parks Maintenance Division requires additional or replacement tools, equipment and supplies. Many of the existing items are either outdated or insufficient to handle the increased workload; and

WHEREAS, this procurement qualifies under the cooperative purchasing exemption authorized by Section 1411 of the City Charter and the City's purchasing regulations through participation in Sourcewell Contract No. 112624-STIHL, which is valid through January 31, 2029; and

WHEREAS, pursuant to Resolution No. 26,100, adopted by the City Council on July 23, 2024, the City Manager is authorized to expend up to $50,000.00 per fiscal year with any single vendor; and

WHEREAS, the City has reached the threshold for Alans Lawn and Garden Center, Inc. for Fiscal Year 2026-2027; thus, requiring City Council approval; and

WHEREAS, funds in the amount of Fifty Thousand Dollars ($50,000) is available in the Department's Fiscal Year 2026-20207 Budget in Account No. 1001-720-000-4236.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City Manager is hereby authorized to establish a purchase order with Alans Lawn and Garden Center, Inc. to purchase equipment and supplies for maintenance of City parks in an amount not to exceed Fifty Thousand Dollars ($50,000.00).

Section 2. That funds in the amount of Fifty Thousand Dollars ($50,000.00) is available in the Department's Fiscal Year 2026-2027 Budget in Account No. 1001-720-000-4236.

Section 3. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Controller, City Attorney and Public Works Street Maintenance Department.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 20th day of October, 2026.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this 20th day of October, 2026.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

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Sourcewell

MASTER AGREEMENT #112624
CATEGORY: Grounds Maintenance Equipment and Related Attachments
SUPPLIER: STIHL Incorporated

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and STIHL Incorporated, 536 Viking Drive, Virginia Beach, VA 23452 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

Article 1:
General Terms

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.

2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.

3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.

4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.

5) **Term.** This Agreement is effective upon the date of the final signature below. The term of this Agreement is four (4) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on January 31, 2029, unless it is cancelled or extended as defined in this Agreement.

   a) **Extensions.** Sourcewell and Supplier may agree to up to three (3) additional one-year extensions beyond the original four-year term. The total possible length of this Agreement will be seven (7) years from the effective date.

   b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.

6) **Survival of Terms.** Notwithstanding the termination of this Agreement, the obligations of this Agreement will continue through the performance period of any transaction entered between Supplier and any Participating Entity before the termination date.

7) **Scope.** Supplier is awarded a Master Agreement to provide the solutions identified in RFP #112624 to Participating Entities. In Scope solutions include:

   a) Lawn and garden equipment for all types of lawn, field and turf care, golf course, landscape, sidewalk, walking path, and parking lot maintenance, and snow removal;

   b) Irrigation and aeration equipment, systems, parts, and installation; and

   c) Beach and waterfront maintenance equipment and accessories.

8) **Included Solutions.** Supplier's Proposal to the above referenced RFP is incorporated into this Master Agreement. Only those Solutions included within Supplier's Proposal and within Scope (Included Solutions) are included within the Agreement and may be offered to Participating Entities.

9) **Indefinite Quantity.** This Master Agreement defines an indefinite quantity of sales to eligible Participating Entities.

10) **Pricing.** Pricing information (including Pricing and Delivery and Pricing Offered tables) for all Included Solutions within Supplier's Proposal is incorporated into this Master Agreement.

11) **Not to Exceed Pricing.** Suppliers may not exceed the prices listed in the current Pricing List on file with Sourcewell when offering Included Solutions to Participating Entities. Participating Entities may request adjustments to pricing directly from Supplier during the negotiation and execution of any transaction.

12) **Open Market.** Supplier's open market pricing process is included within its Proposal.

13) **Supplier Representations:**

   i) **Compliance.** Supplier represents and warrants it will provide all Included Solutions under this Agreement in full compliance with applicable federal, state, and local laws and regulations.

ii) **Licenses.** As applicable, Supplier will maintain a valid status on all required federal, state, and local licenses, bonds, and permits required for the operation of Supplier's business with Participating Entities. Participating Entities may request all relevant documentation directly from Supplier.

iii) **Supplier Warrants.** Supplier warrants that all Included Solutions furnished under this Agreement are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Solutions are suitable for and will perform in accordance with the ordinary use for which they are intended.

14) **Bankruptcy Notices.** Supplier certifies and warrants it is not currently in a bankruptcy proceeding. Supplier has disclosed all current and completed bankruptcy proceedings within the past seven years within its Proposal. Supplier must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the term of this Agreement.

15) **Debarment and Suspension.** Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota, the United States federal government, or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Agreement. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time during the term of this Agreement.

16) **Provisions for non-United States federal entity procurements under United States federal awards or other awards (Appendix II to 2 C.F.R § 200).** Participating Entities that use United States federal grant or other federal funding to purchase solutions from this Agreement may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Section, all references to "federal" should be interpreted to mean the United States federal government. The following list applies when a Participating Entity accesses Supplier's Included Solutions with United States federal funds.

i) **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all agreements that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

ii) **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5,

"Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must comply with all applicable Davis-Bacon Act provisions.

iii) **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708).** Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies, materials, or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Agreement. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

iv) **RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT.** If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

v) **CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387).** Contracts and subgrants of amounts in excess of

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$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Agreement it will comply with applicable requirements as referenced above.

vi) **DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689).** A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. § 180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

vii) **BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352).** Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

viii) **RECORD RETENTION REQUIREMENTS.** To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

ix) **ENERGY POLICY AND CONSERVATION ACT COMPLIANCE.** To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

x) **BUY AMERICAN PROVISIONS COMPLIANCE.** To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

xi) **ACCESS TO RECORDS (2 C.F.R. § 200.336).** Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions. The

right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

xii) **PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322).** A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

xiii) **FEDERAL SEAL(S), LOGOS, AND FLAGS.** The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

xiv) **NO OBLIGATION BY FEDERAL GOVERNMENT.** The U.S. federal government is not a party to this Agreement or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Agreement or any purchase by an authorized user.

xv) **PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.** The Contractor acknowledges that 31 U.S.C. § 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Agreement or any purchase by a Participating Entity.

xvi) **FEDERAL DEBT.** The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

xvii) **CONFLICTS OF INTEREST.** The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Agreement or any aspect related to the anticipated work under this Agreement raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

xviii) **U.S. EXECUTIVE ORDER 13224.** The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

xix) **PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.** To the extent applicable, Supplier certifies that during the term of this Agreement it will comply with applicable requirements of 2 C.F.R. § 200.216.

xx) **DOMESTIC PREFERENCES FOR PROCUREMENTS.** To the extent applicable, Supplier certifies that during the term of this Agreement, Supplier will comply with applicable requirements of 2 C.F.R. § 200.322.

Article 2:
Sourcewell and Supplier Obligations

The Terms in this Article 2 relate specifically to Sourcewell and its administration of this Master Agreement with Supplier and Supplier's obligations thereunder.

1) **Authorized Sellers.** Supplier must provide Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers which may complete transactions of Included Solutions offered under this Agreement. Sourcewell may request updated information in its discretion, and Supplier agrees to provide requested information within a reasonable time.

2) **Product and Price Changes Requirements.** Supplier may request Included Solutions changes, additions, or deletions at any time. All requests must be made in writing by submitting a Sourcewell Price and Product Change Request Form to Sourcewell. At a minimum, the request must:
   - Identify the applicable Sourcewell Agreement number;
   - Clearly specify the requested change;
   - Provide sufficient detail to justify the requested change;
   - Individually list all Included Solutions affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
   - Include a complete restatement of Pricing List with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Included Solutions offered, even for those items where pricing remains unchanged.

   A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Agreement and will be incorporated by reference.

3) **Authorized Representative.** Supplier will assign an Authorized Representative to Sourcewell for this Agreement and must provide prompt notice to Sourcewell if that person is changed. The Authorized Representative will be responsible for:
   - Maintenance and management of this Agreement;
   - Timely response to all Sourcewell and Participating Entity inquiries; and
   - Participation in reviews with Sourcewell.

   Sourcewell's Authorized Representative is its Chief Procurement Officer.

4) **Performance Reviews.** Supplier will perform a minimum of one review with Sourcewell per agreement year. The review will cover transactions to Participating Entities, pricing and terms, administrative fees, sales data reports, performance issues, supply chain issues, customer issues, and any other necessary information.

5) **Sales Reporting Required.** Supplier is required as a material element to this Master Agreement to report all completed transactions with Participating Entities utilizing this Agreement. Failure to provide complete and accurate reports as defined herein will be a material breach of the Agreement and Sourcewell reserves the right to pursue all remedies available at law including cancellation of this Agreement.

6) **Reporting Requirements.** Supplier must provide Sourcewell an activity report of all transactions completed utilizing this Agreement. Reports are due at least once each calendar quarter (Reporting Period). Reports must be received no later than 45 calendar days after the end of each calendar quarter. Supplier may report on a more frequent basis in its discretion. Reports must be provided regardless of the amount of completed transactions during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

   The Report must contain the following fields:
   - Participating Entity Name (e.g., City of Staples Highway Department);
   - Participating Entity Physical Street Address;
   - Participating Entity City;
   - Participating Entity State/Province;
   - Participating Entity Zip/Postal Code;
   - Sourcewell Participating Entity Account Number;
   - Transaction Description;
   - Transaction Purchased Price;
   - Sourcewell Administrative Fee Applied; and
   - Date Transaction was invoiced/sale was recognized as revenue by Supplier.

   If collected by Supplier, the Report may include the following fields as available:
   - Participating Entity Contact Name;
   - Participating Entity Contact Email Address;
   - Participating Entity Contact Telephone Number;

7) **Administrative Fee.** In consideration for the support and services provided by Sourcewell, Supplier will pay an Administrative Fee to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. Supplier will include its Administrative Fee within its proposed pricing. Supplier may not directly charge Participating Entities to offset the Administrative Fee.

8) **Fee Calculation.** Supplier's Administrative Fee payable to Sourcewell will be calculated as a stated percentage (listed in Supplier's Proposal) of all completed transactions utilizing this Master Agreement within the preceding Reporting Period. For certain categories, a flat fee may be proposed. The Administrative Fee will be stated in Supplier's Proposal.

9) **Fee Remittance.** Supplier will remit fee to Sourcewell no later than 45 calendar days after the close of the preceding calendar quarter in conjunction with Supplier's Reporting Period obligations defined herein. Payments should note the Supplier's name and Sourcewell-assigned Agreement number in the memo; and must be either mailed to Sourcewell above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions.

10) **Noncompliance.** Sourcewell reserves the right to seek all remedies available at law for unpaid or underpaid Administrative Fees due under this Agreement. Failure to remit payment, delinquent payments, underpayments, or other deviations from the requirements of this Agreement may be deemed a material breach and may result in cancellation of this Agreement and disbarment from future Agreements.

11) **Audit Requirements.** Pursuant to Minn. Stat. § 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell and the Minnesota State Auditor for a minimum of six years from the end of this Agreement. Supplier agrees to fully cooperate with Sourcewell in auditing transactions under this Agreement to ensure compliance with pricing terms, correct calculation and remittance of Administrative Fees, and verification of transactions as may be requested by a Participating Entity or Sourcewell.

12) **Assignment, Transfer, and Administrative Changes.** Supplier may not assign or otherwise transfer its rights or obligations under this Agreement without the prior written consent of Sourcewell. Such consent will not be unreasonably withheld. Sourcewell reserves the right to unilaterally assign all or portions of this Agreement within its sole discretion to address corporate restructurings, mergers, acquisitions, or other changes to the Responsible Party and named in the Agreement. Any prohibited assignment is invalid. Upon request Sourcewell may make administrative changes to agreement documentation such as name changes, address changes, and other non-material updates as determined within its sole discretion.

13) **Amendments.** Any material change to this Agreement must be executed in writing through an amendment and will not be effective until it has been duly executed by the parties.

14) **Waiver.** Failure by Sourcewell to enforce any right under this Agreement will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right.

15) **Complete Agreement.** This Agreement represents the complete agreement between the parties for the scope as defined herein. Supplier and Sourcewell may enter into separate written agreements relating specifically to transactions outside of the scope of this Agreement.

16) **Relationship of Sourcewell and Supplier.** This Agreement does not create a partnership, joint venture, or any other relationship such as employee, independent contractor, master-servant, or principal-agent.

17) **Indemnification.** Supplier must indemnify, defend, save, and hold Sourcewell, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell, arising out of any act or omission in the performance of this Agreement by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in design, condition, or performance of Included Solutions under this Agreement. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

18) **Data Practices.** Supplier and Sourcewell acknowledge Sourcewell is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. As it applies to all data created and

maintained in performance of this Agreement, Supplier may be subject to the requirements of this chapter.

19) **Grant of License.**

a) **During the term of this Agreement:**

i) **Supplier Promotion.** Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising, promotional materials, and informational sites for the purpose of marketing Sourcewell's Agreement with Supplier.

ii) **Sourcewell Promotion.** Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising, promotional materials, and informational sites for the purpose of marketing Supplier's Agreement with Sourcewell.

b) **Limited Right of Sublicense.** The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, partners, or agents (collectively "Permitted Sublicensees") in advertising, promotional, or informational materials for the purpose of marketing the Parties' relationship. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this section by any of their respective sublicensees.

c) **Use; Quality Control.**

i) Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

ii) Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Each party may make written notice to the other regarding misuse under this section. The offending party will have 30 days of the date of the written notice to cure the issue or the license/sublicense will be terminated.

d) **Termination.** Upon the termination of this Agreement for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

20) **Venue and Governing law between Sourcewell and Supplier Only.** The substantive and procedural laws of the State of Minnesota will govern this Agreement between Sourcewell and Supplier. Venue for all legal proceedings arising out of this Agreement between Sourcewell and Supplier will be in court of competent jurisdiction within the State of Minnesota. This section does not apply to any dispute between Supplier and Participating Entity. This Agreement reserves the right for Supplier and Participating Entity to negotiate this term to within any transaction documents.

21) **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Agreement is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

22) **Insurance Coverage.** At its own expense, Supplier must maintain valid insurance policy(ies) during the performance of this Agreement with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

a) **Commercial General Liability Insurance.** Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Agreement.

- $1,500,000 each occurrence Bodily Injury and Property Damage
- $1,500,000 Personal and Advertising Injury
- $2,000,000 aggregate for products liability-completed operations
- $2,000,000 general aggregate

b) **Certificates of Insurance.** Prior to execution of this Agreement, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Agreement. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or provided to in an alternative manner as directed by Sourcewell. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. Failure of Supplier to maintain the required insurance and documentation may constitute a material breach.

c) **Additional Insured Endorsement and Primary and Non-contributory Insurance Clause.** Supplier agrees to list Sourcewell, including its officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

d) **Waiver of Subrogation.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Agreement or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

e) **Umbrella/Excess Liability/SELF-INSURED RETENTION.** The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

23) **Termination for Convenience.** Sourcewell or Supplier may terminate this Agreement upon 60 calendar days' written notice to the other Party. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

24) **Termination for Cause.** Sourcewell may terminate this Agreement upon providing written notice of material breach to Supplier. Notice must describe the breach in reasonable detail and state the intent to terminate the Agreement. Upon receipt of Notice, the Supplier will have 30 calendar days in which it must cure the breach. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

Article 3:
Supplier Obligations to Participating Entities

The Terms in this Article 3 relate specifically to Supplier and a Participating Entity when entering transactions utilizing the General Terms established in this Master Agreement. Article 1 General Terms control over any conflict with this Article 3. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Quotes to Participating Entities.** Suppliers are encouraged to provide all pricing information regarding the total cost of acquisition when quoting to a Participating Entity. Suppliers and Participating Entities are encouraged to include all cost specifically associated with or included within the Suppliers proposal and included Solutions within transaction documents.

2) **Shipping, Delivery, Acceptance, Rejection, and Warranty.** Supplier's proposal may include proposed terms relating to shipping, delivery, inspection, and acceptance/rejection and other relevant terms of tendered Solutions. Supplier and Participating Entity may negotiate final terms appropriate for the specific transaction relating to non-appropriation, shipping, delivery, inspection, acceptance/rejection of tendered Solutions, and warranty coverage for included Solutions. Such terms may include, but are not limited to, costs, risk of loss, proper packaging, inspection rights and timelines, acceptance or rejection procedures, and remedies as mutually agreed include notice requirements, replacement, return or exchange procedures, and associated costs.

3) **Applicable Taxes.** Participating Entity is responsible for notifying supplier of its tax-exempt status and for providing Supplier with any valid tax-exemption certification(s) or related documentation.

4) **Ordering Process and Payment.** Supplier's ordering process and acceptable forms of payment are included within its Proposal. Participating Entities will be solely responsible for payment to Supplier and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

5) **Transaction Documents.** Participating Entity may require the use of its own forms to complete transactions directly with Supplier utilizing the terms established in this Agreement. Supplier's

standard form agreements may be offered as part of its Proposal. Supplier and Participating Entity may complete and document transactions utilizing any type of transaction documents as mutually agreed. In any transaction document entered utilizing this Agreement, Supplier and Participating Entity must include specific reference to this Master Agreement by number and to Participating Entity's unique Sourcewell account number.

6) **Additional Terms and Conditions Permitted.** Participating Entity and Supplier may negotiate and include additional terms and conditions within transaction documentation as mutually agreed. Such terms may supplant or supersede this Master Agreement when necessary and as solely determined by Participating Entity. Sourcewell has expressly reserved the right for Supplier and Participating Entity to address any necessary provisions within transaction documents not expressly included within this Master Agreement, including but not limited to transaction cancellation, dispute resolution, governing law and venue, non-appropriation, insurance, defense and indemnity, force majeure, and other material terms as mutually agreed.

7) **Subsequent Agreements and Survival.** Supplier and Participating Entity may enter into a separate agreement to facilitate long-term performance obligations utilizing the terms of this Master Agreement as mutually agreed. Such agreements may provide for a performance period extending beyond the full term of this Master Agreement as determined in the discretion of Participating Entity.

8) **Participating Addendums.** Supplier and Participating Entity may enter a Participating Addendum or similar document extending and supplementing the terms of this Master Agreement to facilitate adoption as may be required by a Participating Entity.

Sourcewell	STIHL Incorporated
Signed by: Jeremy Schwartz C0FD2A139D06489...	DocuSigned by: Brian Manke 197E0B86014D40A...
By: _____	By: _____
Jeremy Schwartz	Brian Manke
Title: Chief Procurement Officer	Title: Manager Wheeled Goods Pricing and Promotions
Date: 2/4/2025 | 9:12 AM CST	Date: 2/4/2025 | 6:15 AM PST

RFP 112624 - Grounds Maintenance Equipment and Related Attachments

Vendor Details

Company Name:	STIHL Incorporated
Address:	536 Viking Drive Virginia Beach, VA 23452
Contact:	Brian Manke
Email:	brian.manke@stihl.us
Phone:	757-785-1000
HST#:	

Submission Details

Created On:	Wednesday October 09, 2024 09:56:38
Submitted On:	Friday November 22, 2024 14:44:18
Submitted By:	Brian Manke
Email:	brian.manke@stihl.us
Transaction #:	9ef4c698-210c-4f35-bc9b-c735bc4f888c
Submitter's IP Address:	204.124.67.250

Specifications

Table 1: Proposer Identity & Authorized Representatives (Not Scored)

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Table 1 Specific Instructions. Sourcewell requires identification of all parties responsible for providing Solutions under a resulting master agreement(s) (Responsible Supplier). Proposers are strongly encouraged to include all potential Responsible Suppliers including any corporate affiliates, subsidiaries, D.B.A., and any other authorized entities within a singular proposal. All information required under this RFP must be included for each Responsible Supplier as instructed. Proposers with multiple Responsible Supplier options may choose to respond individually as distinct entities, however each response will be evaluated individually and only those proposals recommended for award may result in a master agreement award. Unawarded entities will not be permitted to later be added to an existing master agreement through operation of Proposer's corporate organization affiliation.

Line Item	Question	Response *	
1	Provide the legal name of the Proposer authorized to submit this Proposal.	STIHL Incorporated	*
2	In the event of award, is this entity the Responsible Supplier that will execute the master agreement with Sourcewell? Y or N.	Y	*
3	Identify all subsidiaries, D.B.A., authorized affiliates, and any other entity that will be responsible for offering and performing delivery of Solutions within this Proposal (i.e. Responsible Supplier(s) that will execute a master agreement with Sourcewell).	Northeast STIHL, Mid-Atlantic STIHL, STIHL Southeast, STIHL Southwest, Bryan Equipment Sales, Crader Distributing Company, Blue Mountain Equipment, Intermountain STIHL, STIHL Northwest, Pacific STIHL. Further information about STIHL's US distribution network can be found here: https://www.stihlusa.com/about-stihl/corporate/branch-distributor/	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	Not applicable	*
5	Provide your NAICS code applicable to Solutions proposed.	333112	
6	Proposer Physical Address:	536 Viking Drive, Virginia Beach, VA 23452	*
7	Proposer website address (or addresses):	stihlusa.com	*
8	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer):	Brian Manke Manager Wheeled Goods Pricing and Promotions 536 Viking Drive, Virginia Beach, VA 23452 brian.manke@stihl.us 757.618.1423	*
9	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Brian Manke Manager Wheeled Goods Pricing and Promotions 536 Viking Drive, Virginia Beach, VA 23452 brian.manke@stihl.us 757.618.1423	*
10	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Mike Poluka Senior Manager Strategic and National Accounts 536 Viking Drive, Virginia Beach, VA 23452 mike.poluka@stihl.us 757.785.1218	*

Table 2A: Financial Viability and Marketplace Success (50 Points)

Line Item	Question	Response *	

11	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested Solutions.	STIHL has grown steadily since its founding in 1926: STIHL now offers a broad product portfolio that goes far beyond what started with a chainsaw. What was once a Swabian one-man operation has flourished into an international company that has more than 20,000 employees across all continents. Throughout its more-than-95-year history, STIHL has always remained true to its core values and company principles: We are a family-owned company and stand for products that are distinguished by outstanding quality and "made by STIHL" cutting-edge technology. At STIHL, family values are a top priority by tradition. Since the company was founded, members of the Stihl family have been steering the company's fortunes and have grown the one-man business into a global company and the best-selling chainsaw brand in the world. "We want to make people's work easier. That was my father's vision over 95 years ago, and it remains our strongest driving force." - Hans Peter Stihl STIHL Incorporated Mission Statement: STIHL will be the trusted and sole partner for high-value professional user groups, bringing comprehensive premium solutions rooted in Handheld Equipment and Wheeled Goods with associated Aftermarket products and services, independent of power source; further differentiating ourselves through quality and our unparalleled proximity to end users via our harmonized Servicing Dealer network	*
12	What are your company's expectations in the event of an award?	STIHL expects to be able to supply Sourcewell customers with the full portfolio of STIHL wholegoods and accessories through our extensive network of authorized servicing dealers.	*
13	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response. DO NOT PROVIDE ANY TAX INFORMATION OR PERSONALLY IDENTIFIABLE INFORMATION.	The STIHL Group's annual revenue is over 5.2 billion euros with a 65% equity ratio. Our full public disclosures for our privately held company can be found here: https://corporate.stihl.com/en/about-stihl/company/figures. We have also included our latest financial report to this RFP.	*
14	What is your US market share for the Solutions that you are proposing?	STIHL Inc. is the number one selling brand of gas-powered handheld outdoor power equipment in the U.S. and among U.S. landscape professionals. STIHL is also the number one selling brand of battery-powered handheld outdoor power equipment among landscape and tree care professionals in America. "Number one selling brand" is based on 2007-2023 syndicated and commissioned surveys conducted by Irwin Broh Research of the U.S. market.	*
15	What is your Canadian market share for the Solutions that you are proposing?	STIHL is number one brand of gasoline outdoor power equipment in Canada.	*
16	Disclose all current and completed bankruptcy proceedings for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the pendency of this RFP evaluation.	STIHL does not have any bankruptcy proceedings.	*
17	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer the question that best applies to your organization, either a) or b). a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	STIHL Incorporated is a sales and manufacturing subsidiary of STIHL International GmBH, GmBH a subsidiary of Andreas STIHL AG and Co. KG, the AG & Co. KG in turn is a subsidiary of STIHL Holding AG & Co. KG. STIHL Incorporated manufacturers over 100 models of tools at its factory in Virginia Beach, VA. STIHL has 6 company-owned Branches and 5 independent Distributors that only sell and service STIHL products - https://www.stihlusa.com/about-stihl/corporate/branch-distributor/ Our distribution network works with over 11,000 independent servicing STIHL dealers nationwide.	*

18	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	STIHL maintains and has the necessary licenses to sell our products in the United States. Additional information on our ISO 9001 and 14001 certifications can be found here: https://www.stihlusa.com/about-stihl/corporate/iso-9001-and-14001/	*
19	Disclose all current and past debarments or suspensions for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a debarment or suspension status any time during the pendency of this RFP evaluation.	None	*
20	Describe any relevant industry awards or recognition that your company has received in the past five years.	Numerous STIHL products have been recognized for their innovation by industry peers. STIHL is recognized for its manufacturing excellence and Forbes named it one of the best mid-size employers. A full list of our most recent STIHL product awards in the United States can be found on the website: https://www.stihlusa.com/about-stihl/awards/	*
21	What percentage of your sales are to the governmental sector in the past three years?	STIHL supports government sector purchases through our independent dealer network with our bid assistance program. However, we do not break out sales by specific sectors.	*
22	What percentage of your sales are to the education sector in the past three years?	STIHL supports educational sector purchases through our independent dealer network with our bid assistance program. However, we do not break out sales by this specific sector.	*
23	List all state, cooperative purchasing agreements that you hold. What is the annual sales volume for each of these agreement over the past three years?	STIHL does not have any other cooperative purchasing agreements.	*
24	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	STIHL does not have any GSA or SOSA agreements in place.	*

Table 2B: References/Testimonials

Line Item 25. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
City of Eugene	Kelly Speis	541.968.3697	*
Northeast College of Health Sciences	Matt Walters	315.719.5317	*
Elmhurst Park District	Steven Paterkiewicz	630.675.4491	*
Northwestern University	Steve Camburn	847.815.4701	

Table 3: Ability to Sell and Deliver Solutions (150 Points)

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
26	Sales force.	STIHL products are sold and serviced by our over 11,000 servicing Dealer network. Our Dealers are independent businesses that have relationships with local municipal users and understand the needs of the local market. In addition, STIHL supports our Dealer network with over 250 field support staff strategically located across the country.	*
27	Describe the network of Authorized Sellers who will deliver Solutions, including dealers, distributors, resellers, and other distribution methods.	STIHL only sells through independent authorized Dealers. These 11,000 Dealers have been strategically selected and are able to sell, service and provide spare parts for the STIHL products they sell. These dealers are supported by 11 regional distribution centers and provide regional sales and service support.	*
28	Service force.	Service is a pillar of STIHL's go to market strategy. All STIHL Dealers are able to support the STIHL products they sell with service, spare parts and warranty service. STIHL supports our Dealers with 11 strategically placed distribution points that are able to provide next day ground service for a majority of our Dealers.	*
29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Our goal is to keep the ordering process as simple as possible and follow our existing standard procedures for our dealers. Sourcewell members will work with their local STIHL Dealer as they do now to determine the proper equipment for their needs. The Sourcewell member will then generate a purchase order to the Dealer using the Sourcewell contract pricing. The Dealer will then fulfill the purchase order with their on-hand inventory or by sourcing the product from their local STIHL warehouse. A majority of STIHL dealers have next day ground service from their STIHL distribution point. If any further assistance is needed we have our 250 person strong field staff or our internal contact outlined previously to resolve any issues.	*
30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Our network of over 11,000 servicing Dealers helps ensure outstanding customer service. However, in the rare case when a situation requires additional attention our network of field staff can help resolve the problem. In the exceptionally rare instance where even more help is needed Sourcewell or the member can reach out to the team at STIHL's headquarters as outlined in this RFP. STIHL maintains an in-house customer service team as well as an international customer service center.	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities.	STIHL has the ability and willingness to provide STIHL products to Sourcewell members. STIHL has a robust bid assistance program and many Sourcewell members are already using STIHL products. Adding STIHL to the Sourcewell program will make it easier for Sourcewell members to source STIHL wholegoods and accessories.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	STIHL Canada is a separate legal entity and is not a part of this RFP.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed agreement.	STIHL is able to fully support the United States and its territories with this Sourcewell proposal. This RFP does not apply to Canda or Canadian territories.	*
34	Identify any account type of Participating Entity which will not have full access to your Solutions if awarded an agreement, and the reasoning for this.	Provided the Sourcewell member meets Sourcewell's member requirements, STIHL would not restrict access to any members on a state, municipality or local level. At this time federal agencies will need to contact STIHL for additional information. Please note that some STIHL gasoline powered products may not be available in California due to emission requirements.	*
35	Define any specific requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	STIHL products are distributed throughout all 50 states as well as US Territories. This RFP includes all 50 states as well as US Territories. Please note that some STIHL gasoline powered products may not be available in California due to emission requirements.	*
36	Will Proposer extend terms of any awarded master agreement to nonprofit entities?	Our proposal is available to all Sourcewell members including nonprofit entities.	*

Table 4: Marketing Plan (100 Points)

Line Item	Question	Response *	
37	Describe your marketing strategy for promoting this opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	STIHL has a dynamic and diverse marketing strategy. We utilize traditional media such as television ads, newspaper ads as well as social media. In addition we support many of the industry trade groups such as NALP (National Association of Landscape Professionals) and ISA (International Society of Arborists). Representative examples have been uploaded in the documents section.	*
38	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	STIHL has an active social media presence across all major platforms - Facebook, Instagram and Tik-Tok. We frequently interact with our customers on these platforms responding to inquiries and requests for information. Social media allows us to communicate with specific user groups with relevant information.	*
39	In your view, what is Sourcewell's role in promoting agreements arising out of this RFP? How will you integrate a Sourcewell-awarded agreement into your sales process?	In our view Soucewell's role is that when a member is searching for outdoor power equipment, STIHL is shown as one of the available vendors. STIHL will communicate to our distribution network that we are now a Sourcewell member. A key to marketing our Sourcewell contract will be with our field staff who are in direct communication with our dealers and Soucewell members.	*
40	Are your Solutions available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	STIHL products are available through our 11,000 plus strong servicing dealer network. While we do offer purchase online and pick up in store, these type of specialized purchases are best conducted in person with the local dealership.	*

Table 5A: Value-Added Attributes (100 Points)

Line Item	Question	Response *	
41	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	STIHL has in field TSS's (Technical Sales Specialists) that focus on providing training to our large customers many of them being municipalities. These employees not only provide product application expertise but also conduct safety training and assistance with customers unique challenges. These trainings and seminars are conducted by request by reaching out to the local STIHL distribution point.	*
42	Describe any technological advances that your proposed Solutions offer.	STIHL products utilize cutting edge technology and our engineering team prides itself on bringing the latest technology to the marketplace. We manufacture fuel injected chainsaws and cut-off machines. We offer batteries with power laminate technology and advanced brushless motors.	*
43	Describe any "green" initiatives that relate to your company or to your Solutions, and include a list of the certifying agency for each.	The road to green is orange at STIHL. At STIHL, we invest considerable resources in making energy-efficient products that minimize our impact on the environment. We're committed to developing powerful, battery-powered or fuel-efficient outdoor power equipment while using production practices that are environmentally responsible. Taking care of nature is at the heart of everything we do. The 2023 STIHL sustainability report is attached to this RFP.	*
44	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the Solutions included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	STIHL has won numerous awards for the products we sell over the years. Some highlights include, "BGA 60 - Quietest leaf blower", "STIHL FARM BOSS earns best fuel efficient chainsaw" and "Best overall pro-duty chainsaw is the MSA 300". Many STIHL products are certified as zero emission equipment which meets the strict requirements set forth by California Air Resources Board (CARB). Full details can be found on our website: https://www.stihlusa.com/about-stihl/awards/	*
45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	STIHL's most unique attribute is the service that is provided by our over 11,000 servicing dealers. All STIHL products are designed to be serviced and STIHL stocks parts for all of the products and accessories we sell. In addition, we have over 250 factory field support staff strategically located across the country to support STIHL products.	*
46	Describe the safety features your equipment offers such as emergency stop, operator presence control, roll over protection systems, guarding, noise reduction, stability controls, warning lights, etc.	STIHL products comply with all applicable safety standards. STIHL is known for pioneering numerous safety features such as the chain brake on a chainsaw. STIHL also has the unique STIHL QuickStop™ Wheel Brake on the STIHL TS 440 cut-off machine which allows extended guard adjustability by reducing the risk of injury from kickback when the guard has been adjusted to expose the top portion of the wheel.	

47	Describe any ergonomic features your equipment has such as anti-vibration, suspension and swivel seating, adjustable handles, ergonomic control layout for ease of reach, padded shoulder straps or harnesses, easy pull-start cords, etc.	STIHL products are designed for professional use and therefore our team spends a great deal of time ensuring our products are comfortable to use. We focus on ergonomics and comfort with advanced anti-vibration systems and extensive research into the ergonomics of controls and how our products fit the user.
48	Describe features your equipment offers that positively impact the environment such as low-emission engines, battery powered and electric, eco-mode settings, biodegradable fuel use, water conservation technology, solar powered charging capability, smart technology, auto-shut off/no-idling systems, etc.	Low-Emission Engines STIHL uses a variety of engine technologies to provide powerful, lightweight equipment that delivers low emissions, increased fuel efficiency, low noise, and decreased maintenance. Customers can choose from STIHL's patented hybrid 4-MIX® or stratified charge 2-cycle, depending on their particular needs and objectives. Many STIHL products are certified as zero emission equipment which meets the strict requirements set forth by California Air Resources Board (CARB). Non-Petroleum Based Lubricants and Oils Non-petroleum based lubricants and oils provide a more environmentally responsible alternative to traditional oils. These ester- or vegetable-based oils are less harmful to humans, animals, microorganisms, and plants. STIHL OILOMATIC® Saw Chains and Ematic™ Guide Bars STIHL OILOMATIC® saw chains and Ematic™ guide bars offer optimal lubrication, longer wear and less oil consumption than conventional methods which can translate into significant cost savings.
49	Describe the serviceability of the products included in your proposal (parts availability, warranty and technical support, etc.)	Serviceability is a hallmark of STIHL products. All STIHL products are designed with serviceability and STIHL stocks spare parts for all of the products and accessories we sell. We have a comprehensive limited warranty policy that is supported by a technical service department in Virginia Beach as well as technical service personnel at our eleven distribution centers. STIHL's limited warranty policy is attached to this RFP.

Table 5B: Value-Added Attributes

Line Item	Question	Certification	Offered	Comment	
50	Select any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation and a listing of dealerships, HUB partners or re-sellers if available. Select all that apply.		○ Yes ◉ No	STIHL only sells through independently owned small businesses. While we are not able to disclose exact figures, our dealership base does consist of minority, women and veteran owned businesses.	*
51		Minority Business Enterprise (MBE)	○ Yes ◉ No	Unable to disclose exact numbers.	*
52		Women Business Enterprise (WBE)	○ Yes ◉ No	Unable to disclose exact numbers.	*
53		Disabled-Owned Business Enterprise (DOBE)	○ Yes ◉ No	Unable to disclose exact numbers.	*
54		Veteran-Owned Business Enterprise (VBE)	○ Yes ◉ No	Unable to disclose exact numbers.	*
55		Service-Disabled Veteran-Owned Business (SDVOB)	○ Yes ◉ No	Unable to disclose exact numbers.	*
56		Small Business Enterprise (SBE)	○ Yes ◉ No	Unable to disclose exact numbers.	*
57		Small Disadvantaged Business (SDB)	○ Yes ◉ No	Unable to disclose exact numbers.	*
58		Women-Owned Small Business (WOSB)	○ Yes ◉ No	Unable to disclose exact numbers.	*

Table 6: Pricing (400 Points)

Provide detailed pricing information in the questions that follow below.

Line Item	Question	Response *	
59	Describe your payment terms and accepted payment methods.	Payment terms are determined by our dealers. Most dealers prefer terms of net 30.	*
60	Describe any leasing or financing options available for use by educational or governmental entities.	STIHL has comprehensive installment loans and leasing programs available for our zero turn mowers for commercial customers. These programs vary from quarter to quarter due to volatility in the financial markets. Please check our website for our latest programs: https://www.stihlusa.com/zero-turn-financing/	*
61	Describe any standard transaction documents that you propose to use in connection with an awarded agreement (order forms, terms and conditions, service level agreements, etc.). Upload all template agreements or transaction documents which may be proposed to Participating Entities.	Sourcewell members will purchase STIHL products from their local STIHL dealer. The Sourcewell member can user their standard purchase order process with the dealer. The dealer will then use a standardized form for reimbursement from STIHL.	*
62	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	P-card acceptance is at the discretion of the local STIHL dealer. As STIHL will not directly process the Sourcewell purchase order, we can not guarantee P-card acceptance.	*

63	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	STIHL's pricing model is based on our MSRP. Soucewell members will receive a 20% discount off of MSRP as shown in the attached file.	*
64	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Sourcewell members will receive a 20% discount off of STIHL's published MSRP on all wholegoods and accessories.	*
65	Describe any quantity or volume discounts or rebate programs that you offer.	Volume discounts are not a part of STIHL's offering to Sourcewell members. However, STIHL dealers may offer a volume discount if they so choose.	*
66	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "non-contracted items". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	STIHL will not supply any products that are not in our catalog or the attached price sheet.	*
67	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Additional charges are at the discretion of the local dealer. For STIHL products sold in the United States, a Sourcewell member should not be billed for freight or any additional charges from STIHL. Some dealers may charge a setup fee but in general setup is included in the price. For dealers that charge a setup fee it would be a separate line item on the invoice.	*
68	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	For STIHL products delivered to the fulfilling dealer in the continental United States, a Sourcewell member should not be billed for freight as STIHL has dealer friendly free freight policies that cover factory to dealer shipments. For purchase orders outside the continental United States, the Sourcewell member will be billed the freight charges as determined by the dealer. Freight charges for shipments of STIHL products from the dealer to the Sourcewell member will be determined by the dealer and billed as an additional line item.	*
69	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	For purchase orders outside the continental United States but US territories such as Alaska, Hawaii, Guam, Virgin Islands, freight charges will be determined by the dealer and added as a separate line item to the invoice.	*
70	Describe any unique distribution and/or delivery methods or options offered in your proposal.	All STIHL products are sold, setup and delivered by our STIHL dealer network.	*
71	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed agreement with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing.	In order for a dealer to be reimbursed for the Sourcewell discount, they will submit a standardized form for reimbursement. Each request is reviewed internally to ensure compliance with our program, policies and procedures. If any discrepancies are found our team will work with the dealer to resolve the issues.	*
72	If you are awarded an agreement, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the agreement.	STIHL's internal team will be processing the reimbursements and therefore we will be able to track the success of our Soucewell program.	*
73	Provide a proposed Administration Fee payable to Sourcewell. The Fee is in consideration for the support and services provided by Sourcewell. The propose an Administrative Fee will be payable to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. The Administrative Fee will be calculated as a stated percentage, or flat fee as may be applicable, of all completed transactions utilizing this Master Agreement within the preceding Reporting Period defined in the agreement.	STIHL will pay a 1% administrative fee directly to Sourcewell.	*

Table 7: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
74	The pricing offered is consistent with standard market pricing typically offered to individual municipalities, universities, or school districts.	STIHL's goal is to ensure a consistent discount is given to all qualifying agencies regardless of what purchasing option they choose.

Table 8A: Depth and Breadth of Offered Solutions (200 Points)

Line Item	Question	Response *
75	Provide a detailed description of all the Solutions offered, including used, offered in the proposal.	All STIHL wholegoods and accessories are part of this proposal.
76	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	STIHL distributes a wide range of outdoor power equipment products. These include the following: Chainsaws Pole Saws Line Trimmers Forestry Clearing Saws Brushcutters Hedge Trimmers Extended Hedge Trimmers Edgers Cut-off machines Concrete cutter Leaf Blowers Zero turn mowers Stand on mowers Walk behind mowers Robotic mowers Sprayers Backpack Sprayer / Mister Outdoor power equipment accessories Trimmer line Chain Chaps Helmets Pruners Loppers Axes Glasses Gloves

Table 8B: Depth and Breadth of Offered Solutions

Indicate below if the listed types or classes of Solutions are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments
77	Lawn and garden equipment for all types of lawn, field and turf care, golf course, landscape, sidewalk, walking path, and parking lot maintenance, and snow removal	(•) Yes ( ) No	STIHL sells a wide range of gasoline and battery outdoor power equipment including zero turn mowers, pushmowers and robotic lawn mowers.
78	Irrigation and aeration equipment, systems, parts, and installation	( ) Yes (•) No	STIHL does not sell aeration equipment.
79	Beach and waterfront maintenance equipment and accessories	( ) Yes (•) No	STIHL does not sell and beach or waterfront specific equipment.

Table 9: Exceptions to Terms, Conditions, or Specifications Form

Line Item 80. NOTICE: To identify any exception, or to request any modification, to Sourcewell standard Master Agreement terms, conditions, or specifications, a Proposer must submit the proposed exception(s) or requested modification(s) via redline in the Master Agreement Template provided in the "Bid Documents" section. Proposer must upload the redline in the "Requested Exceptions" upload field. All exceptions and/or proposed modifications are subject to review and approval by Sourcewell and will not automatically be included in the Master Agreement.

Do you have exceptions or modifications to propose?	Acknowledgement *
	○ Yes ◉ No

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- Pricing - STIHL Inc. 2025 Sourcewell Price List 11.21.2024.xlsx - Friday November 22, 2024 14:42:02
- Financial Strength and Stability - STIHL_AnnualReport_2023_EN_web.pdf - Tuesday November 19, 2024 13:07:33
- Marketing Plan/Samples - STIHL Advertising Examples.pdf - Thursday November 21, 2024 13:46:42
- WMBE/MBE/SBE or Related Certificates (optional)
- Standard Transaction Document Samples - STIHL-limited-warranty-policy-susa-2024-02.pdf - Thursday November 21, 2024 13:47:12
- Requested Exceptions (optional)
- Upload Additional Document - STIHL_Sustainability_Report_2023_EN_web.pdf - Monday November 18, 2024 10:17:57

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT OF COMPLIANCE

I certify that I am an authorized representative of Proposer and have authority to submit the foregoing Proposal:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for award.

3. The Proposer certifies that:

(1) The prices in this Proposal have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other Proposer or competitor relating to-

(i) Those prices;

(ii) The intention to submit an offer; or

(iii) The methods or factors used to calculate the prices offered.

(2) The prices in this Proposal have not been and will not be knowingly disclosed by the Proposer, directly or indirectly, to any other Proposer or competitor before award unless otherwise required by law; and

(3) No attempt has been made or will be made by Proposer to induce any other concern to submit or not to submit a Proposal for the purpose of restricting competition.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest is created when a current or prospective supplier is unable to render impartial service to Sourcewell due to the supplier's: a. creation of evaluation criteria during performance of a prior agreement which potentially influences future competitive opportunities to its favor; b. access to nonpublic and material information that may provide for a competitive advantage in a later procurement competition; c. impaired objectivity in providing advice to Sourcewell.

5. Proposer will provide to Sourcewell Participating Entities Solutions in accordance with the terms, conditions, and scope of a resulting master agreement.

6. The Proposer possesses, or will possess all applicable licenses or certifications necessary to deliver Solutions under any resulting master agreement.

7. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

8. Proposer its employees, agents, and subcontractors are not:

1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;
2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or
3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Brian Manke, Manger Pricing and Promotions, STIHL Incorporated

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the obligations contemplated in the solicitation proposal.

○ Yes ◉ No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum**" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum 6 Grounds Maintenance Eqpt RFP Tue November 12 2024 03:29 PM	☑	1
RFP 112624 Grounds Maintenance Equipment Pre-Proposal Recording Link Mon November 11 2024 08:17 AM	☑	1
Addendum 5 Grounds Maintenance Eqpt RFP Fri November 8 2024 10:31 AM	☑	2
Addendum 4 Grounds Maintenance Eqpt RFP Mon November 4 2024 04:03 PM	☑	1
Addendum 3 Grounds Maintenance Eqpt RFP Mon October 28 2024 03:53 PM	☑	2
Addendum 2 Grounds Maintenance Eqpt RFP Wed October 16 2024 08:40 AM	☑	2
Addendum 1 Grounds Maintenance Eqpt RFP Wed October 9 2024 07:54 AM	☑	2

Docusign Envelope ID: F6071008-CB41-4539-A8FF-1173C0E0E95E

AMENDMENT #1
TO
SOURCEWELL CONTRACT #112624-STIHL

THIS AMENDMENT, effective upon the date of the last signature below, is by and between **Sourcewell** and **STIHL Incorporated** (Supplier).

Sourcewell entered into a Contract, 112624-STIHL, with Supplier to provide Grounds Maintenance Equipment and Related Attachments, effective February 4, 2025, through January 31, 2029 (Contract).

Supplier has requested to modify the Contract.

NOW, THEREFORE, the parties agree to amend the Contract as follows:

1. The following sentence shall be added to the end of the response to Line Item 3 of the Contract:

   > STIHL Limited is our Canadian subsidiary and the Canadian Dealer list can be found here: https://www.stihl.ca/en/dealers.

2. The following language shall be added to the end of the response to Line Item 17 of the Contract:

   > STIHL Limited is a sales subsidiary of STIHL International GmBH, GmBH a subsidiary of Andreas STIHL AG and Co. KG, the AG and Co. KG in turn is a subsidiary of STIHL Holding AG & Co. KG. STIHL Limited sells through its network of over 1,000 independent servicing STIHL dealers.

3. The response to Line Item 26 of the Contract shall be deleted in its entirety and replaced with the following:

   > STIHL products are sold and serviced by over 11,000 servicing Dealers in the United States and over 1,000 servicing Dealers in Canada. Our Dealers are independent businesses that have relationships with local municipal users and understand the needs of the local market. In addition, STIHL supports our Dealer network with over 250 field support staff strategically located across the United States and Canada.

4. The last two sentences of the response to Line Item 27 of the Contract shall be deleted and replaced with the following:

   > These Dealers have been strategically selected and are able to sell, service and provide spare parts for the STIHL products they sell. These Dealers are supported by 11 U.S. and 3 Canadian regional distribution centers and provide regional sales and service support.

5. The response to Line Item 32 of the Contract shall be deleted in its entirety and replaced with the following:

STIHL Limited of Canada is included in the RFP. STIHL products are sold and serviced in Canada through our nationwide network of Canadian Dealers.

6. The response to Line Item 33 of the Contract is deleted in its entirety and replaced with the following:

   STIHL is able to fully support the United States and Canada. United States and Canadian territories are included as well.

7. In the response to Line Item 68 of the Contract, "and Canada" shall be inserted after "United States" in the first sentence and the second sentence of said Line Item.

8. In the response to Line Item 69 of the Contract, "and Canada" shall be inserted after "United States" in the first sentence of said Line Item.

9. The following language shall be added to the end of the response to Line Item 73 of the Contract:

   U.S. administrative fees will be paid by STIHL Incorporated and Canadian administrative fees will be paid by STIHL Limited.

Except as amended, the Contract remains in full force and effect.

Sourcewell Signed by:

By: Jeremy Schwartz
C0ED2A139D05480...

Jeremy Schwartz, Chief Procurement Officer

10/2/2025 | 2:26 PM CDT

Date: _____

STIHL Incorporated

By: Brian Manke
197E0B86014D40A...

Brian Manke, Manager Wheeled Goods Pricing and Promotions

10/2/2025 | 10:39 AM PDT

Date: _____

October 20, 2026

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **BRYAN K. SPRAGG, DIRECTOR OF RECREATION**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH SLA INC. FOR THE RAYMOND STREET PARK JOINT-USE EQUESTRIAN AND COMMUNITY ENHANCEMENT PROJECT.**

SUMMARY

The Raymond Street Park Joint-Use Equestrian and Community Enhancement Project is a proposed multi-benefit initiative aimed at revitalizing Raymond Street Park through a combination of recreational, cultural, and equestrian-focused improvements. The project seeks to honor Compton's equestrian heritage while expanding access to high-quality outdoor amenities, promoting wellness, enhancing public safety, and supporting neighborhood revitalization.

To advance this initiative, staff is requesting authorization for the City Manager to execute a Memorandum of Understanding ("MOU") with SLA Inc. The MOU will establish a cooperative framework to support grant identification, conceptual planning, community engagement, and funding coordination. The agreement does not authorize construction or commit the City to any capital expenditures; rather, it allows SLA Inc. and the City of Compton to pursue external funding opportunities and further refine project concepts.

Approval of the MOU will allow the SLA Inc. to continue early-stage planning efforts, conduct feasibility assessments, engage residents and stakeholders, and develop a long-term funding strategy for this transformative community project.

BACKGROUND

The City of Compton continues to prioritize investments in parks, recreational amenities, wellness infrastructure, and community-focused public spaces. Raymond Street Park has been identified as a strategic location for a joint-use recreational enhancement project that reflects the City's cultural identity and long-standing equestrian traditions.
Residents, stakeholders, and community organizations have consistently expressed interest in the following:

- Expanded recreational opportunities
- Improved park safety and visibility
- Preservation of Compton's equestrian culture

- Increased access to outdoor wellness amenities
- Multi-generational park activation
- Youth-focused recreational programming
- Enhanced neighborhood investment

The project concept aims to address these priorities through a balanced, community-oriented approach that integrates passive recreation with equestrian-compatible infrastructure.

SLA Inc. has expressed interest in partnering with the City to support the conceptual development and funding strategy for the project. The proposed MOU would not authorize construction or commit the City to future capital expenditures; rather, it would establish a cooperative framework that allows both parties to pursue funding opportunities and evaluate project feasibility.

STATEMENT OF ISSUE

Raymond Street Park is in need of renovation and revitalization due to aging infrastructure. The proposed revitalization project aims to expand recreational opportunities for the surrounding community while incorporating and honoring the equestrian culture of the nearby neighborhood. Without an approved Memorandum of Understanding ("MOU"), the project partners cannot move forward with pursuing grant funding opportunities. Therefore, staff is seeking City Council authorization for the City Manager to execute an MOU with SLA Inc. to support the planning, funding coordination, and conceptual development of the proposed Raymond Street Park Joint-Use Equestrian and Community Enhancement Project.

FISCAL IMPACT

Approval of the proposed MOU would not result in any immediate construction-related fiscal impact.

Preliminary conceptual estimates indicate that the overall project may range from approximately $3 million to $4 million, depending on the final design scope, infrastructure needs, and funding availability.

SLA Inc. intends to pursue regional, state, federal, nonprofit, and environmental grant opportunities to help offset future project costs. Any future requests for matching funds or capital appropriations will be presented separately to the City Council for consideration and approval.

RECOMMENDATION

Staff recommends that the City Council:

1. Receive and file this report regarding the Raymond Street Park Joint-Use Equestrian and Community Enhancement Project ("Project").

2. Authorize the City Manager to negotiate and execute a Memorandum of Understanding ("MOU") with SLA Inc. for collaboration related to project planning, grant development, conceptual design support, community outreach, and funding coordination for the Raymond Street Park Project.

3. Authorize the City Manager to execute any related administrative documents necessary to implement the intent of this action, subject to approval as to form by the office of the City Attorney.

FORWARDED BY
BRYAN SPRAGG
DEPARTMENT OF RECREATION

JERRY GROOMES
INTERIM CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH SLA INC. FOR THE RAYMOND STREET PARK JOINT-USE EQUESTRIAN AND COMMUNITY ENHANCEMENT PROJECT

WHEREAS, the City of Compton ("City") seeks to expand recreational opportunities, promote community wellness, support public safety, and preserve its cultural and equestrian heritage through strategic investment in parks and public spaces; and

WHEREAS, Raymond Street Park has been identified as a priority site for potential enhancement due to its cultural significance, community use, and opportunities for multi-benefit improvements; and

WHEREAS, the proposed Raymond Street Park Joint-Use Equestrian and Community Enhancement Project is intended to support recreational access, promote wellness, enhance neighborhood investment, improve public safety, and preserve Compton's equestrian heritage; and

WHEREAS, the City is exploring the Raymond Street Park Joint-Use Equestrian and Community Enhancement Project ("Project") to provide equestrian-compatible trails, recreational amenities, landscaping improvements, safety enhancements, public art, gathering areas, and other features that support environmental sustainability and community revitalization; and

WHEREAS, SLA Inc., doing business as Sustainable Labor Alliance, has experience in community-based environmental improvement, workforce development, conceptual planning, and collaborative project coordination, and has expressed interest in supporting development of the Project; and

WHEREAS, the City of Compton and SLA Inc. desire to establish a cooperative framework through a Memorandum of Understanding ("MOU") to support early-stage project planning activities, including conceptual development, community outreach, feasibility evaluation, and the joint identification, pursuit, and application for external grant funding opportunities related to the Project; and

WHEREAS, the Parties agree that this MOU is non-binding, does not authorize construction, and does not obligate the City to commit financial resources unless expressly approved by future City Council action.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council hereby authorizes the City Manager to execute a Memorandum of Understanding ("MOU") with SLA Inc. for collaboration related to project planning, conceptual development, grant development, community outreach, feasibility assessments, and funding coordination for the Raymond Street Park Joint-Use Equestrian and Community Enhancement Project.

Section 2. The City Manager is hereby authorized to execute any related administrative documents necessary to carry out the intent of this Resolution, subject to approval as to form by the City Attorney.

Section 3. The City Clerk shall certify to the adoption of this Resolution, and a certified copy shall be filed in the offices of the City Manager, City Attorney, City Controller, City Clerk, and the Parks and Recreation Department.

Section 4. The Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 20th day of October, 2026

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the 20th day of October, 2026.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

Memorandum of Understanding

DATE: October 20, 2026

SUBJECT: Raymond Street Park Joint-Use Equestrian and Community Enhancement Project.

PARTIES: **City of Compton**, a municipal corporation ("City"), and **SLA Inc.**, a California 501(c)(3) nonprofit organization, doing business as **Sustainable Labor Alliance** ("SLA Inc."). Collectively referred to as the "Parties."

This Memorandum of Understanding ("MOU") is entered into as of this **___ day of _____, 2026**, by and between the Parties identified herein.

RECITALS

WHEREAS, the City of Compton ("City") seeks to expand recreational opportunities, promote community wellness, support public safety, and preserve its cultural and equestrian heritage through strategic investment in parks and public spaces; and

WHEREAS, Raymond Street Park has been identified as a priority site for potential enhancement due to its cultural significance, community use, and opportunities for multi-benefit improvements; and

WHEREAS, the proposed Raymond Street Park Joint-Use Equestrian and Community Enhancement Project is intended to support recreational access, promote wellness, enhance neighborhood investment, improve public safety, and preserve Compton's equestrian heritage; and

WHEREAS, the City is exploring the Raymond Street Park Joint-Use Equestrian and Community Enhancement Project ("Project") to provide equestrian-compatible trails, recreational amenities, landscaping improvements, safety enhancements, public art, gathering areas, and other features that support environmental sustainability and community revitalization; and

WHEREAS, SLA Inc., doing business as Sustainable Labor Alliance, has experience in community-based environmental improvement, workforce development, conceptual planning, and collaborative project coordination, and has expressed interest in supporting development of the Project; and

WHEREAS, the City of Compton and SLA Inc. desire to establish a cooperative framework through a Memorandum of Understanding ("MOU") to support early-stage project planning activities, including conceptual development, community outreach,

feasibility evaluation, and the joint identification, pursuit, and application for external grant funding opportunities related to the Project; and

WHEREAS, the Parties agree that this MOU is non-binding, does not authorize construction, and does not obligate the City to commit financial resources unless expressly approved by future City Council action.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Parties agree as follows:

PURPOSE

The purpose of this MOU is to formalize a cooperative partnership between the City and SLA Inc. to collaboratively support the planning, funding, and conceptual development of the Raymond Street Park Joint-Use Equestrian and Community Enhancement Project. This MOU authorizes SLA Inc. to work with the City to identify and pursue grant opportunities related to the Project.

PROJECT VISION

The Project aims to enhance Raymond Street Park through multi-benefit improvements including, but not limited to:

- Expanded tree canopy and shaded areas
- Improved landscaping and green space
- Equestrian-compatible trail systems and amenities
- Community gathering and recreational spaces
- Safe pedestrian circulation and ADA-accessible pathways
- Sustainable and climate-resilient design elements
- Preservation and integration of Compton's equestrian culture

ROLES AND RESPONSIBILITY

A. SLA Inc. Responsibilities

Grant Identification and Application
- Identify and evaluate eligible grants and external funding opportunities
- Prepare and submit grant applications in coordination with the City
- Use the MOU as documentation of partnership for funding eligibility
- Pursue multiple funding sources as needed

Conceptual Planning and Design
- Assist with conceptual design and early-stage planning
- Incorporate community and City feedback
- Coordinate with consultants, partners, and funding agencies

Community Engagement
• Support outreach, engagement, and facilitation of meetings and workshops

Project Implementation (Upon Funding Award)
• Support the City in implementation planning, workforce development components, and partner coordination

Coordination and Communication
• Participate in regular project meetings
• Maintain consistent communication with stakeholders

B. City Responsibilities

Grant Partnership Authorization
• Support SLA Inc. in identifying and applying for grants
• Provide letters of support or required documentation as reasonably requested

Project Coordination
• Collaborate on conceptual planning, design review, and feedback

Access and Permissions
• Provide reasonable access to the Project site for planning purposes
• Share available site information

Permitting & Approvals
• Assist with internal coordination for permits and regulatory compliance
• Review and approve grant applications before submission, where appropriate

Implementation Upon Grant Award
• Collaborate in good faith to advance the Project if funding is secured
• Maintain ownership and long-term responsibility for park operations and maintenance

FUNDING APPROACH

The Parties acknowledge that:

1. The initial phase of this partnership is focused on securing grant funding;
2. SLA Inc. will lead grant pursuit efforts;
3. Multiple funding sources may be required to support the full Project.

This MOU does not obligate the City to commit General Fund or capital funds. Any future financial commitments must be approved separately by the City Council.

TERM

This MOU shall remain in effect for **four (4) years** from the date of execution unless terminated earlier by either Party with thirty (30) days written notice.

AMENDMENTS

This MOU may be amended only through written agreement signed by both Parties.

NON-BINDING EFFECT

This MOU establishes a cooperative working relationship but does not create binding contractual obligations for construction, funding, or expenditures. All future contractual relationships or financial commitments require separate, formal approval by the City Council.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding as of the dates below.

CITY OF COMPTON:

Bryan Spragg
Director of Recreation
Signature: _____
Date: _____

Jerry Groomes
City Manager
Signature: _____
Date: _____

Isaac Young
Compton City Clerk
Signature: _____
Date: _____

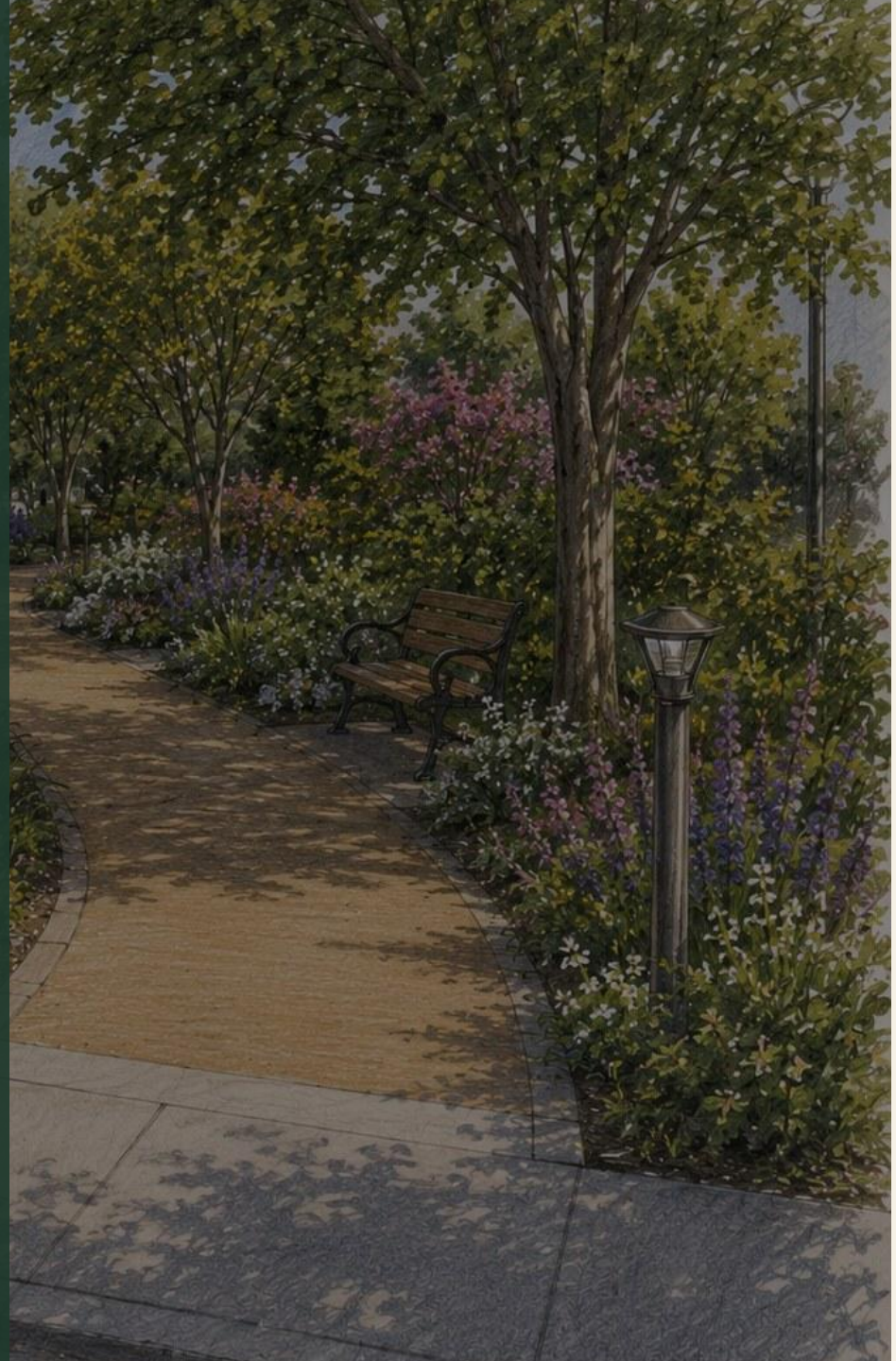
SLA INC., dba Sustainable Labor Alliance
Name: Jessie Salazar
Title: Founder / President
Signature: _____
Date: _____

Attest:

Satra D. Zurita
Compton City Clerk
Signature: _____
Date: _____

Raymond Street Park Project

A safer, greener neighborhood park for families - with multiple development options for Council consideration.



SLA Inc.

Compton, California

What the city asked for, and what this presentation answers:

Council requested additional details before entering into an MOU. This deck responds directly to each item and gives council a path forward.

1. **Slideshow overview**
2. **Organizational + operational history**
3. **Past/current projects + dollar amounts**
4. **Key partners and collaborators**
5. **Equestrian + non-equestrian concepts**
6. **Grant/award capacity and next-step action**

Source: City of Compton follow-up request from Parks & Recreation Director

Raymond Street Joint Use Project: How did we get here?

- Our team became aware of a grant funding opportunity that aligned with the City's goals of expanding recreational and community amenities.

- Due to the time-sensitive nature of the grant application timeline, we approached the City with an unsolicited proposal outlining the project concept and offering assistance in pursuing the available funding.

- The proposal was submitted solely to provide the City with an opportunity to compete for external grant funding and does not commit any city funds.

Source: City of Compton follow-up request from Parks & Recreation Director

Why an Unsolicited Proposal Was Appropriate

- **Public agencies commonly receive unsolicited proposals related to grant opportunities, innovative projects, and public-private partnerships.**

- **Grant application deadlines often require agencies to act quickly, leaving insufficient time to conduct a traditional competitive procurement process before an application must be submitted.**

- **In this case, pursuing the grant opportunity required timely action to meet the funding agency's application deadline.**

Source: City of Compton follow-up request from Parks & Recreation Director

No Project Commitment

- The proposed MOU does not obligate the city to move forward with the project.
- Its purpose is limited to seeking grant funding and evaluating the feasibility of the project.
- Any future project implementation would be subject to City review and approvals.

Source: City of Compton follow-up request from Parks & Recreation Director

Organizational and operational history

SLA Inc. brings over a decade of public-agency, landscape, grant, maintenance, and workforce implementation capacity.

SLA Inc.

A community-based organization focused on landscape construction, urban greening, schoolyard improvements, public space maintenance, and workforce pathways for local residents.

- ✓ **Public agency experience**
- ✓ **Delivery**
- ✓ **Grant implementation support**
- ✓ **Crews, supervisors, and field operations**

Operational Capacity

SLA Inc. can support the city through concept refinement, grant strategy, project coordination, construction planning, field implementation, and long-term maintenance planning.

- ✓ **Concept planning + presentation**
- ✓ **Funding strategy support**
- ✓ **Partner coordination**
- ✓ **Council/staff-ready documentation**

SLA Inc. can help Compton move from concept→ funding → design → construction → maintenance planning.

Past and current project experience: demonstrated capacity

Representative public and community greening portfolio with approximately $9.1M in project value/funded work.

$9.1M+

Representative project portfolio / funded work shown below

6

Major projects and awards summarized for Council

Public

Experience with agencies, schools, parks, and infrastructure

Ready

Able to support grant strategy, concept development, field delivery, and maintenance planning

2018	Estrella Park Renovations	$1.2M
2021	8 LAUSD School Greening Package	$1.4M
2023	Metro Orange Line Recycled Water System	$1.8M
2024	Pacoima Middle School Greening	$1.2M
2025	CAL FIRE Lynwood USD Grant	$2.0M
2026	LA County Salt Lake Park Grant	$1.5M

This record matters because Raymond Street Park will require more than a design image - it will require funding discipline, construction realism, and long-term operations thinking.

Source: Project values provided by SLA Inc. for Council summary

Key partners and collaborators

A project team and network already working with public agencies, school districts, workforce partners, and nonprofit environmental leaders.

Lynwood Unified School District

school greening + CAL FIRE-funded work

Los Angeles Unified School District

schoolyard greening + construction delivery

City of Bell Gardens

greening + construction delivery

City of Bell

greening + construction delivery

TreePeople

urban forestry + school greening

REDF

social enterprise + workforce development capacity

Center for Employment Opportunities

workforce development partnership

Hub Cities Consortium

comprehensive employment, education, training and support services



Why this matters for Compton

The team is not starting from zero. Existing relationships show capacity to coordinate with staff, agencies, schools, nonprofits, funders, and workforce partners.

Raymond Street Park: Current Conditions








Source: SLA non-equestrian renderings

Equestrian development concept:





Concept: physically separated pedestrian and equestrian amenities • no sports courts • no overbuilding

Core design story

Clean and separate entrances for pedestrians and horses, accessible walking path, layered planting, benches, park lighting, a small wellness zone, a modern shaded playground, a dedicated horse trail, arena, round pen, tie up posts and water stations.

Equestrian joint-use concept

A controlled concept that respects Richland Farms' rich heritage while keeping family recreation, pedestrian circulation, and equestrian uses organized.



Equestrian Amenities

- Separate horse trail
- Round pen / training zone
- 20' x 60' arena area
- Tie-up / mounting rails
- Horse wash station
- Water trough
- Fencing + wayfinding
- Bleachers and shade seating

Safety premise: separate users

Equestrian concept plan shows open lawn, walking path, playground, fitness equipment, picnic/shade, horse trail, round pen, arena, bleachers, and horse wash station.

Source: SLA equestrian concept plan and presentation board

Equestrian joint-use concept

A controlled concept that respects Richland Farms' rich heritage while keeping family recreation, pedestrian circulation, and equestrian uses organized.



Playground with Shade Sails







Shade Structure With Seating



Trail Lighting



Fitness Equipment





Mount / Tie Up Rail



Pedestrian Loop



Picnic Tables



Signage Post



Water Trough





Round Pen



Fencing



Arena















The joint use concept provides the equestrian community in Richland Farms with a safe place to ride and workout their horses while still providing families safe access to the park.

Equestrian concept plan shows open lawn, walking path, playground, fitness equipment, picnic/shade, horse trail, round pen, arena, bleachers, and horse wash station.

Source: SLA equestrian concept plan and presentation board

Non-equestrian development concept:





Concept: no horses • no sports courts • no overbuilding

Core design story

A clean entrance, accessible walking path, layered planting, benches, park lighting, a small wellness zone, a modern shaded playground, and a central Eagle Tree-inspired memorial space.

Non-equestrian development concept:

The current city facilities page lists limited amenities - this proposal would modernize the park without overbuilding it.



Non-equestrian option removes unused baseball field and provides passive recreation opportunities.

- **Walkable loop path**
- **Shade trees + planted buffers**
- **Modern playground with shade**
- **Picnic grove + benches**
- **Fitness/wellness zone**
- **Lighting + wayfinding signage**

Source: City of Compton facility page; SLA concept rendering

Operational model: how a concept becomes a completed public improvement

The project will be organized, phased, and brought back to Council at key decision points.

1 — Council direction

Authorize next-step planning, not final construction.

2 — Community outreach

Richland Farms, nearby residents, families, youth, seniors, park users.

3 — Concept refinement

Equestrian and non-equestrian options narrowed with City staff.

4 — Funding package

Grant strategy, cost opinion, match assumptions, phasing.

5 — O&M plan

Maintenance scope, durability, roles, and long-term stewardship.

6 — Return to Council

Final concept, budget, and implementation recommendation.





Community outreach, staff refinement, costs and maintenance plan to determine final design.

Source: SLA concept plans

Council concerns answered directly

The presentation is designed to reduce risk, not to ask council to approve an unfinished project.

Concern: Cost	Answer: Use a grant-first strategy, phase the project, and return with a cost opinion before construction. No city funds to be committed or used.
Concern: Maintenance	Answer: Require a written operations and maintenance plan before final construction approval. Use workforce development grant to maintain park.
Concern: Horses / safety	Answer: Two options are available. Joint use concept allows for; equestrian uses with separation, buffers, signage, and dedicated movement areas for both horses and pedestrians..
Concern: Capacity	Answer: The project team has a representative $9.1M+ public/project portfolio and active partners.
Concern: Community buy-in	Answer: Conduct outreach before final design: nearby residents, Richland Farms, families, youth, seniors, and park users.

A YES vote tonight keeps the process alive - it does not lock the city into construction, final costs, or a final design.

What the City receives by allowing the project to move forward

A yes vote creates a structured next step with clear deliverables and council control.

1

Two refined concepts

One equestrian, one non-equestrian, with realistic scope for the site.

2

Community feedback summary

Documented outreach and comments from residents and park users.

3

Preliminary cost opinion

Estimated project cost, phasing, grant targets, and match assumptions.

4

Maintenance plan

Operations scope, durability, roles, and long-term stewardship framework.

5

Council return item

Final recommendation before construction.

This is the safest possible approval: move forward with planning, keep council control, and require proof before construction.

OCTOBER 20, 2026

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **DIRECTION AND DISCUSSION OF THE EVALUATION RESULTS FOR THE RENOVATION/REDEVELOPMENT OF COMPTON PAR 3 GOLF COURSE REQUEST FOR LETTERS OF INTEREST (RLI) AND TO REQUEST THAT COUNCIL REACH CONSENSUS AND PROVIDE DIRECTION TO STAFF ON HOW TO PROCEED**

SUMMARY

Staff requests that the City Council receive and file the evaluation results for the Renovation/Redevelopment of Compton Par 3 Golf Course Request for Letters of Interest (RLI), reach consensus on one of the alternatives presented in this report, and provide direction to staff on how to proceed.

This item does not request a formal vote, and no resolution is presented for adoption. This item does not request an award. The RLI remains technically open. No award, commitment, or representation of any kind has been made to any submitter.

BACKGROUND

The Renovation/Redevelopment of Compton Par 3 Golf Course RLI was issued in March 10, 2025 after the City Council was unable to reach consensus on a preferred use for the former Compton Par 3 Golf Course property. Rather than issuing a use-specific Request for Proposals, the City invited letters of interest in an attempt to surface the full range of potential development concepts.

Twelve submissions were received by the April 12, 2025 deadline and evaluated by a committee composed of two City staff members and five community members. The completed committee evaluations have been recovered, tabulated, and verified by the Purchasing Division.

STATEMENT OF THE ISSUE

The RLI remains technically open, and City Council consensus and direction to staff are needed on how to proceed. The RLI was a market interest tool and does not substitute for competitive procurement. The RLI created no obligation to award.

ANALYSIS

Evaluation Results

Each submission was scored by the evaluation committee against five goals on a 1 to 10 scale, for a maximum possible total of 50 points. Scores reflect the average across five scoring evaluators. Two committee members are excluded from all averages. One recorded responses as checkmarks rather than numeric scores. One did not score all twelve submissions. Both exclusions were applied to every submission and have been documented.

The Compton Country Club Initiative is the highest ranked submission, with a total average score of 38.40 out of 50. The full ranking is set forth below. The ranking is presented for the City Council's information and is not a staff recommendation of any submitter.

Rank	Submitter	Total Average Score (of 50)
1	Compton Country Club Initiative	38.40
2	A Life Well Dressed West	37.40
3	BDS Partners	32.20
4	The Hub City Dream Center	31.00
5	City Ventures	30.00
6	ADRE/Infold Collective	30.00
7	Brandywine Homes	29.60
8	Compton Golf Coalition	27.60
9	Trout Unlimited South Coast	26.60
10	Compton Entertainment Chamber of Commerce	26.00
11	Logo Faith Development LLC	26.00
12	PCN3 Inc	20.80

Effect of Identifying a Preferred Concept

Identifying a preferred concept is not an award of a contract. It establishes the use and structure the City Council prefers for the property. The highest ranked submission proposes a golf facility on land the City would continue to own, operated by the submitter, with a separate firm managing the facility.

If the City Council identifies a preferred concept, staff will return with a plan to implement it through a competitive solicitation. That solicitation would be open to any qualified entity, including the submitters to this RLI. No submitter holds a right to a contract by reason of its ranking.

Options for Moving Forward

Staff has identified four options for how the City may proceed with the property. No option is recommended above another at this stage, because the appropriate path depends on the City Council's determination of the City's preferred role in the property.

- **Option 1. City project delivered through design-bid-build.** The City would solicit design services, and subsequently bid construction for award to the lowest responsible bidder under City Charter Section 1409. The City would fund and manage construction.
- **Option 2. Ground lease or operator partnership.** The City would competitively select a lessee or operator, which would finance and construct improvements at its own cost.
- **Option 3. Sale of the property.** The City would dispose of the property, subject to the Surplus Land Act.
- **Option 4. Charter amendment to permit design-build.** The City Council would place a measure before the voters to amend the City Charter. This is a multi-year path and does not resolve the near-term question for this property.

City Charter

Contracted counsel has advised in writing that design-build delivery is not available to the City under City Charter Section 1409 as currently written. For that reason, design-build is not listed as a current option.

General Plan

The City’s General Plan, including the Housing Element, may affect which uses and development structures are available for the property. Once the City Council provides direction,

staff will work with the Planning Division and legal counsel to evaluate how the General Plan and Housing Element apply to the direction given. Staff will return to the City Council with that information before any solicitation is issued or further action is taken.

PUBLICATION

The RLI was published On March 10, 2025 with a submission deadline in April 12, 2025.

ALTERNATIVES

The City Council has five alternatives in considering this item. The City Council is asked to reach consensus on one alternative and direct staff accordingly. No formal vote is requested.

1. The City Council may identify the concept in the highest ranked submission as the preferred use and direct staff to return with an implementation and procurement plan. This is not an award to any submitter.
2. The City Council may identify a different concept as the preferred use and direct staff to return with an implementation and procurement plan.
3. The City Council may direct staff to return with further analysis of the options before a concept is identified.
4. The City Council may close the RLI without identifying a preferred concept and pursue another course.
5. The City Council may receive and file the results and take no further action at this time.

PUBLIC BENEFIT / OPERATIONAL IMPACT

City Council direction on how to proceed will allow staff to formally close the RLI and notify all twelve submitters of the evaluation outcome and the City Council's direction.

FISCAL IMPACT

There is no fiscal impact associated with this item at this time.

RECOMMENDATION

Staff recommends that the City Council receive and file the evaluation results for the Renovation/Redevelopment of Compton Par 3 Golf Course RLI, reach consensus on one of the alternatives presented in this report, and provide direction to staff on how to proceed. Staff further recommends formally closing the RLI once City Council direction is received and notifying all twelve submitters of the evaluation outcome and the City Council's direction.

APPROVED FOR FORWARDING:

JERRY GROOMES
INTERIM CITY MANAGER

ATTACHMENTS

Submissions received in response to the Renovation/Redevelopment of Compton Par 3 Golf Course RLI (PDF).

1. A Life Well Dressed West

2. ADRE/Infold Collective
3. Brandywine Homes
4. City Ventures
5. Compton Country Club Initiative
6. Compton Entertainment Chamber of Commerce
7. Compton Golf Coalition
8. BDS Partners
9. The Hub City Dream Center
10. Logo Faith Development LLC
11. PCN3 Inc
12. Trout Unlimited South Coast

LETTER OF INTEREST

Redevelopment of the Compton Par 3 Golf Course



Date: April 5, 2025

To: City of Compton

Address: 205 S. Willowbrook Ave., Compton, CA 90220

Subject: Compton Par 3 Golf Course Redevelopment LOI

1. Statement of Interest

A Life Well Dressed West (ALWD Groupe) is pleased to submit this Letter of Interest for the redevelopment of the Compton Par 3 Golf Course located at 6400 East Compton Boulevard. The redevelopment presents a pivotal opportunity to redefine Compton's brand while honoring its rich past, dynamic present, and the brightest future; a "capital of culture" for California. We are committed to creating an elevated space and experience that not only preserves the historical integrity of the site but also amplifies Compton's global influence and prepares it for the world's stage.

Our proposal, "The Compton Golf Links," maintains the existing golf course while introducing complementary elements including an impressive botanical gardens, an elevated retail experience, multi-level modular clubhouse with a dining venue, entertainment space, and family-friendly activities like mini-golf. This integrated approach ensures the site becomes a catalyst for tourism, local engagement both within Compton and surrounding communities, economic growth, and expanded opportunities for filming, media production and venue rental.

ALWD Groupe's expertise in business development, civic brand building, project management, retail strategy, and community engagement uniquely aligns with the City's objectives of economic revitalization, small business inclusion, and sustainable land use. Our vision preserves this valuable green space while maximizing its potential as a cultural and commercial hub for Compton. Led by Michael Warren, Howard University Executive MBA candidate (2025), entrepreneur, author, and Compton resident, along with Christian Warren, entrepreneur and business development specialist with over 20 years of international brand experience who was born and raised in Compton, ALWD Groupe has incubated and developed a vision centered around Compton's primary civic assets. The Compton Golf Links represents a key component of this community-centered vision.

2. Development Vision & Experience

Organizational Background & Specialization

Founded by Michael and Christian Warren business owners and Compton residents, ALWD has successfully created and sustained initiatives that preserve local culture while driving economic growth. With a combined 40+ years of experience in:

- Project management and implementation
- Retail development and brand strategy
- Commercial and residential planning
- Business expansion and market activation

ALWD Groupe is uniquely positioned to execute a transformative project at the Compton Par 3 Golf Course that honors the community's heritage we love while creating measurable economic opportunities.

Relevant Experience

ALWD Groupe has successfully executed projects at high-traffic locations and developed strong retail concepts:

1. Baltimore Washington International Airport (BWI) - Executed retail development strategy and management for multiple commercial spaces within this major transportation hub, demonstrating our ability to operate in complex environments with multiple stakeholders.

2. Ronald Reagan National Airport (DCA) - Implemented store design and commercial strategy across multiple retail RMUs, creating cohesive customer experiences that balanced brand identity with operational efficiency.

3. Kate Spade New York & Forever 21- Provided store design, retail development, and commercial strategy implementation and procurement for over 92 stores in over 38 states and globally in London, Paris, Canada, and Dubai, demonstrating an ability to execute consistent brand experiences across diverse markets.

4. Compton Flight Crew® - Registered trademark brand inspired by the Compton/Woodley Airport and Tuskegee Airmen.

5. Neighborhood Housing Services of LA County: Leading of marketing of public initiatives involving food justice, equitable homeownership, community building and the arts.

Additionally, we have local experience through our work with Compton's Original Seafood & Chicken, where we led local business expansion and brand development initiatives that increased community engagement and business sustainability.

Approach to Sustainable and Economically Viable Land Use

Our approach to sustainable and economically viable land use integrates four key principles:

1. *Preservation with Innovation* - Maintaining green spaces and existing assets while introducing complementary innovations that expand usage and appeal such as garden boxes maintained by local farmers

2. *Economic Multipliers* - Creating spaces that generate direct revenue while stimulating additional economic activity in surrounding communities

3. *Brand-Centric Development* - Building a cohesive brand identity that adds value to the development and attracts visitors from beyond the immediate area while supporting additional Compton landmarks like such as the Compton/Woodley airport

4. *Community Integration* - Ensuring the development serves local residents with employment opportunities, recreational access, and spaces for community gathering

3. *Municipal Engagement & Community Impact*

Past Municipal and Community Engagement

ALWD Groupe has engaged with municipal governments and community stakeholders in various capacities, particularly in economic development and retail activation. Our collaborative approach includes:

- Working with airport authorities and municipal stakeholders to create commercially viable spaces that also serve as gateways to their communities

- Developing brand strategies that honor local heritage while creating economic opportunities

- Creating opportunities for small business inclusion within larger development frameworks

- Engaging community members throughout the design and implementation process

- Worked for and with NHS of LA County and the Center of Sustainable communities in the launch of Compton Artwalk (2019), Community Dinner Series (2020) and the Legacy Summit (2024)

Compton Republic™: A New Management Entity

To ensure sustainable operations and community-focused governance, we propose the establishment of "Compton Republic™" – a dedicated entity that will:

- Serve as the managing organization for the redeveloped Compton Links

- Function as a public benefit corporation with representation from ALWD Groupe, the City of Compton, and community stakeholders

- Reinvest a portion of profits into community programs and site improvements

- Develop and implement programming that reflects Compton's values and needs

- Create pathways for local residents to participate in ownership and management over time

- Establish transparent reporting mechanisms to ensure accountability to the community

This governance structure ensures that the development remains true to its community-centered mission while maintaining the operational efficiency of a professional management team.

Alignment with Local Economic and Social Goals

Our "Compton Links" proposal strengthens Compton's position as a cultural and business hub while enhancing quality of life for its residents through:

Small Business Incubation - Allocating retail space specifically for local entrepreneurs, providing them with visibility and access to new customer bases

Job Creation - Generating 40-50 permanent positions in retail, hospitality, maintenance, and management, with priority hiring for Compton residents

Tourism Development - Creating an iconic destination that attracts visitors to Compton, changing perceptions and driving economic activity

Cultural Preservation - Honoring Compton's heritage through design elements, events programming, community spaces, and exclusive private label brand Compton Golf Club™

Senior Health and Wellness - Developing specialized programs that leverage Medicare's recognition of golf as a preventive health resource for seniors

Sustainability Leadership - Implementing environmentally friendly design and land preservation techniques that align with regional sustainability efforts with solar and water preservation at the core of the design

Senior Health Initiative: Preserving Compton's Living Heritage

The redevelopment presents a unique opportunity to address a critical community need: healthy aging options for Compton's senior population. According to recent data:

Approximately 12% of Compton's population is over age 65 (approximately 11,000 residents), based on the U.S. Census Bureau's 2023 American Community Survey[1]

- Seniors in Compton have 40% fewer recreational options compared to neighboring communities, according to the Los Angeles County Department of Parks and Recreation's 2024 Needs Assessment[2]
- 68% of Compton seniors report having at least one chronic health condition that could benefit from regular, low-impact exercise, as documented in the 2023 Los Angeles County Department of Public Health Senior Wellness Report[3]
- Medicare now recognizes golf as a qualifying activity for preventive health programs under the Medicare Advantage "Silver&Fit" and "SilverSneakers" programs, creating potential reimbursement pathways for participants[4]

Our "Golden Club" program will provide:

- Dedicated morning tee times for seniors at reduced rates
- Adaptive equipment and modified course options for those with mobility challenges
- Group lessons specifically designed for beginners over 60
- Community tournaments and social events that foster intergenerational connections
- Health education workshops in partnership with local healthcare providers
- Transportation assistance for seniors with limited mobility

By serving this often-overlooked demographic, the Compton Golf Links will help preserve the city's cultural memory and intergenerational connections. Seniors who remain active and engaged become living repositories of community history and values, strengthening Compton's social fabric. Research published in The Gerontologist (2024) shows that communities with active, healthy senior populations experience lower healthcare costs, reduced isolation, and greater knowledge transfer to younger generations – all critical factors in maintaining cultural continuity and community wellbeing[5].

[1] U.S. Census Bureau, American Community Survey 5-Year Estimates, 2023

[2] Los Angeles County Department of Parks and Recreation, Countywide Parks and Recreation Needs Assessment, 2024

[3] Los Angeles County Department of Public Health, "Senior Wellness in Los Angeles County: Community Profile Report," 2023

[4] Centers for Medicare & Medicaid Services, "Medicare Advantage Expanded Benefits Guidelines," January 2024

[5] Williams, J. & Thompson, K., "Intergenerational Knowledge Transfer in Urban Communities," The Gerontologist, Vol. 64, No. 2, 2024

4. Conceptual Development Plan

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4. Conceptual Development Plan

Preliminary Vision for "The Compton Golf Links"

Our proposal retains the golf course while introducing complementary developments that maximize land use and community engagement. The entire project will be managed by the newly established Compton Republic organization, ensuring consistent branding, operations, and community benefit:

1. Enhanced Golf Experience (12 acres)

- Modernized 9-hole par 3 course with improved landscaping and maintenance
- Practice facilities for beginners, youth programs, and senior-focused areas
- Pro shop featuring Compton Golf Club™ branded merchandise
- Adaptive facilities designed for golfers of all physical abilities
- Medicare-approved senior wellness program facilities

2. Compton Botanical Gardens (4 acres)

- Native plant showcases with emphasis on plants with cultural significance to Compton
- Accessible walking paths and meditation areas with senior-friendly features
- Educational signage and programming highlighting local environmental history
- Outdoor event space for community gatherings and intergenerational activities

3. Retail Village (3 acres)

- Compton Golf Club™ flagship store with branded merchandise
- Compton Republic Roasters™ coffee shop and community gathering space
- Local artisan marketplace with rotating vendors and business incubation support
- Healthy food concepts including a smoothie bar and with fresh prepared food dining focused on nutrition led by local non-profits and farms.

4. Family Entertainment Zone (3 acres)

- Themed mini-golf course celebrating Compton's history and cultural icons
- Children's playground with golf motifs and intergenerational activity stations
- Outdoor performance space for community events and cultural celebrations
- Interactive art installations celebrating Compton's cultural heritage with contributions from local artists

5. Community Hub (2 acres)

- Multi-purpose rooms for classes, health screenings, and community events
- Youth golf academy headquarters with mentorship programs pairing seniors and youth
- Small business support services managed by Compton Republic
- Media production space for local content creators to document community stories and history

Feasibility Assessment

Financial Scenarios

Scenario 1: Phased Development

- Initial Investment: $15.7 million
  - Phase 1 (Year 1): Golf course enhancements, pro shop, basic amenities ($7.2M)
  - Phase 2 (Year 2-3): Botanical gardens, core retail spaces ($5.1M)
  - Phase 3 (Year 3-4): Entertainment zone, additional retail ($3.4M)
- Projected Annual Revenue (Year 5): $3.2 million
  - Golf operations: $850,000
  - Retail and food: $1.4 million
  - Events and entertainment: $650,000
  - Memberships and programs: $300,000
- Operating Expenses: $2.3 million annually
- Net Operating Income: $900,000 annually
- ROI: 5.7% annual return after stabilization
- Municipal Benefit: $320,000 in annual tax revenue

Scenario 2: Accelerated Development

- Total Investment: $18.5 million (18-month construction)
- Higher initial capital requirements
- Faster revenue generation
- Projected Annual Revenue (Year 3): $3.5 million
- Net Operating Income: $1.1 million annually
- ROI: 6.0% annual return after stabilization
- Municipal Benefit: $380,000 in annual tax revenue

Scenario 3: Partnership-Focused Model

- Total Investment: $16.8 million
- Greater municipal involvement in operations
- Revenue sharing structure with City of Compton
- Projected Annual Revenue (Year 4): $3.3 million
- Net Operating Income: $1.0 million annually
- Municipal Benefit: $450,000 in annual tax revenue and profit sharing

Funding Sources and Investment Strategy

Our multi-layered funding strategy includes:

1. Private Equity (40-50%)
   - ALWD Groupe principal investment: $2.5 million
   - Investment partners: $4-6 million
   - Industry-specific investors (golf, retail, hospitality): $1-2 million

2. Public-Private Partnerships (25-35%)
   - Municipal bonds or direct investment
   - Tax increment financing
   - Community development grants
   - Recreation and parks development funds

3. Commercial Financing (20-25%)
   - Traditional commercial real estate loans
   - SBA loans for portions of the development
   - Equipment financing

4. Alternative Funding (5-10%)
   - Corporate sponsorships and naming rights
   - Pre-lease agreements with anchor tenants
   - Philanthropic contributions for educational components
   - Tourism development grants

Implementation Timeline

- Compton Republic Formation & Planning: 3 months
- Regulatory Planning & Permitting: 8 months
- Phase 1 Construction: 10 months
- Initial Operations Begin (Golf Course & Basic Amenities): Month 19
- Phase 2 Development (Botanical Gardens & Core Retail): Months 19-30
- Senior Program Launch: Month 24

- Phase 3 Development (Entertainment & Additional Facilities): Months 28-42
- Full Operations: Year 4

5. Compliance & Financial Capacity

Regulatory Compliance

ALWD Groupe commits to full compliance with all City of Compton regulatory requirements and development standards, including:

- Zoning and land use regulations
- Building codes and safety standards
- Environmental protection requirements
- Labor and employment standards
- Minority and women-owned business enterprise (MWBE) participation
- Local hiring requirements
- Sustainability standards
- Public access provisions

ALWD Groupe will seek the most experienced professionals as potential stewards of this facility with added professionals passionate for equitable community development all familiar with municipal development requirements and compliance processes.

Financial Capabilities and Funding Strategy

ALWD Groupe will strategically develop capacity to execute this project through:

- Direct investment from principals ($2.5 million targeted goal)
- Growing relationships with private investors
- Obtain a Letter of Intent from commercial lender for up to $8 million in financing
- Partner with local non-profits in community development who would support the project as a complement to increasing real estate values of city
- Build relationships with grant-writing specialists for public funding opportunities

We will prepare to provide detailed financial statements of the development plan, and confirm funding pathways upon request as part of the next phase in the selection process.

Conclusion

A Life Well Dressed West (ALWD Groupe) is excited about the opportunity to partner with the City of Compton to transform the Par 3 Golf Course into "The Compton Golf Links" – a destination that honors the city's heritage while creating new opportunities for economic growth, community engagement, and regional tourism. Our passion for the city has grown as we've witnessed the success of business initiatives we've been engaged in like Compton Flight Crew, Compton Artwalk, & Colbert's Southern Gourmet Foods taking wings and elevating the brand of a city beloved worldwide. We envision a future Compton that will serve as a springboard of hope and ambition driven by residents of the past, present and future. For Compton, we envision an internationally renowned museum, an innovative library, a reimagined airport, expanded youth educational opportunities through free early childhood Montessori education, innovative small-format housing initiatives to support affordable homeownership, and faith expanding through support and collaboration with organizations committed to uplifting the community and Los Angeles as a whole. This is just the beginning of what Compton Republic will represent, and the Compton Golf Links can serve as a springboard for the city's incredible future. As the Olympics approach, our sincere ambition is to have this project available for the world to experience in an exciting capacity to drive continued investment. We see a city that has used its global exposure through sports and music as merely the foundation for elevation through business, inspiring the next generation of business and civic leaders.

Our vision preserves and enhances the golf course while introducing complementary elements that maximize the potential of this important community asset. Through the formation of Compton Republic as the managing organization, we ensure sustainable operations with direct community benefit and involvement. The project will create jobs, support local businesses, provide recreational opportunities for residents of all ages – with special attention to seniors through Medicare-approved wellness programming – and establish a new cultural landmark for Compton.

By addressing the needs of Compton's senior population, we help preserve the community's cultural memory while improving health outcomes and intergenerational connections. The Compton Links development represents not just an investment in physical infrastructure, but an investment in its people and the creative capital that makes Compton an inspiration to the world.

We welcome the opportunity to discuss our vision in greater detail and to collaborate with the City of Compton to bring this transformative project to life.

Sincerely,

Michael Warren & Christian Warren

Founding Partners, A Life Well Dressed West Company

mcw@alifewelldressed.com, (202) 276-6986


•Canapé Stage 75’ x 100’
•Parking lot duplicated from Elementary School
•Tiered open aired seating
Clinton Elementary School
Angeles River

Adre
4713 N Albina Avenue Unit #201
Portland Oregon, 97217
info@adre.dev

enFOLD Collective
2504 Tracy Trail
Austin, Texas 78728
info@enfoldcollective.com

April 10, 2025

City of Compton
Department of General Services
205 South Willowbrook Avenue
Compton, CA 90220

Subject: Compton Par 3 Golf Course Redevelopment LOI
The Beats District Proposal

Dear Selection Committee,

1. STATEMENT OF INTEREST

Briefly outline your interest in the redevelopment of the Compton Par 3 Golf Course site

Adre and enFOLD Collective, alongside LEVER Architecture, are excited to express our interest in the redevelopment of the Compton Par 3 Golf Course as The Beats District. Our commitment to community-driven, sustainable, and equitable development aligns with the City of Compton's objectives to revitalize this key location. With our collective expertise, we aim to transform this site into a space that reflects and enhances the cultural and economic fabric of the City of Compton, capitalizing on a pivotal opportunity for rich community development.

Describe how your experience and capabilities align with the City's objectives.

Our combined diverse team is well equipped to envision a real estate development project that addresses the needs and desires of Compton's residents, alongside new opportunities for economic development. Through our lived experience, deep connection to community, drive for excellence, and expertise in building innovation, Adre is transforming real estate by delivering equitable outcomes as enFOLD centers community voices to cement buy-in and lasting impact.

Through a community- and equity-driven approach, we will propel a new vision for the site that will stand as a confluence of recreational, civic, and residential activity for residents and visitors to the city alike.

Adre and enFOLD Collective were founded and are led by Black women who stand out as industry leaders. Our value-aligned team furthers our mission to promote the Compton community and their voices. Further, we are deeply invested in development focusing on design excellence, environmental stewardship, economic viability, and equitable outcomes.

Our team is further motivated to engage this project given its immediate proximity to the LA River. We are uniquely positioned to complete the site's redevelopment given Dana McKinney White of enFOLD Collective's extensive work related to the 2022 LA River Master Plan, for which she has expertise surrounding engagement with river-adjacent communities, redevelopment efforts within its corridor, such as the Southeast LA Cultural Center and Headworks Park, and ongoing financing opportunities across Los Angeles County.

Indicate whether your proposal includes maintaining the site as a golf course or repurposing it for another use.

While we appreciate the history and former community benefit that the Compton Par 3 Golf Course provided, we see the site achieving a higher financial and community use value than the golf course, which has limited occupation and narrow appeal. Our development vision is stemmed from community desires and economic development methods, and reimagines the site as a transformative, resilient mixed-use development that reflects the cultural richness of Compton. The Beats District Proposal encourages tourism, expands the city's cultural infrastructure, and elevates Compton nationally, more positively framing the city's significance.

2. DEVELOPMENT VISION & EXPERIENCE

Provide an overview of your organization's background, specialization, and relevant experience.

PROJECT TEAM

Adre, enFOLD Collective, and LEVER Architecture bring significant development, design, urban planning, community engagement, construction, and financing expertise to execute large-scale projects with a variety of stakeholders. Our team is well-suited for this project given our rigorous development management process, communication skills, and design vision across a variety of partners. Further, we have a track record of delivering catalytic developments that benefit communities. Together, Adre, enFOLD Collective, and LEVER have over 20+ years of expertise as leaders in equitable and sustainable development.

Adre
Real Estate Developer
www.adre.dev

Adre is a visionary leader in socially responsible real estate development—supporting community, creating new pathways for prosperity, and building new realities. Adre is focused on triple-bottom line returns, acting as a full-service real estate developer, owner representative, and agents of social progress.

Adre focuses on mixed-use developments, affordable homeownership, and facilities for mission-driven organizations. Our mission-based market work is developed intentionally to benefit both our clients and our community. Our passion is fueled by the fact that the places we build and the environments we create can have a lasting positive influence on our community—the community within and surrounding our buildings.

Adre brings 20 years of development experience providing a depth of knowledge and technical expertise that will ensure the City of Compton an exciting redevelopment.

Relevant Experience:

- Meyer Memorial Trust HQ, Portland, Oregon (prior Foundation experience)
- Williams & Russell Project, Portland, Oregon (Black Business Hub and Affordable Homeownership)
- PRISMID Sanctuary, Portland, Oregon (Artists Community)

enFOLD Collective
Community-Informed Design and Engagement
www.enfoldcollective.com

enFOLD Collective is an interdisciplinary design practice that seeks to position community voices at the center of its work. Through stakeholder engagement and collaborative design processes, enFOLD's mission is to propel a renewed sense of thinking and uplift the voices of underrepresented and under-resourced communities. Innovation, aesthetics, and craft equally serve the practice's design framework and praxis.

Founded in 2021, enFOLD is composed of architect and urban planner Dana McKinney White and artist and urbanist Megan Echols. Dana also teaches at the Harvard University Graduate School of Design as an Assistant Professor of Urban Design, where she is pioneering coursework on community-informed design methodologies and was a former Norman Foster Foundation Fellow. Megan, a former Research Fulbright Scholar, has worked throughout her career in community and economic development. Together, we have been the recipients of a major Graham Foundation Grant to finance public art in Los Angeles and were co-founders of the Black in Design Conference at Harvard University.

As women of color, we embrace diverse community voices and fold their needs and desires into our work. As such, no two enFOLD projects are alike. We craft each through our site's unique history, seeking to elevate its character and the community it will ultimately serve, spotlighting narratives of the people who make each place.

Prior to establishing enFOLD, our careers included large-scale regional planning efforts, such as the LA River Master Plan, crafting a 51-mile network of parks, open space, and trails along the river's banks supporting complex programming and varying community needs, to smaller more intimate signage, wayfinding, and public art projects. During which, we have engaged communities through more than 300 public meetings, 100 interviews, 50 youth engagement events, 20 community partner events, 10 focus groups, 5 social media campaigns,and countless conversations around community, development, planning, and architecture. Since our founding, we have built upon our work throughout Los Angeles County, including working in partnership with the City of Compton.

Relevant Experience:

- LA River Master Plan, Los Angeles, California (Prior Master Plan and Community Engagement experience)
- Compton's Heritage House, Compton, California (Historic Preservation and Community Engagement)
- *Black – Still*, Los Angeles, California (Public Art and Community Engagement)

LEVER Architecture
Architect
www.leverarchitecture.com

LEVER is a leading architectural practice recognized for design excellence and material innovation. From our offices in Portland and Los Angeles, we collaborate with communities, institutions, and creative companies to design buildings and spaces that elevate human experience.

We see architecture as a tool for moving the world forward, leveraging the forces that shape our broader culture to create buildings that amplify our clients' goals and aspirations. Design excellence is the fulcrum of LEVER's approach to making buildings that are simple, elegant, beautiful, and inherently useful.

We are focused on how we can leverage the specific qualities of a place—climate, access to materials, community, and the resources of the specific sites we work with—to deliver design excellence in every project they undertake, whether at home on the west coast or nationally.

Relevant Experience:

- NBC Universal Campus Project, Los Angeles, California (Creative Campus)
- 843 N Spring Street, Los Angeles, California (Creative Office)
- Portland Museum of Art, Portland, Maine (Art Museum)
- Artists Repertory Theatre, Portland, Oregon (Theatre)
- Cascada, Portland, Oregon (Boutique Hotel and Spa)
- Adidas Headquarters Expansion, Portland, Oregon (Campus)
- Africa Fashion, Portland, Oregon (Exhibit Design)

Additional Team Members

Beyond our team, we will identify additional team members as the development is further defined. We would seek landscape architecture, engineering, museum, and acoustic consultants to provide technical assistance for specific programming.

Potential contractor partners could be a large firm like Truebeck, Swinerton, Turner, or Skanska that could work in partnership with a local- and minority business enterprise, such as P31 Development, which enFOLD Collective has experience working with.

Highlight up to three past development projects, particularly those involving municipal land or community-driven initiatives.

PAST DEVELOPMENT PROJECTS

Our team's diverse development portfolio includes extensive land use experience while working collaboratively with communities and non-profit organizations. Emboldened by our expertise and deep community connections, we build sustainable, resilient, and inclusive developments aligned to local needs and priorities.

Williams and Russell Project

The Williams and Russell Project is a mixed-use multiphase development including affordable homeownership, Black business Hub, gathering spaces and wealth building through health and restorative justice. Adre successfully led a land development phase which included due diligence, environmental remediation, and land division for the complicated mixed-use multi-phased project for the Williams & Russell CDC. The scope consisted of commissioning and reviewing environmental and geotechnical studies and coordinating a sub division for three development lots, and managing an extensive environmental remediation plan in coordination with the Department of Environmental Quality (DEQ) and the general contractor. Adre negotiated and secured $12M for environmental remediation from a local hospital and the City of Portland. > https://adre.dev/williams-and-russell-project

Parrott Creek

Adre led Parrott Creek Child and Family Services to redevelop their campus, doubling their facility size on a 5 acre site. Adre worked closely with the organization leadership, staff, and youth to understand the desires and financial realities of the project. Adre leveraged funds from private foundations, state and federal to create a project that met the organization's future vision of expansion and impact. Adre team members led a collaborative design studio with Parrott Creek Youth, Harvard University, and University of Oregon students to inform elements of the project design. Adre secured $900,000 for a 146kW solar array and 550 kwH Battery, meeting 80% of energy needs. > https://adre.dev/parrottcreek

Compton's Heritage House

enFOLD Collective has partnered with P31 Development since December 2024 to complete the exterior preservation of Compton's Heritage House, the city's oldest residential structure. As part of the scope of services, enFOLD has conducted historical research and narrative development, proposed public programming, crafted the project's identity and environmental graphics, and will ultimately produce a report documenting the historic preservation of the building alongside an offering of post-occupancy programming and implementation. As part of the effort, enFOLD conducted community engagement, namely through semi-structured interviews with local residents, non-profit organizations, and specialists, alongside a social media campaign increasing public awareness of the project alongside project updates.

Detail your approach to sustainable and economically viable land use.

LAND USE APPROACH

Our approach to sustainable and economically viable land use is centered on integrating innovative design practices with community-focused objectives. We engage in comprehensive urban planning strategies that consider the site's built and ecological context, ensuring that our project harmonizes with the surrounding landscape while effectively serving the community.

By fostering partnerships with local municipalities and stakeholders, incorporating their insights into our development process, we create spaces that not only meet immediate needs but also adapt to future challenges, ensuring enduring value for both the community and investors.

Given the development's position next to the LA River, it is important to prioritize regenerative ecological strategies like stormwater collection and reuse and encourage biodiversity. Our team will incorporate county-wide strategies to seamlessly integrate with the redevelopment efforts of the wider LA River Master Plan. We intend to preserve a significant part of the site for riverfront park, including an amphitheater and sound garden, activating it year round.

3. MUNCIPAL ENGAGMENT & COMMUNITY IMPACT

Describe past interactions with municipal governments and community stakeholders.

MUNICIPAL ENGAGEMENT AND COMMUNITY IMPACT

Williams and Russell Project is an example of Adre's leadership in cultivating municipal partners as well as community stakeholders. Williams & Russell CDC, the project owner, began as a grassroots working group of community leaders advocating for restorative justice and transformative development on the site. Adre was hired to navigate the complicated municipality dynamics and successfully negotiated a land purchase agreement from Legacy Emanuel Hospital, secured $12M for environment remediation, and created a multi-use path with the city to create developable parcels.

PRISMID Sanctuary is an artist residency and sanctuary for Black and Indigenous artists led by Grammy award-winning artist esperanza spalding. Adre in partnership with its client PRISMID and architect Allied Works, facilitated a community-led design process to ensure that the community informed the development. The community led the layout of the project, placement of specific design elements, and the material aesthetic choices of the building and landscape. The project project is a land back project to Indigenous communities. > https://adre.dev/prismid-sanctuary

Compton's Heritage House has served as enFOLD's foray into the City of Compton and its community. We have built relationships with community stakeholders through our community-driven approach with the City, local non-profits, community advocates, a historian, and a regional architectural preservationist. Many conversations from that engagement have

sparked ideas for this development, namely opportunities to encourage tourism, expand the city's cultural infrastructure, and elevate Compton nationally, more positively framing the city's significance.

Outline how your proposed development will align with local economic and social goals.

ECONOMIC AND SOCIAL GOALS

Our project approach focuses on innovation, environmental stewardship, economic viability, excellence in design, and equitable outcomes. In the wake of climate change, our development will be designed as both adaptive and resilient, ensuring it remains a valuable asset for the community for generations. Like all Adre projects, our team will pursue a third-party environmental certification, showcasing the development's commitment to sustainable practices.

Further, our team is deeply committed to leverage our social values, from community engagement, to diverse team representation. All Adre projects target 20-30% of all development costs to be allocated to Minority, Women, or Emerging Small Business (MWESB).

All enFOLD projects utilize a community-informed methodology, in which stakeholders are involved throughout the development process and beyond. We help clients to strategize ongoing site activation and programming, including regular offerings and special events. We employ grassroots efforts to engage with trusted community members and broader stakeholders. In this development we would build upon our already established relationships with the following Compton-based nonprofits and community leaders:

- Compton Art and History Museum
- Compton G.IRLS Club
- Compton 125 Historical Society
- A New Way of Life
- Robert Lee Johnson, Author of *Compton (Images of America)*
- Stephanie Ibarra, Assistant Director of A+D Museum and Compton Native

4. CONCEPTUAL DEVELOPMENT PLAN

Summarize your preliminary vision for the site, including intended land use, scale, and key components.

DEVELOPMENT VISION

Compton is rooted in rich cultural heritage and vibrant community spirit. The city currently stands as an underground tourist destination for visitors looking for the authentic experience at the birthplace of West Coast Hip Hop. However, Compton lacks a landing place to serve as a gateway for visitors. The city's deep roots in the Hip Hop scene presents an untapped opportunity to attract visitors eager to explore the birthplace of influential music icons. Additionally, Compton's Hip Hop artists maintain deep ties and are looking for opportunities to invest back in their community.

The Compton Par 3 Golf Course 12-acre riverfront site is a once in a generation opportunity to imagine a landmark cultural development that honors the rich history of Compton as a Hip Hop capital, as well as be a catalyst for future sustainable community impact.

Our vision for the site is The Beats District.

Transforming the golf course into an active mixed-use site of arts and culture will foster excitement and community pride. The Beats District will serve as both a major destination and an anchor of economic development for the community, positioning Compton as a national cultural hub.

With Compton's renewed interest at the national level, including Kendrick Lamar's 2025 Superbowl performance, NWA's "Straight Outta Compton" Film, and the forthcoming 2028 Summer Olympics, tourists seek genuine and immersive experiences. By developing a site that highlights this vibrant history, we can draw visitors seeking this cultural connection and expand the city's appeal beyond traditional tourism markets.

The proposed redevelopment envisions a transformative, multifaceted site anchored by a museum dedicated to Hip Hop's history and legacies. This museum will act as a cultural beacon, serving as both an educational resource and a dynamic venue for global visitors, positioning Compton as a key destination for Hip Hop tourism.

The development will integrate a mix of uses, including commercial retail spaces, artisan microshops, mixed-income housing, short-term accommodations, such as a hotel and artist-in-residence suites, and a vibrant riverfront park to foster economic activity and community engagement.

A critical component of the project is its collaboration with local Hip Hop and rap artists, whose deep ties to Compton will provide financial backing and cultural credibility, ensuring the initiative resonates with the community. This project also emphasizes community pride and stewardship by celebrating local achievements and uniting diverse groups through shared cultural experiences.

Further, our team is committed to ongoing community engagement throughout the design and development phases, working closely with residents through both in-person and digital methods to refine the project and elevate its impact.

By marrying visionary architecture with cultural tourism and community involvement, this redevelopment not only addresses existing cultural demand but also empowers Compton to harness its global influence, creating an enduring legacy for future generations.

CONCEPTUAL PROGRAMMING (DRAFT):

The Beats District Development Programming	**Size (SF)**
Buildings	**200,000 SF**
Hop Hop Museum	40,000
Hotel	40,000
Mixed-Income Housing	40,000
Commercial Retail: Music & Video Studios	20,000
Restaurant	5,000
Artisan Microshops	5,000
Artist-in-Residence Suites	5,000
Riverfront Park *(58% of site area)*	**7 acres**
Sound Garden	10,000
Outdoor Amphitheater (500-occupants)	5,000

Provide a high-level feasibility assessment, including potential funding sources and investment strategy.

FEASIBILITY ASSESSMENT

The Beats District development vision on the 12-acre site is anchored by the rich arts and culture Hip Hop Museum, surrounded by hotel, mixed-income housing, commercial space, and expansive riverfront outdoor spaces. The project site is located in a New Market Tax Credit (NMTC) Severely Distressed Zone making projects eligible for NMTC funding which can be allocated up to 15% development dollars in tax credits and could receive preferred lending from Community Development Financial Institutions (CDFIs). It is also located in a qualified Small Business Administration (SBA) HUB Zone and in an Internal Revenue Service (IRS) and the U.S. Department of the Treasury Opportunity Zone, both of which are attractive to impact investors. Our funding strategy for the development is a mixed-funding approach to ensure financial viability. Below are specific funding strategies and identified potential sources for the variety of developments and impact areas.

Museum Development Funding - The museum development funding strategy is a combination of private equity, corporate equity, and philanthropic dollars. The museum is an attractive investment opportunity for Hip Hop artists and industry corporations to be equity partners. Philanthropic foundations, cultural institution endowments, and family offices find arts and

culture developments compelling and can grant funds for the development. We could solicit interest from potential significant cultural institutions such as the Getty Institute. The Getty has an interest in the architectural works of Paul R. Williams, who had a vested interest in housing developments in and around Compton. We would also seek involvement from LA-based media studios (NBC, Sony, etc). A case study for the financing is the Hip Hop Museum in Bronx, NY.

Hotel Development Funding - The hotel would be anchored to the museum project. We would seek a bespoke boutique hotel owner/investor or hotel chain as a partner for the operations of the hotel. The funding for the hotel project could come from private equity, EB-5 equity, New Market Tax Credit (NMTC), and commercial debt.

Mixed-Income Housing Development Funding - The mixed-income housing development funding strategy is a combination of city, state, and federal funding, as well as identifying potential corporate partners to invest in workforce housing. Potential city, state, and federal funds include an expansion of the City of Compton's Operation Uplift, for permanent housing solutions in response to 2025 LA fires, CA Affordable Housing and Sustainable Communities Grants, CA Housing, and Low-Income Housing Tax Credits (LIHTC). Workforce housing for industry corporations is also an attractive investment for corporations as mentioned in the museum development.

Riverfront Park - The riverfront park development strategy is to identify city and state funds that invest in climate and natural resources. Potential funding sources include the Rivers and Mountains Conservancy, California Proposition 68, and the $10B California Proposition 4 Climate Change Bond.

FUNDING NEXT STEPS

This development vision is a direct result from community desires, and its intention is to drive community impact, environmental stewardship, and economic prosperity. If selected, our team's immediate next steps includes:

1. Meet with the City of Compton to discuss goals and funding sources for feasibility study
2. Seek out seed funding to initiative feasibility study
3. Develop a robust development vision for the site
4. Seek interest for investment into the development projects
5. Bring together development team, community partners, municipalities, and other stakeholders to kick off the development project
6. Complete predevelopment, including campus planning, developments, and permitting

With a compelling development vision grounded in city support, the team will pitch the development to potential investors who are committed to fostering local economic and cultural development. By combining these various funding sources, we are positioned to realize a development that is not only financially sustainable but also serves as a driver of socioeconomic growth for Compton.

5. COMPLIANCE & FINANCIAL CAPACITY

Confirm your ability to meet the City's regulatory requirements and development standards.

MEETING REQUIREMENTS

We are fully equipped to comply with all regulatory requirements and development standards set forth by the City of Compton and the broader State of California. Our team has extensive experience across the country navigating complex regulatory processes, ensuring all aspects of our projects meet or exceed local standards. We prioritize collaboration with municipalities and adhere to all guidelines and codes, while fostering a solutions-oriented partnership for successful developments. All of our projects strive for LEED certification, prioritizing resiliency, high-performance design and energy efficiency, which exceeds building code.

Outline financial capabilities and potential funding strategies to support the proposed project.

Adre has a track record of successful project fundraising, project management, and project delivery. Currently, Adre has $139 million in progress for community non-profit and foundation clients, in seven development projects totaling over 145,000 square feet. Adre has raised over $36 million in grants and construction debt for our clients, with an 87% success rate for grants.

Adre has worked with 500+ community members who informed and influenced our development projects. Adre has 7 "Path to Net Zero" projects and 4 LEED pending projects. Adre has created work for 40 small businesses, with $4.87M for BIPOC, women-owned, and emerging companies. Adre is founded and led by Anyeley Hallová, who has over 20 years of expertise in the real estate development industry. Anyeley has delivered $110M for 10 completed projects and $35M in investment equity. Anyeley's projects have received 45+ national and international awards, including ULI America Award, USGBC award, Forest Stewardship Council, and COTE Top Ten Award.

We are very excited and deeply committed to work alongside the City of Compton to realize The Beats District on the site of the former Compton Par 3 Golf Course. We are energized to envision this innovative and impactful cultural hub within your city. Thank you for your consideration.

Sincerely,



Anyeley Hallová
Founder and CEO
Adre



Dana McKinney White
Co-Founder
enFOLD Collective

Response to City of Compton
Letter of Interest

RECEIVED
APR 2025
OFFICE OF THE
CITY CLERK

Presented to the City of Compton April 11, 2025

BRANDYWINE
HOMES

40th ANNIVERSARY
linc

COVER LETTER

Dear Mr. Hector Bernal,

Thank you for considering Brandywine Homes and Linc Housing as a potential partner with the City of Compton.

We are excited to present our Letter of Interest for the development of the Compton Par 3 Golf Courses. As a vertically integrated homebuilder and developer, we understand the importance of establishing strong connections with both the City and the community.

Brandywine Homes, a family run business, with 30 years of experience, Brandywine Homes has a proven track record of developing residential communities along Coastal California. We have completed over 100 projects and currently manage 19 active communities in Southern California. Our relationships with cities like Long Beach, Norwalk, Carson, West Carson, Pico Rivera, and El Monte demonstrate our ability to navigate the complexities of feasibility, entitlement, and acquisition.

The combined expertise of Brandywine Homes and Linc Housing lies in our ability to effectively communicate with both city officials and community members. This enables us to navigate and succeed in challenging, anti-growth submarkets. Our team of dedicated, experienced leaders excels in entitlement, design, construction, marketing, and sales. As highly successful integrated homebuilders and developers, Brandywine Homes and Linc Housing will manage every aspect of the project life cycle.

Moreover, Brandywine Homes has multiple equity partners that aid in driving projects through entitlement and building efforts. The offers we present today are made at the discretion of the executive team. At Brandywine, we believe in honest reporting and staying true to our word, principles that have guided our 30 years of urban infill development in Southern California.

We look forward to the opportunity to bring our expertise to the City of Compton's Par 3 Golf Course and collaborate with you to create a project that compliments the community.

Brett Whitehead
CEO

Alex Hernandez
President

CONCEPTUAL PLAN

SEGMENT	ACREAGE	PRODUCT TYPE	DENSITY
LINC HOUSING	1.50	3 OR 4-STORY TOWNHOMES	35-50 DU/AC
BRANDYWINE HOMES	8.38	3-STORY TOWNHOME	20-25 DU/AC
PUBLIC PARK	2.00	TRAILS, TOT LOTS, BOCCI BALL	N/A
TOTAL	11.88		

FIRM NAME	LOWER BOUND	UPPER BOUND	AVERAGE	EXPECTED UNIT COUNT
LINC HOUSING	35	50	42.5	64
BRANDYWIE HOMES	20	25	22.5	189

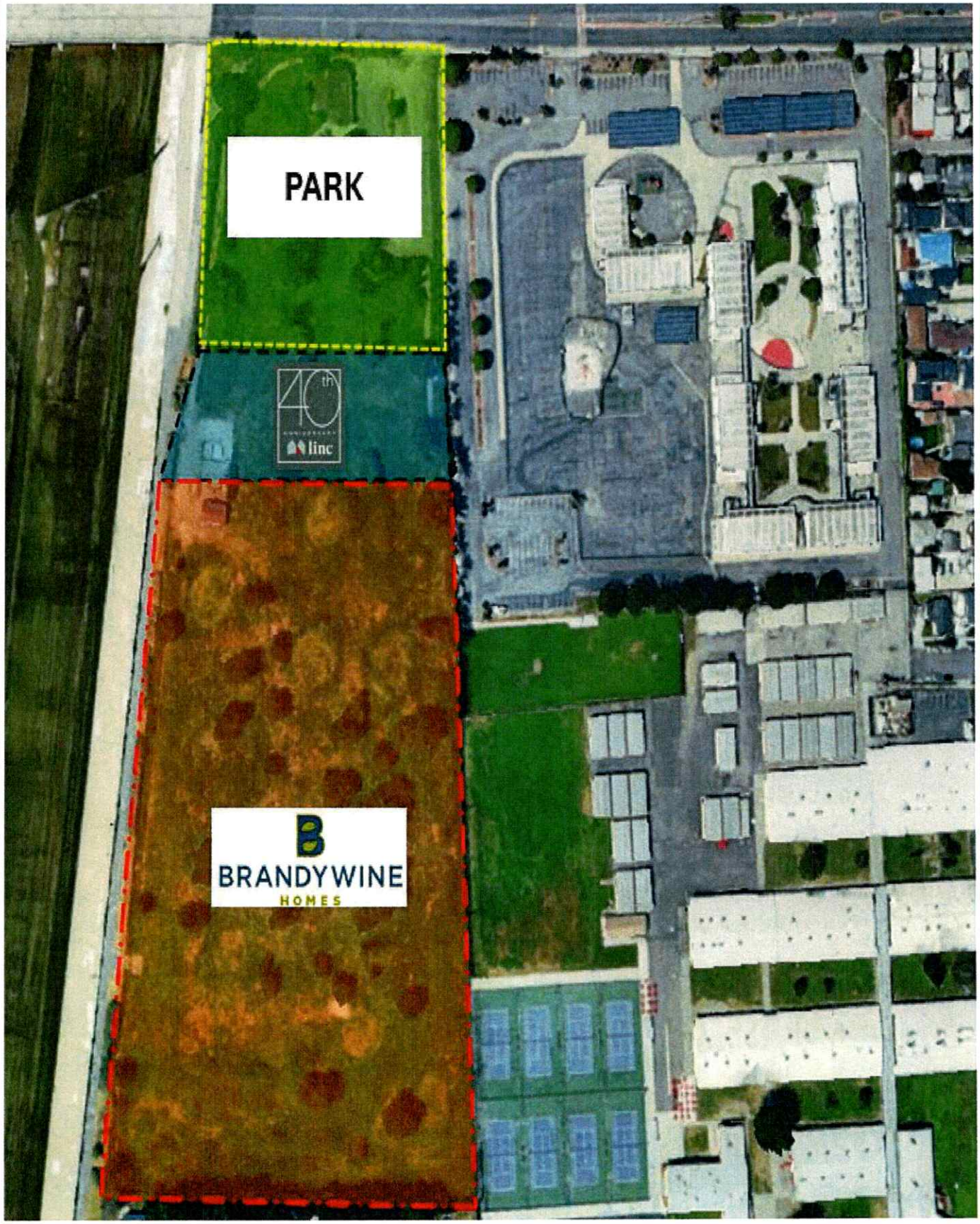








CONCEPTUAL SITE PLAN



BRANDYWINE HOMES' VISION: COMPTON PAR 3 GOLF COURSE

The area surrounding the Compton Par 3 Golf Course is a mix of residential neighborhoods and urban accessibility, with nearby single-family homes and several elementary, middle, and high schools. We recognize that any future development must be shaped in partnership with the local community, and we approach this proposal as a living concept—one that can evolve with input from both the City and its residents.

Brandywine Homes, in collaboration with Linc Housing, proposes dividing the property into three distinct components: a public park (developed by Brandywine), affordable housing (led by LINC), and for-sale, market-rate townhome condominiums (by Brandywine). Our current vision does not include the continuation of golf course operations and instead incorporates a 2-acre public park.

Recognizing the diverse needs of the surrounding community—from first-time homebuyers and the "missing middle" to educators, public safety professionals, and graduate students—we've assembled a team of experienced professionals committed to building a thoughtfully designed neighborhood that enhances quality of life and supports long-term economic growth.

Our approach to sustainable and economically viable land use focuses on balance, resilience, and inclusivity. By combining affordable and market-rate housing with accessible green space, we aim to create a mixed-income, walkable community that reflects Compton's identity. We intend to use efficient site planning, environmentally conscious building practices, and long-term maintenance strategies to ensure both environmental and fiscal sustainability for the City.

BRANDYWINE HOMES

Building Together for the Next Generation

Rebuilding Older Cities

Partnering with public agencies to build the next generation of Southern California's infill neighborhoods

Providing a New Home Option

Creating places for the next generation of homeowners to live close to jobs and extended families.

Integrity in Partnerships

Fostering the next generation of financial relationships where integrity earns trust and confidence

Valuing Resources

Being resourceful with land, energy and design for the benefit of the next generation

BRANDYWINE
HOMES

FIRM OVERVIEW

Since opening its doors in 1994 as a family-owned and operated homebuilder and regional developer, Brandywine Homes is proud to celebrate over 30 years of developing new residential communities and providing quality residences for Southern Californians. The Company prides itself on attracting and retaining the industry's most talented and dedicated team of building industry professionals whose expertise and commitment to quality housing reflects that of the principals. The Principals and Senior Management have a collective 200 years of broad-based experience in the acquisition, financing, construction, management and sales of residential communities. Company focus has been on creating these communities in cities across the South Land with special emphasis on those located in the more mature portions of Orange and Los Angeles Counties where repurposing of land uses encourages a commitment to creating vibrant and safe new lifestyle opportunities.

With our team of 45 on staff professionals, all critical components of the home building craft are closely managed and monitored. From land acquisition, through design , financing, purchasing, construction, sales and customer service, each step in the process of creating new lifestyle environments in which to live, work, raise families and relax in comfort and safety is coordinated and overseen to insure timely and exacting completion at each stage of the building process.

Our broad capabilities can be seen in the wide variety of housing we have successfully developed — from inspired townhome collections of varying densities and modest pricing to luxurious, single-family homes to semi-custom, estate-sized homes on expansive lots. We offer the diversity necessary to build homes in communities throughout Southern California, from suburban developments to urban infill locations.

BRANDYWINE
HOMES

FIRM OVERVIEW

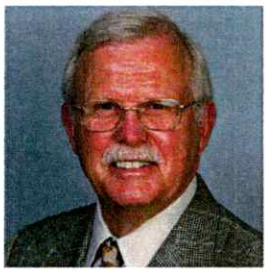
We pride ourselves on establishing relationships with local governments by meeting with them in exploring what land use directions the City believes may be best for their citizens. From there, a member of our land acquisition team seeks out and works closely with local real estate professionals to locate potential acquisition sites which are them reviewed with the city to determine the community's interest in seeing if and how that property may be developed for the mutual benefit of all parties. This is the beginning of how we work on creating an informal public/private partnership wherein the goal is a venture from which all parties experience a positive outcome.

This meticulous approach to conducting business is followed through to the selling and servicing of all homes that Brandywine constructs. Our stable of highly trained and experienced sales representatives consider all potential buyers of our homes to be an extension of our family. And they are treated as we would like to be treated.

Our long-term financial commitments have been established by both national and regional lenders of substantial means and presence in the marketplace. Included among them are US Bank, Wells Fargo and California Bank & Trust, whom together have provided financing for much of the almost $2 Billion dollars in market value of the residences we have constructed and/or are now constructing.

In summary, At the foundation of every Brandywine Home is our utmost dedication to excellence and to being a valued part of each community in which we build our homes. A recognized leader in challenging infill projects, Brandywine continues to revitalize a number of Southern California's oldest and most established towns, rich in history. We build homes that respect and complement the heritage, values and architectural integrity of existing neighborhoods and the people who live there—while also making a positive contribution to the community. With over 100 communities delivered to tenants and home buyers in over 58 new neighborhoods located in 39 Cities, we have worked hard and believe we have established Brandywine Homes as a valued and reliable partner worthy of selection in developing solutions for the housing needs throughout Southern California.

KEY PERSONNEL



Jim Barisic
Chairman

Jim is a true industry veteran, bringing almost 50 years of experience in the building and development industry. Jim is responsible for the overall direction of Brandywine Homes, primarily working with cities and agencies, securing long-term relationships with construction lenders and other financial partners, and ensuring that Brandywine moves forward while keeping true to its core principles and values.

Prior to founding Brandywine in 1994, Jim had been an owner/partner of various private companies developing both in-fill and planned residential neighborhoods, including multifamily attached homes and single family detached subdivisions. These developments ranged from entry level housing to detached one half acre custom homes. During Jim's career in the development industry, he has overseen the construction of over 3000 residences and multiple retail/industrial properties. In his capacity as the Vice President/Assistant Division Manager of the 4,800-acre planned community of Anaheim Hills, he managed the development and construction of a community containing over 8,500 residential units, three commercial centers and an 18-hole golf course in the City of Anaheim, California.

Jim started his career working in the City of Cerritos and has over five years prior experience in municipal government, with a focus in planning and general city management.



Brett Whitehead
Principal/CEO

Brett has been with Brandywine Homes for 23 years and as CEO, oversees all aspects of the company including land acquisition, forward planning and finance. During his tenure with the company, Brett has been an integral part of the acquisition and planning of over 60 developments and almost 3000 units. Brett's efforts at maintaining strong banking relationships has lead to an impressive network of construction lenders and equity partners. Even during the depths of the great recession, these relationships proved their value as Brandywine continued to build and sell homes with very few roadblocks.

Brett frequently serves as the point of contact for municipalities and lead the company's effort to assist the City of Stanton in developing the Stanton Plaza Specific Plan. The specific plan is used as a guide for future development of the city's new "main street". He also has a hand in developing community land plans and product types in coordination with city staff. This hands-on approach allows Brandywine to create unique and innovative communities that complement surrounding neighborhoods and help complete the vision in cities where the company develops.



Dave Barisic
Principal

David has overseen Sales and Marketing, Legal and DRE processing since his joining in 2001. During his tenure at Brandywine he has overseen the sale of homes and leasing of apartment units in over 60 communities across southern California and driven revenues of over $1 billion. His detailed knowledge of the Southern California real estate market is bolstered by monthly analyses of existing and new home sales data, inventory, and pricing trends.

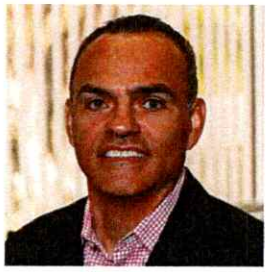
David's understanding of the marketplace is further reinforced by in-depth, community based research gathered through interviews with residents, local publications and historical analysis of previous developments. This market analysis allows Brandywine to continually innovate its residential products to keep pace with a constantly changing marketplace.

Prior to coming to Brandywine, David worked as a Research Analyst at Sanli Pastore & Hill, California's preeminent firm for business and goodwill valuations and as a securities broker with both Quick & Reilly and TD Waterhouse Securities. David has been a licensed real estate broker in the state of California since 2003.



Alex Hernandez
President

With over 30 years of experience with Infill real estate development and land planning in Southern California, Alex has personally been associated with the acquisition, entitlement and development of 80 communities, which represents 3,000 units. Prior to joining Brandywine Homes in November 2013, Alex held numerous positions with The Olson Company including Managing Director of their Orange County Division and Senior Vice President of Acquisition and Forward Planning. Alex also formed and managed TELACU Development's non-profit for sale housing division for six years. Mr. Hernandez started his career as a city planner for major cities including Long Beach, Hermosa Beach and Los Alamitos.



Mario Urzua
Chief Financial Officer

A seasoned finance executive with over 25 years of experience in real estate, Mario has worked for real estate companies that have primarily invested, owned, managed and operated real estate portfolios encompassing raw land to new for-sale communities but also has experience in the other real estate asset classes. He has worked with some of the biggest debt and equity providers in the nation and can call on many capital sources for that next great Brandywine community.

Mario previously held a similar role at another privately held in-fill developer in Soutern California and prior to that worked for a private equity firm and later a private equity backed land entitlement company. He has been fortunate to call Southern California home all these years and has no plans of leaving this great part of the country. Mario began his career as a CPA (license inactive today) and has the unique ability to call himself a Bruin and a Trojan having graduated from UCLA and later getting an MBA from rival USC.



Lesley Pennington
Vice President, Sales and Marketing

Newly installed as Vice-President of Sales & Marketing at Brandywine Homes, Lesley's homebuilding career spans more than thirty years. Lesley has a passion for people and a love of this business. Her primary role is achieving sales and effectively reaching and connecting with prospective new customers while creating a better homebuying experience for the homebuyers. Her knowledge of the Southern California real estate market is second to none and this expertise has quickly become integral to Brandywine's product development and placement.

Prior to joining Brandywine Homes, Lesley served as Vice-President of Sales with William Lyon Homes from 2000-2020. In 2009-2014, she took on a more global role serving as Regional Vice-President of Sales, overseeing all sales efforts for all of California.

Early into her career Lesley was recognized by her peers as "Sales Director of The Year" by the Southern California Sales & Marketing Council. Lesley is involved with Greater Sales & Marketing Council and BIA.

BRANDYWINE
HOMES

FINANCING

Brandywine is one of Southern California's most experienced and well capitalized in-fill developers. The company has an impressive track record spanning over 30 years resulting in the successful development of over 100 housing communities and 1,820 residential units.
Brandywine consistently secures the necessary debt and equity from a large pool of investors, private equity institutions and traditional banks.

Early in Brandywine's history, the company relied on raising equity capital from high net-worth individuals but has transitioned to a more sophisticated and institutional source of capital. In recent years Brandywine has been securing project level equity from several high-net-worth large family offices in Southern California and most recently partnering on two multi- family developments with a large Institutional Private Equity Group actively pursuing other development opportunities with Brandywine.

Brandywine has also been very successful obtaining construction financing from some of America's premier banking institutions including Banner Bank, Housing Capital (a subsidiary of US Bank), Wells Fargo and California Bank & Trust, to name a few. The construction lenders typically will fund between 80-85% of the costs. Brandywine and its equity partners cover the balance of the remaining costs. In a separate venture, Brandywine has partnered with a large public home builder to build a community of 175 homes without providing equity capital or obtaining any construction financing.

Each new development opportunity is quietly marketed to Brandywine's funding sources and Brandywine can be selective in finding the right combination of debt and equity.

BRANDYWINE HOMES:
FINANCIAL REFERENCES

Inquiries regarding references are welcomed and will be promptly accommodated upon request.

HEARTHSTONE

CARLYLE

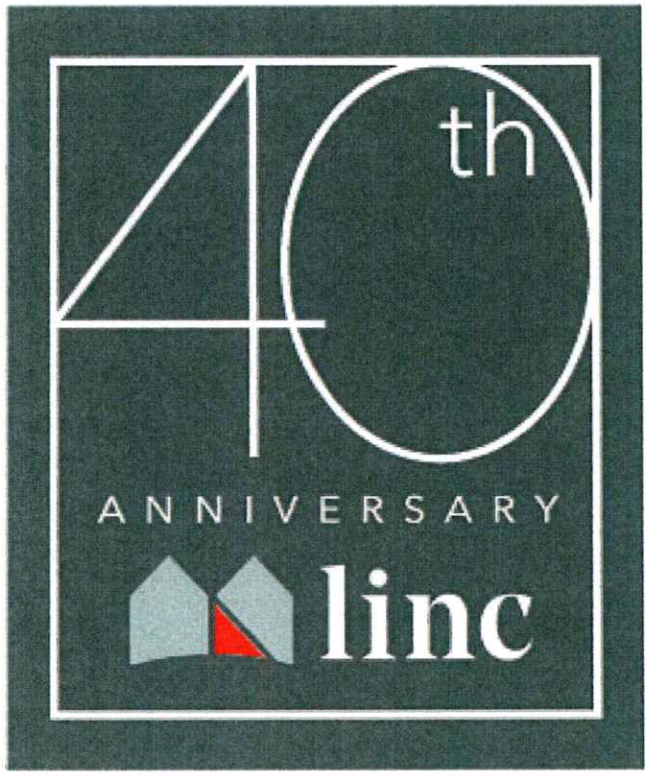
CITY NATIONAL BANK
The way up.®

BORSTEIN
ENTERPRISES

C B TRUST
CALIFORNIA BANK
TRUST

BANNER BANK

LINC HOUSING
FIRM OVERVIEW



Key Staff Members



Rebecca F. Clark
Chief Executive Officer

Rebecca Clark has more than 30 years of experience in creating strong communities and healthy residents through affordable housing. Her experiences range from leading diverse nonprofit companies to consulting on governance and organizational development, driving public policy outcomes, and effecting necessary changes in the system. She believes in the power of collaboration to create and redevelop healthy and vital communities integrating housing, employment, healthcare, services, education, and more. Before taking the helm at Linc, Rebecca served the affordable housing industry as an independent consultant. She founded Clark Consulting Group to help nonprofits and governments achieve their goals.

Her consulting work included facilitating nonprofit mergers and alliances to create stronger organizations, strategic planning, change management, board governance, and business innovation and development. As a nonprofit executive, she served as CEO of National Community Renaissance, executive vice president of BRIDGE Housing, managing director of Linc, and president and executive director of Hope Through Housing Foundation. Rebecca's experience also includes the role of Director of Housing Development and Construction Management for the Los Angeles County Community Development Commission, serving the nine million residents in the Los Angeles County jurisdiction.

Rebecca also serves in various leadership positions in the affordable housing industry. A former board member of the Pomona Valley Habitat for Humanity and a past lecturer for the California Redevelopment Association, she currently serves on the board of the California Housing Consortium and Housing Partnership Equity Trust. She is a graduate of Cal Poly Pomona in Architecture where she studied at the University of Copenhagen in Denmark as part of her coursework. Her business degree is from the Claremont Graduate University Drucker School of Management. Rebecca F. Clark has the authority to represent and make legally binding commitments on behalf of the development entity.



Suny Lay Chang
President and Chief Operating Officer

Suny has nearly 20 years of professional experience in affordable housing, community development, and strategic management. Her career has been driven by her passion for economic development and poverty alleviation, leading Suny to her work in affordable housing. Suny sees affordable housing as a powerful catalyst to build communities and neighborhoods, as well as a vehicle for economic growth for families and local economies. As Chief Operating Officer, Suny works with the President and CEO to lead key initiatives for the organization, including strategic goals, stakeholder partnerships, and internal planning. Suny also leads Linc's housing development operations including development, project financing, and construction administration for all Linc projects.

Before joining Linc in 2007, Suny served as Director of Development for New Economics for Women, where she oversaw the financing and construction of new projects and negotiated joint venture development partnerships. As a Management Consultant with The Boston Consulting Group, she consulted for senior managers of Fortune 100 companies across several disciplines, including strategy and operations, valuation and financial analysis, marketing, asset management, and post-merger integrations. Suny's experience in economic development also includes work in developing countries, serving at United States embassies in Uruguay and Cambodia. Suny's rigorous business background allows her to apply her technical skills to the nonprofit world and use her analytical strengths to address social and economic issues that have motivated her work since her undergraduate days.

BRANDYWINE HOMES' APPROACH WITH PUBLIC ENTITIES

Strong Relationships

Strong relationships with financial partners and local government agencies are essential to our success.

Brandywine brings together cities with a vision and investors who believe it can happen to identify and convert underutilized property into beautiful new home communities.

Hand-in-hand with our partners, we have created more than 55 communities comprised of almost a dozen cities.

We invite you to join us as we expand and build the next generation of urban infill communities throughout Southern California

"Brandywine Homes have become one of our most trusted developers in the City. Their collaborative approach has ensured the developments stay true to the architectural identity in Norwalk, while providing residents an opportunity to own new, exceptional homes. Their latest townhouse development on San Antonia Drive will introduce our community to live-work units. We look forward to continue working with Brandywine Homes as we improve the quality of life for residents."

Jennifer Perez, Mayor, Norwalk

Public/Private Partnerships

At Brandywine, we work side-by-side with local governments to identify opportunities and create new housing solutions.

Our specialty is building new homes in fully developed neighborhoods through public/private partnerships to revitalize established cities in Southern California.

We target transitional areas and downtown redevelopment when possible. We consolidate properties with multiple owners and create cohesive new communities.

We prefer long-term relationships, rather than jumping from city to city chasing every deal that comes along. That's what we mean by building together.

"Brandywine Homes partnered with the City of Baldwin Park to create the new and beautiful Palmera residential community which also included the refurbishment of a historic Red Car building. For Baldwin Park, it was an excellent experience with a very professional organization."

Manuel Lozano, Mayor, Baldwin Park

BRANDYWINE HOMES:
GOVERMENTAL REFERENCES

Name:	Christopher Koontz
Position:	Deputy Director of Development Services
Entity:	City of Long Beach
Phone:	(562) 570-6351
Relationship:	Public/Private Partnership

Name:	Jesus Gomez
Position:	City Manager
Entity:	City of Long Beach
Phone:	(562) 929-5700
Relationship:	Public/Private Partnership

Name:	Eric Scherer
Position:	Community Development Director
Entity:	City of La Verne
Phone:	(909) 596-8706
Relationship:	Public/Private Partnership

Name:	Matt Foulkes
Position:	Community Development Director
Entity:	City of Buena Park
Phone:	(714) 562-3586
Relationship:	Public/Private Partnership

Name:	Mike Garcia
Position:	Executive Director
Entity:	City of Santa Ana
Phone:	(714) 647-5336
Relationship:	Public/Private Partnership

RELEVANT EXPERIENCE OF BRANDYWINE HOMES

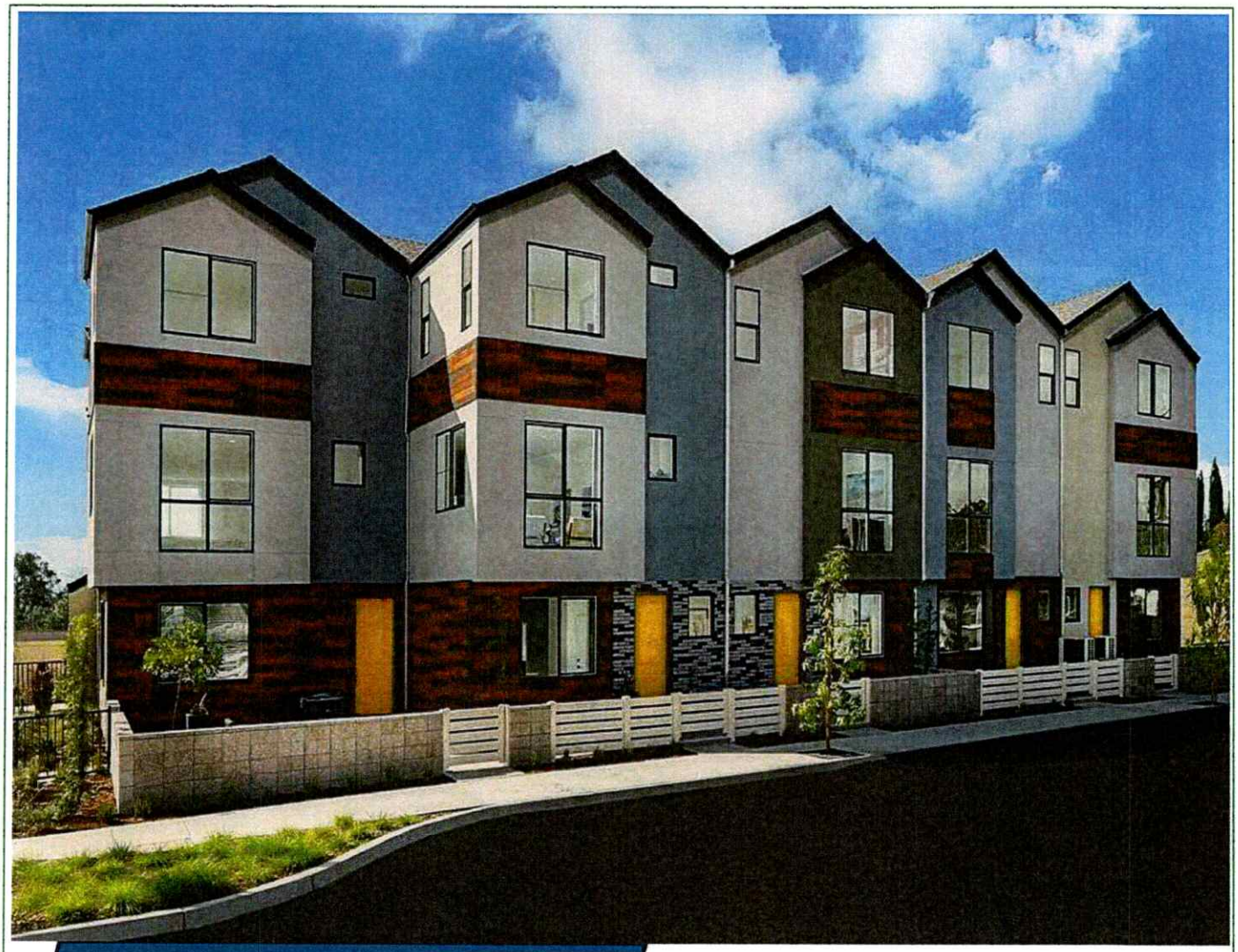
Brandywine has developed numerous mixed-use and residential infill communities throughout California and is a leader in the land entitlement, development, and California building industry. Our team is made up of experts in entitling, developing, and constructing a variety of product types including multi-family, townhomes, lofts, live/work, and single family detached homes, in addition to a variety of commercial uses including projects with ground-floor commercial, stand- alone commercial, shopkeeper units, hotel, self-storage, and auto dealer, and has built both vertically and horizontally integrated mixed-use communities.

Brandywine has a long-track record of working in partnership with Cities, [former] Redevelopment Agencies, City Housing Authorities, and private property owners.

With over a 30-years of experience, Brandywine Homes has consistently partnered with public agencies to address housing needs. Initially collaborating with Redevelopment Agencies, Brandywine focused on developing solar panel, all-electric housing. Although these agencies have since been disbanded, Brandywine continues to champion public-private partnerships as a crucial strategy to enhance housing availability across Southern California.

The following pages include project summaries for infill communities that Brandywine has entitled, developed, and built, or is currently entitling, developing, and building. These project examples demonstrate Brandywine Homes' breadth of experience across multiple product types and the diversity of attached and mixed-use communities that our team has entitled, developed, and built throughout Southern California.

All project examples enclosed are projects that were acquired by Brandywine using its internal capital and were managed, entitled, developed, and built by Brandywines Homes internal team. Our team welcomes the opportunity to tour any or all of our example projects with the decision-makers at the City, the Successor Agency, or the Housing Authority.



RTHM

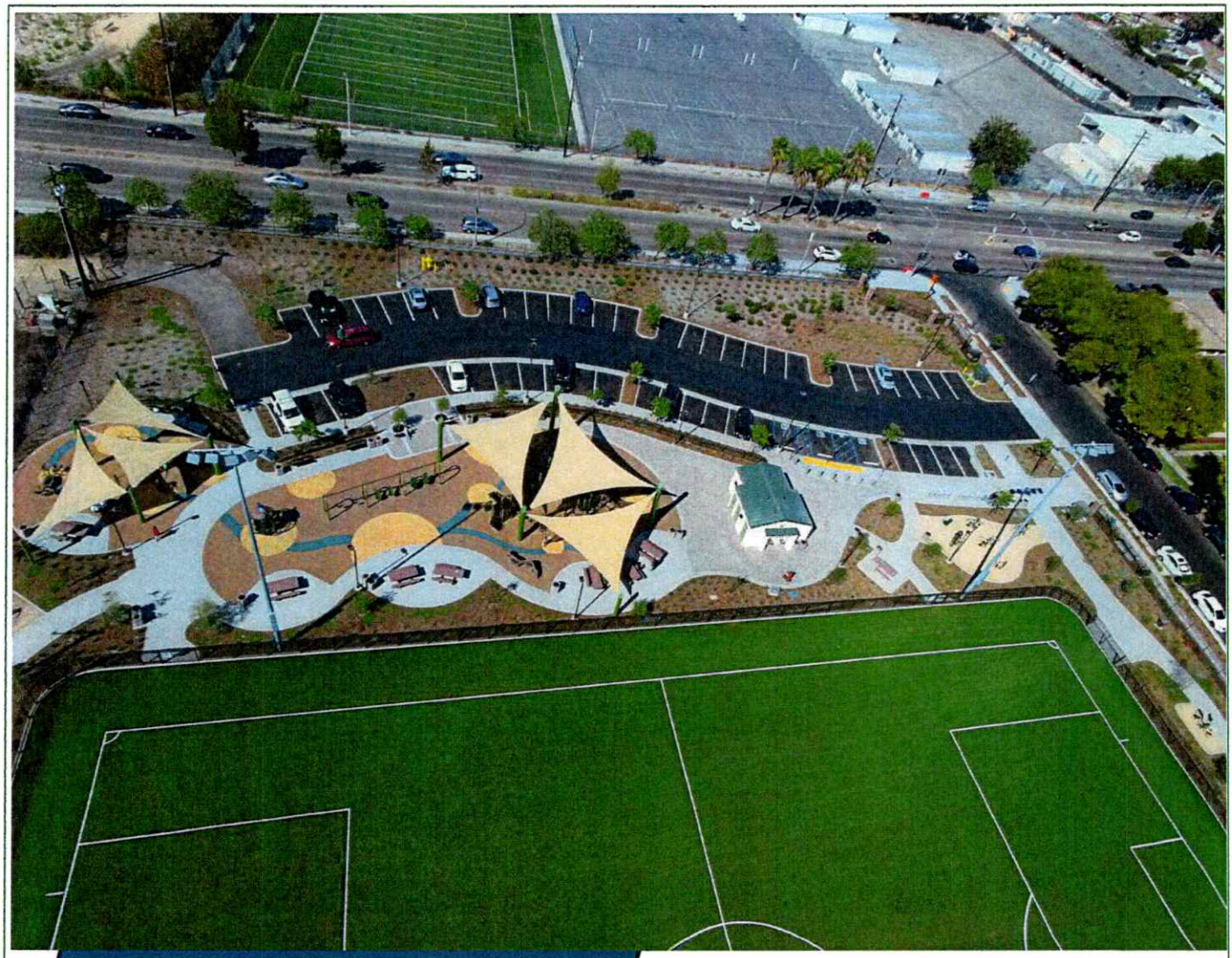
Long Beach

BRANDYWINE HOMES

Community Size:	3.20 Acres
Number of Homes:	84
Housing Type:	Townhomes
Density:	27 du/acre
Home Size Range:	1,224– 2,110 SF
Garage Configuration:	Side x Side / Tandem
Community Type:	Residential

FORMER CITY SITE





C. David Molina Park
Long Beach

BRANDYWINE HOMES

This 3.3-acre park was developed as part of a development agreement associated with Brandywine Homes' Riverdale residential tract, previously detailed in this package. The park features a sports field, playground, restroom facility, walking path, parking, and landscaping. The sports field is constructed with synthetic turf, energy-efficient field lighting, and fencing, enhancing play opportunities for Long Beach sports organizations.

A decomposed granite walking path, along with a series of fitness stations, offers space for outdoor exercise. The playground, designed for children ages 2 to 12, includes engaging play structures, a climbing feature, safety surfacing, and vibrant shade structures. Additional amenities such as park benches, bike racks, picnic tables, and landscaping were thoughtfully integrated to complement the park's overall use.



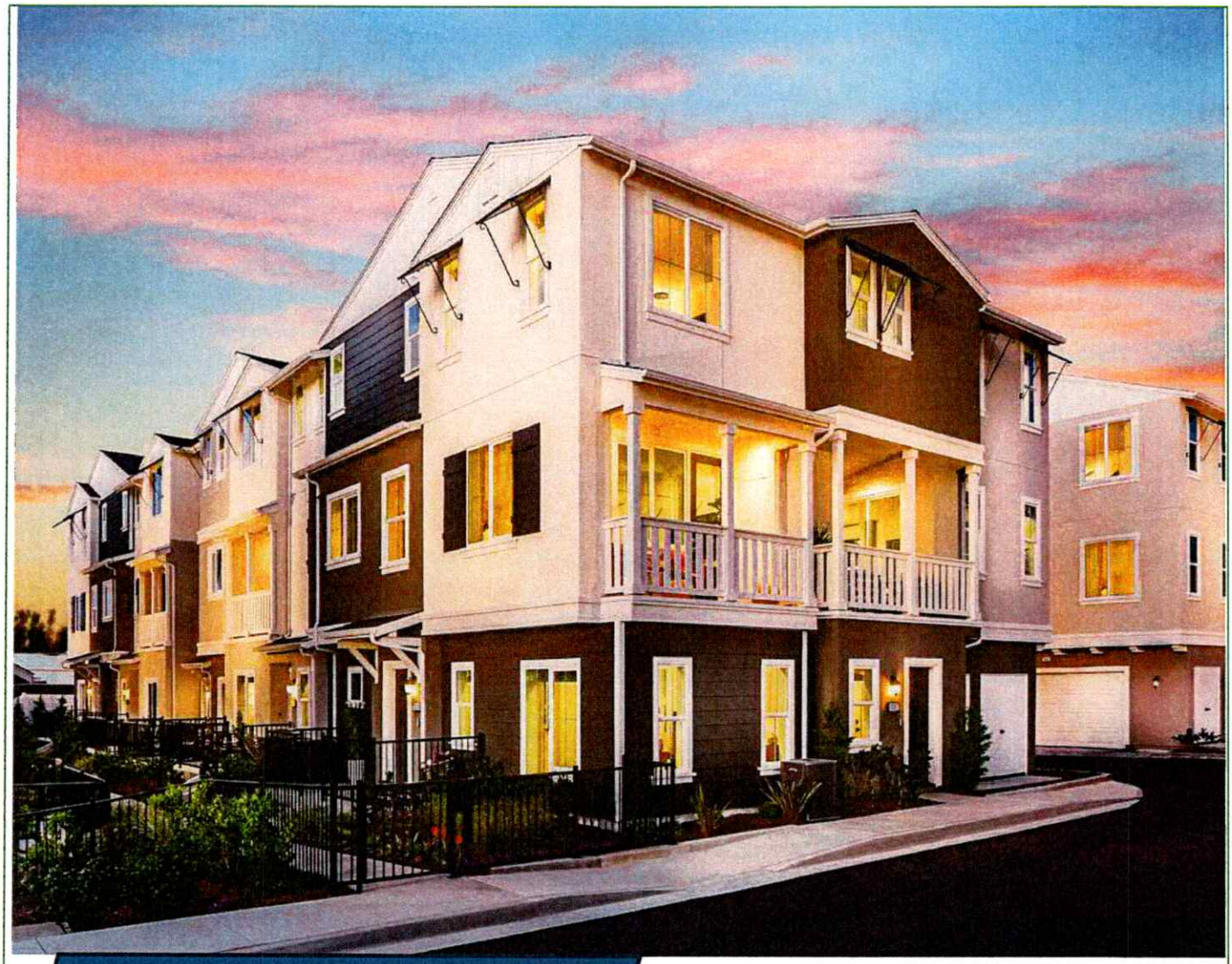
Upton
Carson

BRANDYWINE HOMES

Community Size:	1.57 Acres
Number of Homes:	36
Housing Type:	Townhomes
Density:	22.9 du/acre
Home Size Range:	1,239– 1,876 SF
Garage Configuration:	Side x Side & Tandem
Community Type:	Residential

FORMER CITY SITE





Carson Landing

Carson

BRANDYWINE HOMES

Community Size:	8.07 Acres
Number of Homes:	175
Housing Type:	Townhomes
Density:	21 du/acre
Home Size Range:	1,400– 1,900 SF
Garage Configuration:	Side x Side & Tandem
Community Type:	Residential



BRANDYWINE HOMES:
ACTIVE & COMPLETED PROJECTS

CURRENT PROJECTS						
Status	**Project**	**City**	**Units**	**Total Sales Revenue (Est.)**	**Type**	**Cross Streets**
Sell-Out	Mirasol	El Monte	52	$ 31,837,002	3 Story Townhomes	Durfee and Elliot
Sell-Out	Avila	El Monte	39	$ 25,396,075	3 Story Townhomes	Valley and Oak
Sell-Out	Cabrillo Crossing	Santa Ana	35	$ 25,958,791	4 Story Townhomes	1st and Cabrillo
Sell-Out	E. Route 66	Glendora	39	$ 25,711,000	3 Story Townhomes	723 E. Route 66
Sell-Out	Anaheim RFP	Anaheim	60	$ 45,059,400	3 Story Townhomes	Beach & Lincoln
Sell-Out	Westminster	Westminster	25	$ 15,259,400	2 & 3 Story Townhomes	13552 Goldenwest Street
Sell-Out	Mission & Linden	Pomona	36	$ 24,931,759	2 & 3 Story Townhomes	Mission & Linden
		Sub-Total	1,611	$ 169,221,668		

COMPLETED PROJECTS					
Project	City	Units	Total Sales Revenue	Type	Cross Streets
Carson Landing	Carson	175	$ 137,719,000	3 Story Townhomes	Victoria and Central
Hawthorne Apartments	Riverside	184	$ 71,660,000	Multifamily	Indiana and Jackson
Del Haven Apartments	Murrieta	234	$ 79,390,000	Multifamily	Del Haven and Date
Mayfield	Glendora	16	$ 13,660,000	SFD	Arrow and Valley Center
Verdana II	La Verne	8	$ 3,567,900	Affordable SFD	Walnut and B
Verdana	La Verne	50	$ 33,476,000	3 Story Townhomes	Fruit and Foothill
Citra	Whittier	25	$ 23,590,000	SFD	Floral and Magnolia
RTHM	Long Beach	84	$ 56,916,000	3 Story Townhomes	Atlantic and South
Amarante	Artesia	30	$ 22,785,443	3 Story Townhomes	Artesia Blvd and Roseton
The Isles	Huntington Beach	129	$ 135,731,840	3 Story Townhomes	7225 Edinger Avenue
8030 Dale	Buena Park	283	$ 169,749,740	Wrap Apartments	8030 Dale Street
Knights Inn	Pico Rivera	95	$ 67,895,000	3 Story Townhomes	6540 Rosemead Boulevard
Lotus Court	Monrovia	13	$ 7,712,679	3 Story Townhomes	W. Duarte and S. Alta Vista
Citrine	Norwalk	16	$ 7,246,458	2 Story Townhomes	Excelsior and Gridley
Covington	Yorba Linda	51	$ 32,700,000	2 Story Townhome	Eureka and Yorba Linda
Griffin	Arcadia	17	$ 14,600,000	3 Story Townhomes	Las Tunas and Live Oak
Buena Park 18	Buena Park	18	$ 10,949,618	SFR	Holder and Lincoln
Nueva Vista	Vista	22	$ 7,920,000	3 Story Townhomes	Santa Fe and Cypress
Fullerton	Fullerton	52	$ 10,000,000	3 Story Townhomes	Orangethorpe and Euclid
Bungalows at RSM	Rancho Santa Margarita	66	$ 35,000,000	2 &3 Story Townhomes	Alma Aldea and Banderas
Pomelo	Garden Grove	20	$ 10,368,950	SFR	Fairview and Trask
Century Triangle	Garden Grove	53	$ 20,000,000	3 Story Townhomes	Century and Garden Grove
Garden District	Stanton	37	$ 20,350,000	SFR	Beach and Starr
Stonegate	Westminster	38	$ 19,760,000	SFR	Trask and Golden West
Sienna at Renaissance Plaza	Stanton	39	$ 18,000,000	SFR	Beach and Orangethorpe
Capri at Renaissance Plaza	Stanton	12	$ 5,400,000	3 Story Townhomes / Live-Work	Beach and Orangethorpe
Katella Cottages	Garden Grove	42	$ 30,250,000	SFR	Katella and Gilbert
Apricot Lane - Santa Ana	Santa Ana	21	$ 17,000,000	SFR	Newhope and Camille
Knott Cottages	Stanton	14	$ 10,200,000	SFR	Knott and Katella
Trask Cottages	Garden Grove	7	$ 4,300,000	SFR	Trask and Yockey
Renaissance Plaza	Stanton	106	$ 21,000,000	3 Story Townhomes	Beach and Orangewood
Magnolia Lane	Anaheim	114	$ 42,000,000	SFR / 3 Story Townhomes	Magnolia and Crescent
Taft Cottages	Garden Grove	33	$ 16,500,000	SFR	Taft and Trask
Gilbert Estates	Garden Grove	12	$ 12,600,000	SFR	Gilbert and Stanford
Cardiff Glen	Encinitas	26	$ 23,500,000	SFR	Rubenstein and Bach
Village Square	Stanton	24	$ 12,400,000	SFR	Beach and Lampson
The Terraces	Signal Hill	21	$ 16,000,000	SFR	Orizaba and Ridgeview Terrace
Euclid Estates	Garden Grove	16	$ 6,600,000	SFR	Euclid and Allen
Magnolia Cottages	Anaheim	12	$ 4,500,000	SFR	Magnolia and Rome
Bolinger Estates	Orange	21	$ 15,000,000	SFR	Sunview and Tustin
Cypress Cottages	Cypress	19	$ 5,500,000	Detached Condos	Lincoln & Holder
Brandywine Estates	Villa Park	3	$ 3,000,000	SFR	Leatrice
St. Marks	Garden Grove	18	$ 10,000,000	SFR	Katella and Palmwood
Sub-Total		2276	$ 1,286,498,628		

BRANDYWINE HOMES:
ACTIVE & COMPLETED PROJECTS

COMPLETED PROJECTS					
Project	City	Units	Total Sales Revenue	Type	Cross Streets
Estates Pasadena	Pasadena	12	$ 18,053,000	SFR	Sierra Madre Villa and Sierra Madre
Hope Apartments	Garden Grove	34	$ 9,350,000	Multifamily	Westminster and Hope
Dale Apartments	Garden Grove	26	$ 7,150,000	Multifamily	Dale and Garden Grove Blvd.
Knott Apartments	Buena Park	22	$ 6,050,000	Multifamily	Knott and Orangethorpe
Lemongrass	Fountain Valley	16	$ 16,850,000	SFR	Magnolia and Talbert
Newport Cottages	Tustin	9	$ 1,800,000	SFR	Newport and Wass
Holt	West Covina	48	$ 24,000,000	SFR	Holt and Oak Knoll
The Orchards	La Mirada	41	$ 21,000,000	SFR	Alondra and Escalona
Waverly	West Covina	19	$ 14,000,000	SFR	Valinda and Service
Creekside Ranch	Orange	7	$ 2,940,000	SFR	Mountain Ave
Seabright	Costa Mesa	26	$ 16,600,000	3 Story Townhomes	Anaheim and Yorkshire
Upton	Carson	36	$ 24,551,714	3 Story Townhomes	Victoria and Cedarbluff Way
Arletta	Fullerton	33	$ 25,985,710	3 Story Townhomes	Bastanchury and Harbor
Villena	Placentia	26	$ 21,333,329	3 Story Townhomes	Golden and California
Carlow	Norwalk	27	$ 17,407,318	3 Story Townhomes	Olive and San Antonio
Escondido Self Storage	Escondido	0	$ 15,250,000	Self Storage	Brotherton and Cranston
Saddle Creek	San Dimas	28	$ 32,135,054	SFR	San Dimas and Allen
Candlewood Villas	Whittier	53	$ 32,965,194	2 Story Townhomes	Telegraph and Bramblebush
Oliva	Duarte	25	$ 15,939,461	3 Story Townhomes	Huntington and Mountain
Treviso	Anaheim	22	$ 13,265,347	3 Story Townhomes	Lincoln and Knott
Palmera	Baldwin Park	23	$ 11,714,576	3 Story Townhomes	Ramona and Badillo
Bradbury	La Puente	45	$ 28,224,410	2 Story Townhomes	Del Valle and Mentz
Newbury	Yorba Linda	15	$ 29,074,998	Single Family Estates	Highland Avenue/Yorba Linda Blvd
Riverdale	Long Beach	131	$ 92,328,337	SFR	Oregon and 48th
Castella	Norwalk	21	$ 10,546,531	2 Story Townhomes	Excelsior and Studebaker
Corsica	Buena Park	17	$ 11,286,840	2 Story Townhomes	Stanton and Crescent
Provence	Yorba Linda	28	$ 20,814,992	SFR	Richfield and Yorba Linda
Lake House	Anaheim	20	$ 16,368,116	SFR	East South Street
Sunstone	Norwalk	31	$ 14,490,977	2 Story Townhomes	Pioneer and Lakeland
Brighton	West Carson	60	$ 38,744,451	SFR	228th & Meyler
Sub-Total		901	$ 610,220,355		

ACTIVE TOTAL	$ 194,153,427
COMPLETED TOTAL	$ 1,896,718,983

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CITY VENTURES
Building It Forward

April 2, 2025

City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220

Subject: Compton Par 3 Golf Course Redevelopment LOI

Dear City of Compton,

City Ventures is pleased to submit this Letter of Interest in response to the City's request for the redevelopment of the Compton Par 3 Golf Course. We propose repurposing the site into a thoughtfully designed mixed-use community that supports the City's goals of long-term community benefit, sustainability, and economic vitality.

Our team specializes in transforming underutilized urban infill sites into vibrant, attainable for-sale housing, with a strong focus on design, walkability, and environmental responsibility. We believe this location offers a unique opportunity to create a high-quality residential neighborhood that integrates with the surrounding area, expands homeownership opportunities for Compton residents, and adds value to the broader community.

City Ventures has successfully executed similar public-private redevelopment efforts in cities across Los Angeles County and brings deep experience collaborating with municipal partners, including the City of Compton. Our approach emphasizes transparency, responsiveness to community needs, and a proven ability to navigate the entitlement process efficiently and respectfully.

We appreciate your consideration and look forward to continuing the conversation. If you have any questions, please feel free to reach out to us at the contact information listed below.

Sincerely,

Ryan Aeh
Executive Vice President of Land Acquisition
ryan@cityventures.com
949-500-1573

Joseph Haddadin
Land Acquisition Manager
jhaddadin@cityventures.com
714-742-5632

Kevin Webb
Land Acquisition Associate
kwebb@cityventures.com
(720) 361-7974

II

DEVELOPMENT VISION & EXPERIENCE





CITY VENTURES

ABOUT US

Since its inception in 2009, City Ventures has entitled, developed, built and/or sold 150 new communities, representing nearly 20,000 homes, with a value of over $8 billion. City Ventures is a leader in the land entitlement, development, and California building industry. Our team is made up of experts in entitling, developing, and constructing a variety of product types including multi-family, townhomes, lofts, live/work, and single family detached homes, in addition to a variety of commercial uses including projects with ground-floor commercial, stand-alone commercial, shopkeeper units, hotel, self-storage, auto dealer and has built both vertically and horizontally integrated mixed-use communities.

City Ventures commits to improving the communities in which it works by providing high-quality architecture and craftsmanship that complements the neighborhood and by ensuring that the homes we build are the most energy-efficient homes on the market. Our industry leading "Green Key" program ensures future homeowners an energy efficient home for a greener earth and a greener wallet. Our Green Key homes feature advanced solar power, efficient appliances, water wise fixtures and landscaping and other innovations that allow for significantly reduced utility bills for our homeowners.

In addition to offering the most energy efficient homes on the market, City Ventures also offers standard designer finishes for the interior of the homes that many other builders would consider upgrades. Homeowners spend less on finishes and are rewarded with a custom looking interior. This adds greater value to the homes we built.



West Place, Costa Mesa

CITY VENTURES

INDUSTRY LEADER IN SOLAR HOMES



Dahlia, Pico Rivera

SUNPOWER

Solar Panels power everything in your home

nest

Smart thermostat learns your lifestyle and helps you save energy and money

Milgard

Dual-glazed windows help keep your home cooler in summer and warmer in winter, offering insulation against outside heat

ENERGY STAR

Energy Star® recognized appliances help reduce your home's energy consumption

THE BOLD LOOK OF KOHLER

Kohler® fixtures and faucets help reduce water consumption without compromising performance

TITLE 24

Title 24 compliant to meet California Energy Efficiency standards for residential buildings

CORPORATE OVERVIEW

Company: City Ventures

Address: 3121 Michelson Dr., Suite 150
Irvine, CA 92612

Established: Founded in 2009 (15 years)

Annual Revenue: Approximately $400 million

Structure:
- City Ventures Holdings, LLC (Parent Company)
  - *California Land Investments, LLC (Land Purchasing)*
  - *City Ventures Homebuilding, LLC (Homebuilding)*

Principals: Craig Atkins, Co-Chairman
Mark Buckland, Co-Chairman

Lead Contacts:

Ryan Aeh, Executive Vice President of Land Acquisition
ryan@cityventures.com
(949) 500-1573

Joseph Haddadin, Land Acquisition Manager
jhaddadin@cityventures.com
(714) 742-5632

Kevin Webb, Land Acquisition Associate
kwebb@cityventures.com
(720) 361-7974

CITY VENTURES EXECUTIVE TEAM



Craig Atkins
Co-Chairman



Mark Buckland
Co-Chairman



Phil Kerr
Chief Executive Officer



Scott Homan
Chief Financial Officer



Ryan Aeh
Executive Vice President



Kim Prijatel
Senior Vice President

CITY VENTURES
Building It Forward

CONCORD COURT

COMPTON (PUBLIC-PRIVATE PARTNERSHIP)







STATUS:
LOCATION:
CONSTRUCTION:
NUMBER OF HOMES:
CONSTRUCTION
W COMPTON BLVD & KEMP
3-STORY TOWNHOMES
60
2.45 ACRES
1,356 – 1,596 SQ. FT.



EGINHOUSE

ARTESIA







STATUS:
DESIGN:
CONSTRUCTION
ARKANSAS ST. & PIONEER
3-STORY TOWNHOMES (MU)
59
2.65 ACRES
1,342 – 1,875 SQ. FT.



BOULEVARD COLLECTION

BELLFLOWER (PUBLIC-PRIVATE PARTNERSHIP)







STATUS:	COMPLETED
LOCATION:	ALONDRA & CLARK AVE.
[illegible] TYPE:	3-STORY TOWNHOMES (MU)
[illegible] OF HOMES:	67
[illegible]:	4.38 ACRES
[illegible] SIZE:	1,413 – 2,935 SQ. FT.



III

MUNICIPAL ENGAGEMENT & COMMUNITY IMPACT





PEOPLE-PUBLIC-PRIVATE-PARTNERSHIPS

City Ventures has developed numerous mixed-use and residential infill communities throughout California and is a leader in the land entitlement, development, and California building industry. Our team is made up of experts in entitling, developing, and constructing a variety of product types including multi-family, townhomes, lofts, live/work, and single-family detached homes, in addition to a variety of commercial uses including projects with ground-floor commercial, stand-alone commercial, shopkeeper units, and has built both vertically and horizontally integrated mixed-use communities.

What's more, City Ventures has a long-track record of working in partnership with Cities, Redevelopment Agencies, City Housing Authorities, and private property owners. Some cities that the company has partnered with and acquired land and property from include:



Mixed Use
- Alhambra
- Covina
- El Monte
- Bellflower
- Goleta



Townhomes
- Compton
- Downey
- Buena Park
- Montebello
- Pico Rivera



Single Family Detached Homes
- Yorba Linda
- Garden Grove
- Santa Rosa
- Riverside

City Ventures, in close coordination with the community, will bring all of the necessary development experience and private capital required to bring the revitalization goals to fruition. We proposed a People-Public-Private-Partnership or "P4" approach will help to fasten together grassroots community groups in order to obtain land use approvals and monetize the Property for the City of Compton as quickly as possible.

The P4 provides a framework that facilitates a comprehensive revitalization strategy that brings together community stakeholders to collectively create and implement a shared, holistic vision and ensures project sustainability, thereby maximizing social, environmental and economic benefits. This approach enables the community to participate in the vital role of co-development and buy-in through early involvement in the process which results in active input from a diversity of stakeholders and puts the people in the driver's seat.

LOCAL ECONOMIC AND SOCIAL OBJECTIVES

City Ventures is committed to delivering a new community at the Compton Par 3 Golf Course site that aligns with the City of Compton's broader goals for economic growth, social equity, and long-term neighborhood vitality. We believe housing plays a central role in achieving those goals, and our proposed redevelopment offers a rare opportunity to expand homeownership access for Compton residents at an attainable price point.

Our for-sale townhome product fills a critical gap in the local housing market by serving the "missing middle" — individuals and families who do not qualify for subsidized housing but are priced out of traditional single-family homes. By offering thoughtfully designed, energy-efficient townhomes typically priced below the cost of a detached home, we help working households put down roots and build long-term equity in the community.

City Ventures also prioritizes walkability, connectivity, and design that enhances the existing urban fabric. Our neighborhoods are planned with an emphasis on pedestrian access, landscaped open space, and architecture that reflects and complements the character of surrounding areas. The result is a community that is both economically productive and socially inclusive — supporting local businesses, schools, and long-term civic engagement.

Our experience working in similar infill environments throughout California, including ongoing projects within the City of Compton, ensures we are well-positioned to deliver a development that reflects community values and contributes positively to the local economy.



IV

CONCEPTUAL DEVELOPMENT PLAN









PRELIMINARY VISION AND LAND USE

City Ventures proposes a complete transformation of the 11.89-acre Compton Par 3 Golf Course into a new mixed-use, for-sale residential neighborhood featuring thoughtfully designed, three-story townhomes. Homes are arranged around internal drives, paseos, and landscaped open spaces to create a walkable, community-oriented environment.

Commercial space is located near the project's main entry along Somerset Boulevard, positioned to capture visibility and access while activating the street frontage with a potential café, market, or other neighborhood-serving use.

The plan includes approximately 236 townhomes (±19.8 du/ac), ranging from 1,300 to 1,650 square feet, with a mix of 3-bedroom and 3-bedroom-plus-flex floorplans.

Parking is accommodated through private two-car garages and shared guest spaces. The layout prioritizes safe, efficient circulation and a strong pedestrian experience throughout the neighborhood.

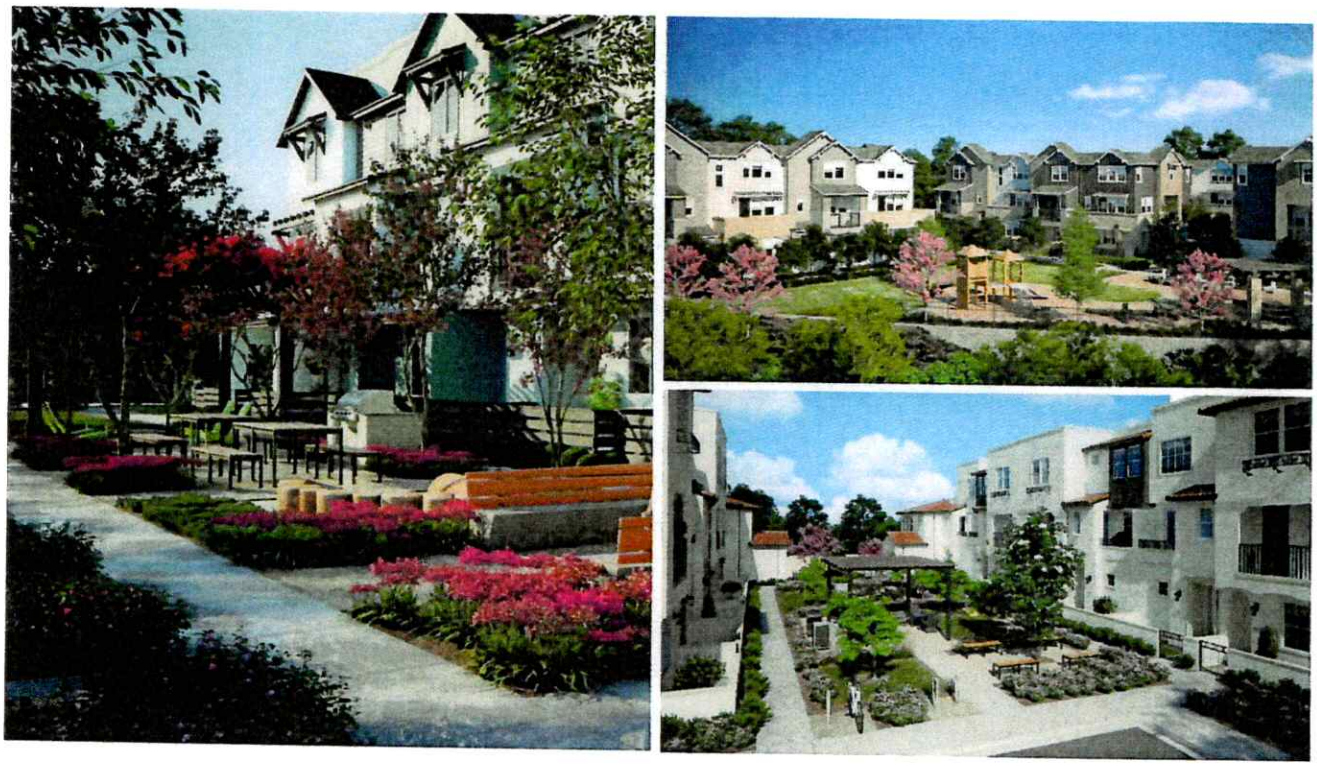
A landscaped greenbelt runs along the western edge of the site, adjacent to the LA River channel. This open space provides a natural buffer and an opportunity for passive recreation and informal gathering.



PRELIMINARY VISION AND LAND USE CONT.



OPEN SPACE & AMENITIES



The site will feature communal spaces designed to accommodate a variety of activities and community needs. This expansive area will offer a wide range of amenities, including:

- **Open Space:** Providing ample public and private open space along the Los Angeles River.
- **Shade Structures:** Providing comfortable, sheltered areas for relaxation and gatherings.
- **Patios:** Versatile spaces ideal for social events, dining, and community activities.
- **Paseos:** Pedestrian paseos that facilitate walking and enhance connectivity throughout the community.
- **Public Grills:** Convenient facilities for outdoor cooking and barbecues, perfect for picnics and family gatherings.
- **Community Gardens:** Beautifully landscaped areas that will enhance the natural beauty of the space and offer a serene environment for visitors to enjoy.
- **Access to the Los Angeles River Trail:** Supporting broader regional connectivity and offering residents a recreational link to nature and open space.

These amenities are designed to foster community engagement and create a welcoming environment for all residents and guests.

V

COMPLIANCE & FINANCIAL CAPACITY





FINANCIAL CAPACITY

City Ventures uses its own equity to finance the acquisition, design, and pre-development costs for all projects. This is internal, corporate money and requires no additional approval for deployment of capital for new acquisitions other than through our internal Board of Director's. City Ventures currently has access to over $500 million in capital and its lead investment partners include:

Ares Capital - With approximately $308 billion in assets under management, Ares Management Corporation (NYSE:ARES) is one of the largest global alternative asset managers, with three complementary and market leading investment groups: credit, private equity and real estate. Ares affiliates manage several publicly traded funds, which allow retail and institutional investors to access expertise across Credit and Real Estate. Ares' believes that expanding investor access to alternative investments provides diversified sources of return and attractive solutions for investors seeking higher levels of income. Ares has been an equity owner/investor in City Ventures since 2010 and has seats on the City Ventures Board of Director's which includes Bennett Rosenthal, Ares Co-Founder, Director, Partner and Co-Head of Private Equity Group.

Abrams Capital - Abrams is an employee-owned hedge fund sponsor that was founded in 1999, and is based in Boston, Massachusetts with additional office in New York, New York. Abrams holds a diversified portfolio of assets, including domestic and foreign equity securities, debt, distressed securities, and private and illiquid investments. It has been reported that Abrams has nearly $9 billion in assets under management and returned 15% since its inception. Abrams has been an equity owner/investor in City Ventures since 2019 and has seats on the City Ventures Board of Director's, which includes David Abrams, the Founder of Abrams Capital.

Wells Fargo and U.S Bank - In addition to our corporate equity, Wells Fargo Bank and U.S. Bank have provided City Ventures with a $325 million-dollar unsecured construction debt facility for land development and construction activities. U.S Bank has been in business with City Ventures since 2010 and Well Fargo has been in business with City Ventures since 2013, however, the banks have enjoyed relationships with numerous members of the City Ventures management team for a much longer period of time.







GOVERNMENTAL REFERENCES

Name: Rene Bobadilla
Position: City Manager
Entity: City of Santa Fe Springs
Phone: (562) 868-0511

Name: Peter Grant
Position: City Manager
Entity: City of Cypress
Phone: (714) 229-6688

Name: Andrew Ho
Position: Community Development Director
Entity: City of Alhambra
Phone: (626) 570-5034

Name: Michael Antwine
Position: City Manager
Entity: City of Bell
Phone: (323) 588-6211 ext. 2617

Name: Brian Saeki
Position: City Administrator
Entity: City of Vernon
Phone: (323) 583-8811 ext. 228

FINANCIAL AND LEGAL REFERENCES

Name: Natasha Li
Position: Principal
Entity: Ares Management, LLC
Phone: (310) 921-7220
Relationship: Board Member

Name: John Wickenhiser
Position: Senior Vice President
Entity: Wells Fargo Bank
Phone: (619) 699-3022
Relationship: Bank Relationship

Name: Reggie Feuille
Position: Assistant Vice President
Entity: US Bank
Phone: (949) 863-2449
Relationship: Bank Relationship

Name: Kenneth Kaplan
Position: Attorney at Law
Entity: Kenneth M. Kaplan
Phone: (949) 715-0770
Relationship: Legal Counsel









Southern California Land Acquisition Team:

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(714) 742-5632

Kevin Webb
Land Acquisition Associate
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COMPTON COUNTRY CLUB

INITIATIVE

(CCCI)

COMPTON COUNTRY CLUB

KemperSports

Letter of Interest

For Redevelopment of the Compton Par 3 Golf Course

Presented to:
Hector Bernal
The City of Compton

April 12, 2025

Presented by:
Christopher Staples
Co-Founder of the CCCI



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Hector Bernal
City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220

April 12, 2025

RE: Compton Par 3 Golf Course Redevelopment LOI

Dear Mr. Bernal,

On behalf of the Compton Country Club Initiative (CCCI), we are honored to submit this Letter of Interest in response to the City of Compton's call for the redevelopment of the Compton Par 3 Golf Course at 6400 East Compton Boulevard. Our organization is deeply invested in uplifting the Compton community through equitable recreational opportunities and meaningful civic partnerships. In line with the City's vision, we propose to lease the aforementioned property from the City and lead a transformative redevelopment, revitalizing the course into a dynamic, modern driving range with an integrated par 3 course.

By entering into a lease with the City, we will be able to create a community-centric home for golf in Compton. Our plan will transform the current course into a modern driving range, fueled by technology, that also contains a fully functioning par 3 course within its nets. Along with the changes in the course, our proposal also includes a new clubhouse and food & beverage area, along with other up-to-date golf amenities. This vision of bringing a driving range along with a par 3 course will give us the ability to achieve a robust list of objectives. Key objects include:

- Maximizing the profit potential of a driving range, meaning more tax dollars to the City.
- Maintaining a high-end golf course that beginners and golf enthusiasts alike will enjoy.
- Hosting large events, including concerts by using the driving range area as an amphitheater.
- Maintaining a green space for the residents of Compton.
- Introducing the game of golf and its potential for those who normally would not have access.
- Creating new jobs and future careers for all age demographics for the people of Compton.

Creating this modern driving range and par 3 course will provide us a space to achieve our mission: *to improve the lives of Compton residents by offering affordable golf, fostering community through events and resources, and providing educational support.*

We understand we may be a new nonprofit, but I assure you our leaders and partners have the knowledge and experience to build our vision. Our Board of Directors consists of ten individuals who are passionate about growing the game and about the advancement of the people in Compton. In addition, we are excited to announce that our operational partner in this venture will be KemperSports, a nationally recognized leader in golf and hospitality management. KemperSports has over 45 years of golf management and construction experience, and works with some of the world's most renowned courses like Bandon Dunes, Sand Valley, Streamsong and Chambers Bay.

We seek to partner with the City of Compton to bring this vision to life, creating a sustainable, inclusive space that promotes health, wellness, and opportunity for all. Let's work together to reimagine open space in Compton—where nature, sport, and community thrive. We appreciate your time and evaluation and look forward to the next steps.

Sincerely,

Christopher Staples
Co-Founder



Executive Summary

Statement of Interest

Our interest in this redevelopment project stems from our shared mission to create accessible, safe, and inspiring recreational spaces for the Compton community. We seek to modernize the current golf offering while maintaining its historical and cultural significance. By leasing the property through CCCI and engaging KemperSports for daily operations, we aim to provide first-class golf programming, youth engagement, job creation, and long-term sustainability.

Development Vision & Experience

The Compton Country Club Initiative is a nonprofit collective focused on transforming the perception and reality of life in Compton through golf, mentorship, and community. Our core mission is to foster safe spaces for fellowship and play while reframing the cultural narrative around Black and Brown communities in Compton. Through our partnerships, CCCI will bring resources and opportunities to a historically under-resourced area, establishing the Compton Par 3 Golf Course as a viable golf hub

While this is our first property redevelopment, our organizational roots are firmly embedded in the community, and we are supported by partners who bring decades of development and operational expertise.
KemperSports, our operations partner, manages over 190 golf facilities nationwide, including municipal, daily fee, and resort courses. With over 45 years of experience, KemperSports brings a strong track record of revitalizing golf courses to be financially sustainable, community-driven, and environmentally conscious. Notable projects include Bandon Dunes Golf Resort (OR), Harborside International (IL), and Deerpath Golf Course (IL)—where community integration and youth-first programming were central to success.

Municipal Engagement & Community Impact

CCCI was born out of deep collaboration with the Compton community and civic leadership. We have led youth programming, community clean-up efforts, and social equity campaigns in the city for several years. We believe public assets like the Compton Par 3 should be preserved and enhanced—not privatized or removed from community hands.

Our proposal focuses on community-first development. We will offer youth training clinics, internships, adult leagues, and open access programming with a focus on inclusivity. Through our partnership with KemperSports, we will also implement proven DEI strategies and workforce development programs that target local hiring, mentoring, and upskilling.

Executive Summary

Conceptual Development Plan

Our vision is to convert the current Compton Par 3 Golf Course into a dual-purpose facility that includes:

- A driving range with modern ball tracking technology, accessible to all skill levels
- A par 3 course integrated within the driving range footprint, allowing both recreational and instructional use
- Community-accessible clubhouse with teaching space, equipment rentals, and snack bar
- Weekly youth and adult programming to drive year-round use

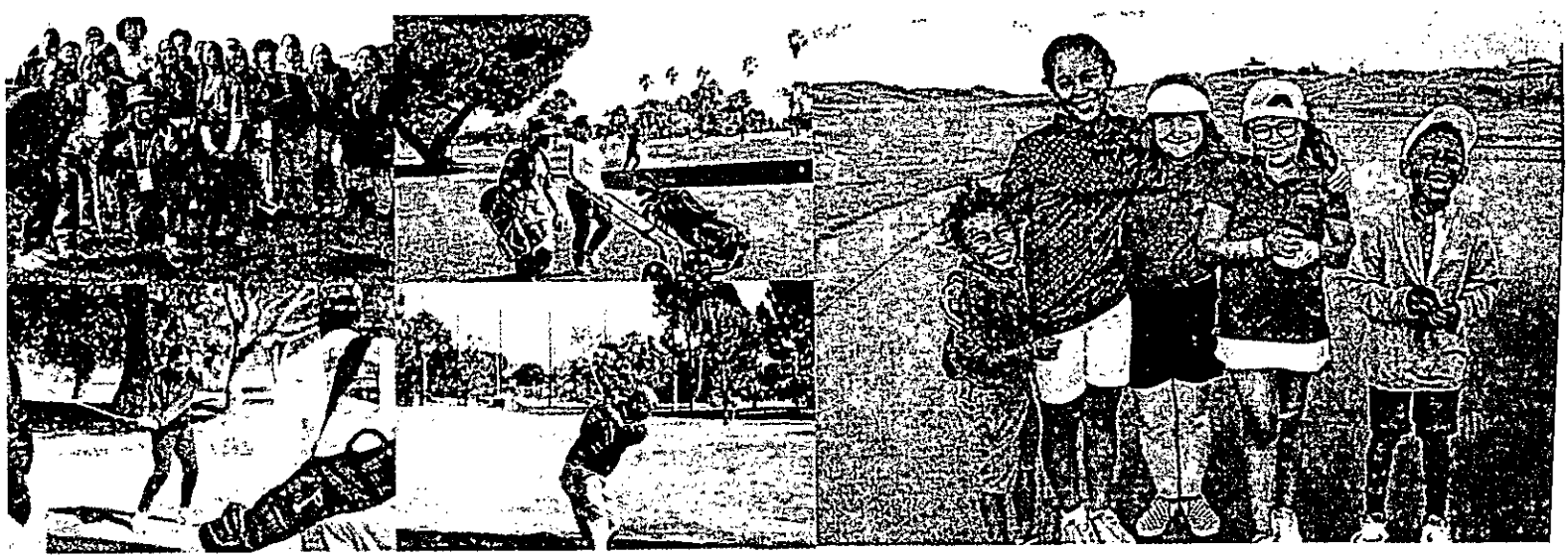
Preliminary research suggests that the project will require a multi-phase investment strategy, including philanthropic funding, municipal partnerships, private sponsorships, and possible grants. KemperSports' operational model ensures the course can reach financial sustainability while keeping access affordable for Compton residents.

Compliance & Financial Capacity

CCCI is prepared to meet all City development standards, zoning regulations, and compliance requirements. We will retain local legal and project management consultants to ensure compliance throughout the process.

We are actively engaging philanthropic donors and impact investors to fund capital improvements, supported by KemperSports' development advisory services and financial planning resources. Together, we present a strong, multi-sector coalition capable of seeing this redevelopment through to completion and long-term operation.

We thank the City of Compton for its leadership in preserving and reimagining public space. We believe the Compton Par 3 Golf Course can once again become a crown jewel of the community, inspiring the next generation through sport, education, and fellowship.





Statement of Interest

Our interest in this redevelopment project stems from our shared mission to create accessible, safe, and inspiring recreational spaces for the Compton community. We seek to modernize the current golf offering while maintaining its historical and cultural significance. By leasing the property through CCCI and engaging KemperSports for daily operations, we aim to provide first-class golf programming, youth engagement, job creation, and long-term sustainability.

We believe that it is critical that the City of Compton preserves the property as a golf course for the community because it provides a unique, safe, and accessible green space that promotes wellness, mentorship, and youth development. Golf is one of the few lifelong sports that teaches discipline, focus, and integrity - all skills that directly translate to academic and personal success. In a city where recreational outlets are limited, maintaining this course ensures that residents, especially young people, have access to an inclusive environment that fosters personal growth, community pride, and positive social engagement.

Preserving the Compton Par 3 Golf Course as a dedicated green space is vital for the well-being and cohesion of the community. Compton currently faces a significant shortage of parkland, with only 0.6 park acres per 1,000 residents. This deficiency underscores the critical need to maintain and enhance existing green spaces to provide residents with accessible areas for recreation and relaxation.

Our proposed design will promote physical activity and social interaction among community members. It will offer a serene environment for individuals of all ages to engage in outdoor activities, fostering a sense of community and well-being. In urban areas like Compton, where parkland is limited, maintaining the golf course ensures that residents have access to these essential benefits.

The enactment of our vision for this property will provide careers and fuel passions for the Compton residents. Our dream is to provide an outlet where people can learn and grow their passion in a safe and accessible way.



Development Vision & Experience

The Compton Country Club Initiative is a nonprofit collective focused on transforming the perception and reality of life in Compton through golf, mentorship, and community. Our core mission is to foster safe spaces for fellowship and play while reframing the cultural narrative around Black and Brown communities in Compton. Through partnerships, CCCI brings resources and opportunities to a historically under-resourced area.

While this is our first major property redevelopment, our organizational roots are firmly embedded in the community, and we are supported by partners who bring decades of development and operational expertise.

KemperSports, our operations partner, manages over 190 golf facilities nationwide, including municipal, daily fee, and resort courses. With over 45 years of experience, KemperSports brings a strong track record of revitalizing golf courses to be financially sustainable, community-driven, and environmentally conscious. Notable projects include Bandon Dunes Golf Resort (OR), Harborside International (IL), and Deerpath Golf Course (IL)—where community integration and youth-first programming were central to success.

Other Partners Include:

FOLDS of HONOR

MAKE GOLF YOUR THING.

LA84 FOUNDATION

THINK WATTS FOUNDATION

TOUCHSTONE GOLF

Development Vision & Experience

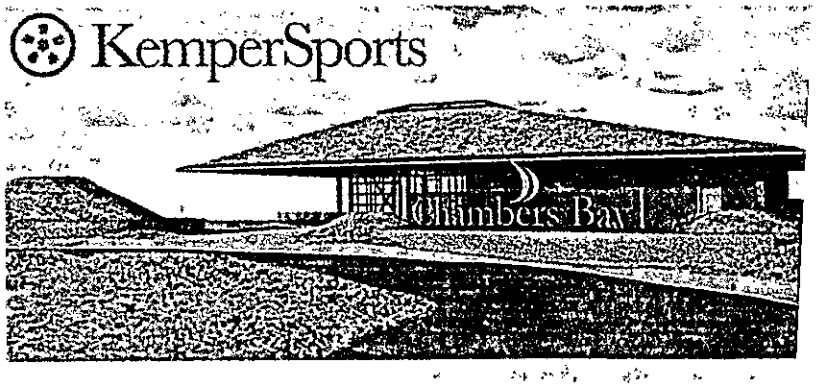
Our Board of Directors is comprised of local people, focused on driving our initiative's mission. The team is unique and diverse, bringing their unique perspectives and connections to the table. From affluent businessmen and women, to influential community members, our Board is structured to lead this project to a successful future.



Past Development History

Our Partner, KemperSports brings 45 years of management, construction, and renovation experience to the group to assist us in planning and enacting our vision for the property. KemperSports will act as an "owners' representative" and be responsible for all construction management of the golf course, clubhouse, maintenance building, and all other construction activities inside the "golf club envelope". For the purposes of this proposal, we have summarized the construction management scope of services that KemperSports can provide the initiative, outlined below:

- **Construction Management**
- **Marketing and Branding**
- **Procurement and Buying Power**
- **Construction and Other Contractor Bids**
- **Development Plan and Budget**
- **Golf Course Grow-In**
- **Pre-Opening Staffing**



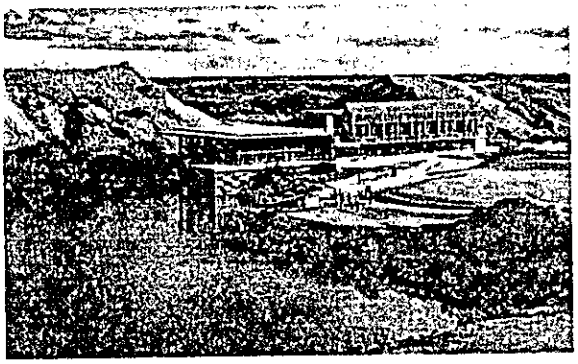
Past Development History

Below are a sample of past projects KemperSports has completed. Currently, KemperSports has over 5 projects ongoing today.



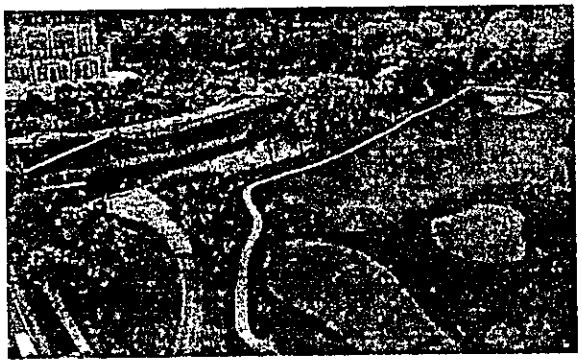
Chambers Bay - University Place, WA

- Since 2006, KemperSports has partnered with Pierce County to bring a championship operation to Chambers Bay in the Pacific Northwest
- Partnership began with KemperSports serving as an advisor for the planning, construction, grow-in, and marketing of the championship venue
- A major piece of KSM's role has included tournament solicitation, assisting in bringing numerous USGA events to Chambers Bay including the 2015 US Open
- In order to keep attracting high profile events, a complete green renovation was planned and executed by the KemperSports team in 2019



Streamsong - Bowling Green, FL

- KemperSports has managed this award-winning resort since 2012 and acquired the resort in January 2023
- KSM assisted in the planning and development of four award winning golf courses onsite including three 18-hole courses ranked in the Top 30 of Golf Digest's Greatest US Public Golf Courses
- Announced in February of 2025, KemperSports is currently overseeing the building of Streamsong's fifth course, designed by David McLay Kidd.



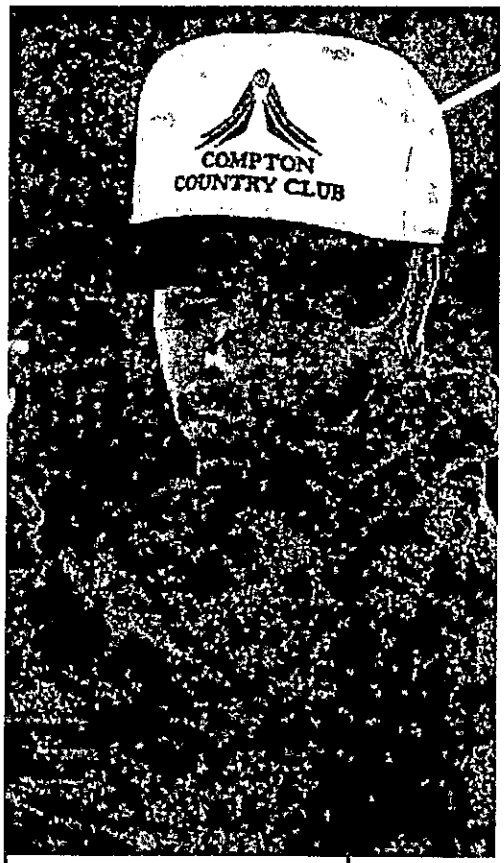
The Evans at Canal Shores - Evanston, IL

- Partnership with the Evanston Wilmette Golf Course Association to manage the golf course operations of Canal Shores, and more recently the redesign of the golf course
- Starting in 2023, Canal Shores has embarked on an $6M golf course redesign project that will re-imagine the 104-year-old course
- The project is focused on redesigning the golf course to make it more playable and entertaining
- Upon completion in late 2024, this property will become a home for youth golfers with programs such as the First Tee and Evans Scholars.



Cantigny Golf - Wheaton, IL

- A three-year major renovation project, redeveloping each nine-hole in succeeding years.
- Overseeing this $15M redevelopment project and work hand in hand with Todd Quitno, lead architect over the renovation.
- This project consists of: Rebuilding and re-grassing all greens complexes and tee boxes, redesigning and renovating bunkers and certain fairways to improve playability, replacing irrigation systems for increased sustainability and water conservation, and developing an expanded putting green that will double as a practice area for players of all ages and levels.





Commitment to Sustainable Land Use

The facilities under the watchful eye of KemperSports pride themselves on providing premier course conditions by utilizing precise operating standards and environmentally friendly practices. They are proud to have several properties certified Audubon Cooperative Sanctuaries. KemperSports will help the property establish quality benchmarks and risk mitigation strategies to ensure the course's conditions keep players coming back round after round.

Green to a Tee
KemperSports' proprietary, multi-level certification program focuses on environmentally-friendly practices in habitat management, water and fuel conservation, energy usage and recycling. Not only does Green to a Tee demonstrate their dedication to the environment, it also helps save money and positively impact the property and beyond.

Green vendor utilization includes the purchase of products which are rated ENERGY 4 STAR, and the use of products and services that have the Green Seal Mark of Environmental Responsibility.

Waste management & recycling programs are implemented to limit the use of material resources and improve recycling practices and efficiencies. These include:

- Paperless meetings, communications, and customer transactions
- Recycling of batteries, light bulbs, ink cartridges, and computer equipment
- Prominently placed recycling stations to encourage customer recycling on property

Golf course maintenance practices are evaluated and improved to support and promote biodiversity, reduce chemicals, and improve turf health. Select practices include:

- Environmentally friendly pest management
- Habitat management
- Use of organic fertilizers
- Attention to chemical storage and usage
- Naturalizing areas of the golf courses that don't come into play (i.e. no-mow areas)

Commitment to Sustainable Land Use

Compton faces a critical shortage of open space and parks, limiting access to green environments that are essential for emotional and physical well-being. Studies show that access to nature—grass, trees, and open space—not only improves air quality but also reduces stress, boosts mental health, and encourages physical activity for people of all ages.

We envision a multi-use golf course and park that serves as more than just a place to play—it will be a community hub where youth, women, seniors, and all residents can experience the benefits of green space. This initiative will introduce an activity that Compton has not been traditionally exposed to—golf, a sport enjoyed by leaders across all sectors and demographics—while also providing a safe, accessible space for walking, recreation, and community gatherings.

Preserving the Compton Par 3 Golf Course as a dedicated green space is vital for the well-being and cohesion of the community. Compton currently faces a significant shortage of parkland, with only 0.6 park acres per 1,000 residents—far below the recommended standard of 3 acres per 1,000 residents. This deficiency underscores the critical need to maintain and enhance existing green spaces to provide residents with accessible areas for recreation and relaxation.

Golf courses, when properly managed, offer substantial environmental benefits akin to those of traditional parks. Research indicates that they provide significant cooling effects, support pollinator habitats, and effectively manage stormwater runoff. These ecosystem services contribute to a healthier urban environment, mitigating issues such as urban heat islands and water pollution.

Our proposed design will promote physical activity and social interaction among community members. It will offer a serene environment for individuals of all ages to engage in outdoor activities, fostering a sense of community and well-being. In urban areas like Compton, where parkland is limited, maintaining the golf course ensures that residents have access to these essential benefits.

In light of Compton's limited park acreage and the proven environmental and social advantages of golf courses, it is imperative to preserve the Compton Par 3 Golf Course as a green space. Doing so will address the community's need for recreational areas, support environmental sustainability, and enhance the overall quality of life for residents.



Municipal Engagement & Community Impact

CCCI was born out of deep collaboration with the Compton community and civic leadership. We have led youth programming, community clean-up efforts, and social equity campaigns in the city for several years. We believe public assets like the Compton Par 3 should be preserved and enhanced—not privatized or removed from community hands.

Our proposal focuses on community-first development. We will offer youth training clinics, internships, adult leagues, and open access programming with a focus on inclusivity. Through our partnership with KemperSports, we will also implement proven DEI strategies and workforce development programs that target local hiring, mentoring, and upskilling.

Our Objectives

1 Affordable Golf

- Collaborate with local businesses and sponsors for financial support
- Implement a structured schedule for low cost golf sessions accessible to Compton residents
- Establish partnerships with golf instructors to offer beginner and advanced lessons.

2 Community Events

- Organize regular community events to promote fellowship and unity.
- Host tournaments, social gatherings, and themed events.
- Collaborate with local artists, vendors, and performers to enhance the community experience.

3 Education

- Develop educational programs related to golf, health, and wellness.
- Provide resources such as brochures, workshops, and online content for skill development.
- Partner with local schools and educational institutions to offer scholarships and educational opportunities.

Additional Goals

Strengthen the Compton Community and Grow the Game
By launching programs tailored to engage underrepresented groups and introducing properties and their resources to all residents in association with the PGA and their golf instructors in the area. Also by By working together with local entities to organize community-centric events and initiatives at all locations.



Developing, contributing to and executing wide-reaching capital plans
To support communities, enhance playability, provide new ways to engage through technology, and strengthen the overall operation of all courses.



Leveraging unique partnerships with diverse groups and influencers
Including The First Tee, PGA, Folds of Honor, and many others who want to work with CCCI & KemperSports to make golf more inclusive.

Municipal Engagement & Community Impact

Increase Appeal and Participation in the Game with KemperSports

Expanding participation and meeting the needs of the diverse Los Angeles community is crucial to a sustainable golf system and a core responsibility of the operator. KemperSports has a proven history of collaborating with Cities and Counties to develop novel approaches for outreach. For example, they currently administer all aspects of the system-wide YA! Golf program in Portland, OR, which serves 1,400 members, and they have been actively facilitating the program's evolution since its inception in 2020.

KemperSports is the only golf management company to be a founding sponsor of the **Make Golf Your Thing initiative**, led by the American Golf Industry Coalition. In 2021, they adopted our own version of this program, titled "All Welcome," complete with KemperSports best practices focused on supporting an authentic and joyful environment for learning and inviting people from all backgrounds and skill levels to engage with the game of golf in their own way.

KemperSports has formalized a partnership with Roger Steele to support their company-wide DEI efforts. Roger is the founder of HIPE Media and winner of Golf Digest's "2020 Why Haven't I Been Following This Guy Yet" award. He is a social media influencer and content creator working with Callaway, Nike, Trap Golf, and Five Iron Golf and others, to promote and diversify the game. Roger is a driver of the conversation around changing the face of the game to improve inclusivity and accessibility, both of which lead to growth and sustainability.

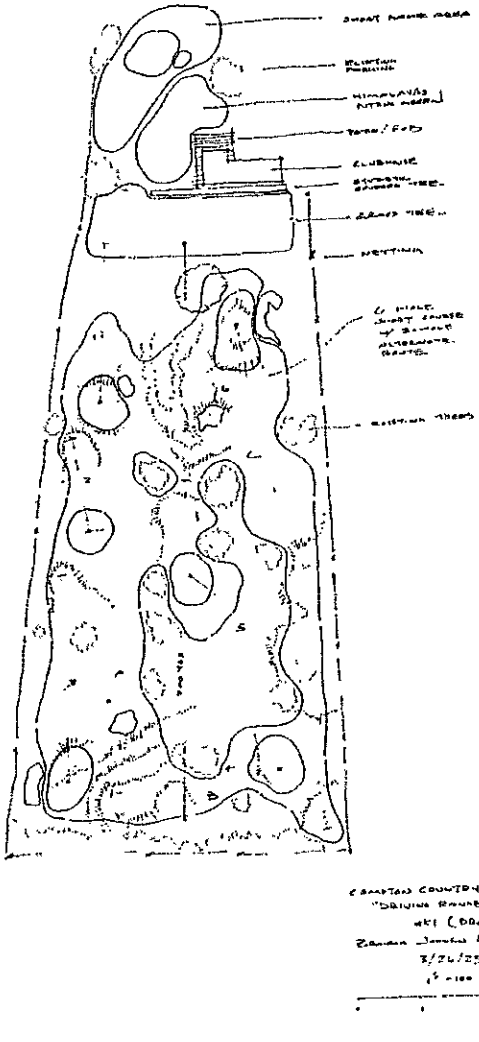
Additionally, Access to free programming is an important way to reach new and more diverse populations. KemperSports and CCCI will discuss an option to pilot a free "Intro to Junior Golf" program and make community connections that allow us to formalize effective free programming at the property.

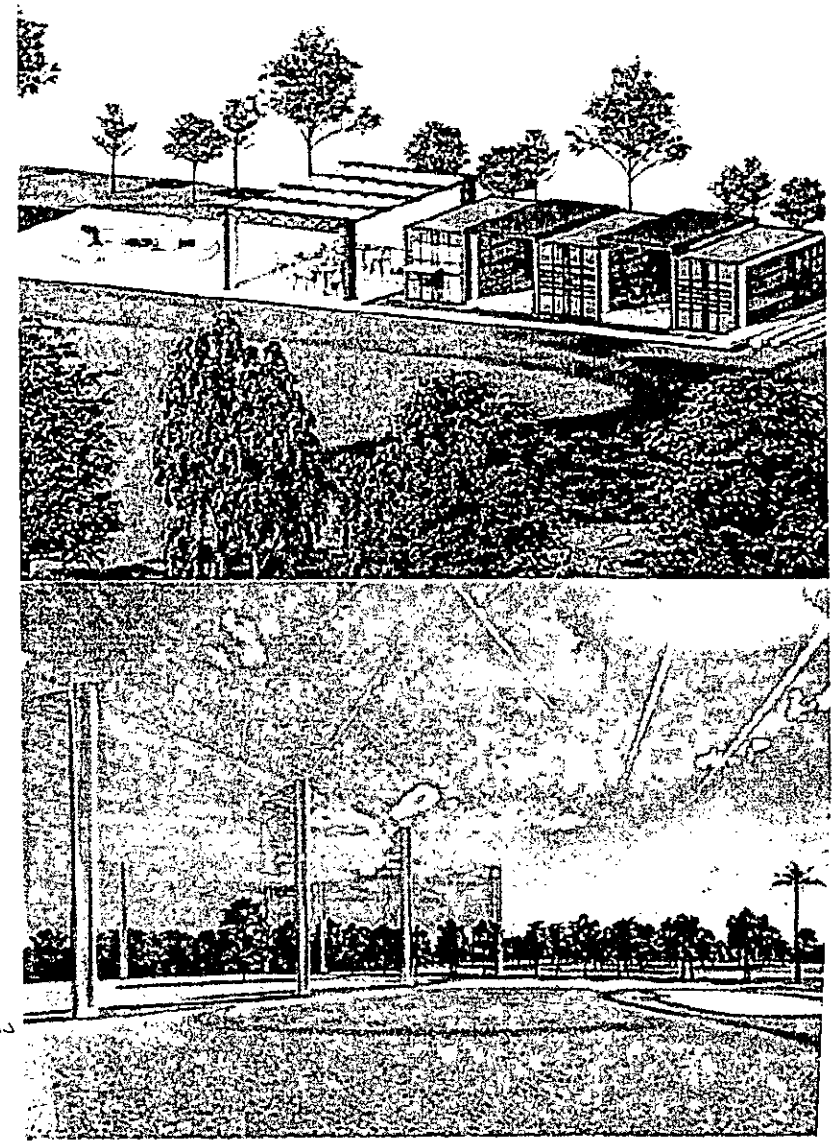


Conceptual Design Plan

Our proposed plan for the Compton Par 3 Course includes renovating the entire property into a community hub with a modern driving range, a high-end par 3 course within the nets, food & beverage options, and practice & teaching facilities. Our setup will keep golf in Compton and we plan on using a similar hole layout as the current course, but enhanced to facilitate advanced golfers. Our proposed facility will have range technology through TopTracer and a food & beverage element much like a TopGolf. We will include lights for night play (will obtain proper permitting for lights through the City), speakers for music, plug and play setup for concerts, separated areas for education & wellness, and all employees will be from the local area and dressed in modern golf gear, allowing the facility to feel like it has always been part of Compton.

Below are some schematic designs and drawings of our proposed plan:

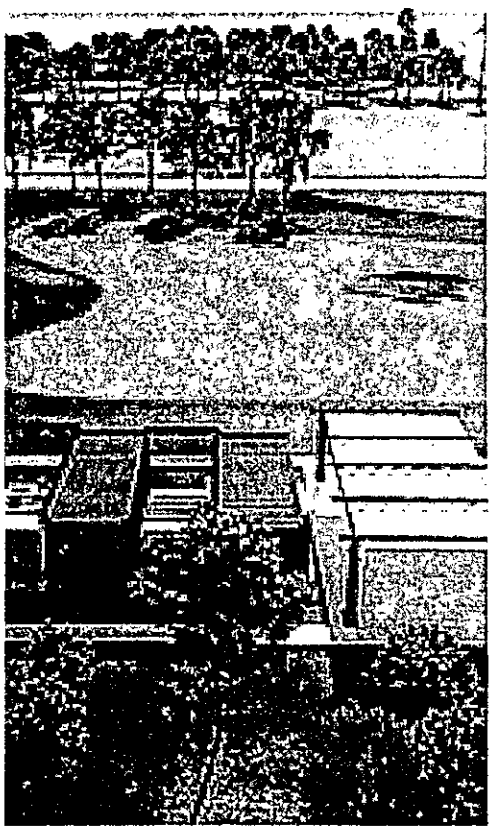




Conceptual Design Plan







Conceptual Design Plan

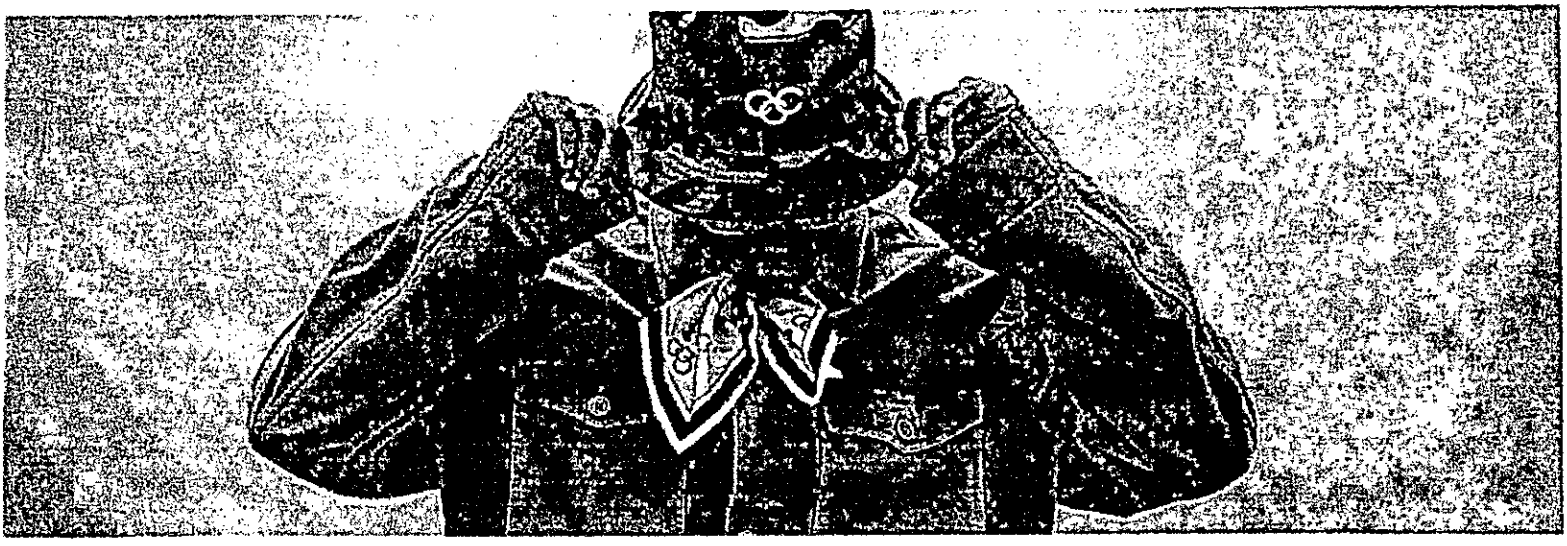
The clubhouse area will feature a modern aesthetic with repurposed shipping containers, outfitted in a sophisticated and modern way. Our clubhouse will service the range and course as well as have an area for merchandise, food & beverage, education, and wellness. Our vision is to create a unique, community-focused property that residents enjoy coming back to over and over again.

Our design includes lighting and netting much of the southern part of the property to provide a safe, full-length and widely accessible range. Within the range, we will have a 9-hole par 3 course that is suited for beginners and advanced players alike. KemperSports will assist CCCI in creating a high-end and professionally managed course that balances the use of a range with the use of the golf course. The golf course being built within the range also provides targets for practice and advanced shot making while using on the range.

We will rely heavily on the use of technology to manage the property and to create constant communication between the facility and the community. We will utilize modern tee-sheet technology that will allow us to provide residents of Compton with a discount to book and play. Additionally, we will incorporate TopTracer technology at the range to attract golfers of all skill levels, enabling us to create a diverse range of unique events on the property. **According to TopTracer, 90% of operators who use TopTracer are seeing new golfers, and 100% of these operators say TopTracer has positively impacted the guest experience**. TopTracer is currently a preferred vendor with KemperSports, allowing CCCI to save on installation and operational costs of the program.

KemperSports' most recent success with TopTracer

- KemperSports implemented Toptracer technology at AllGolf in Southern Florida, across 60 driving range bays.
- In this first year of operation with the Toptracer technology, driving range revenue was **up over 50% year over year** and range bucket sales were **up over 25%.**
- In addition, F&B concession sales saw an increase of over 60% from the previous year.



Compliance & Financial Capacity

CCCI is prepared to meet all City development standards, zoning regulations, and compliance requirements. We will retain local legal and project management consultants to ensure compliance throughout the process.

We are actively engaging philanthropic donors and impact investors to fund capital improvements, supported by KemperSports' development advisory services and financial planning resources. Together, we present a strong, multi-sector coalition capable of seeing this redevelopment through to completion and long-term operation.

Implementation Strategies

1. Fundraising & Sponsorships
   - Establish a fundraising committee to organize events and campaigns.
   - Seek sponsorships from local businesses, golf equipment providers, and philanthropic organizations.
2. Community Outreach
   - Utilize social media platforms to engage with the community and promote upcoming events.
   - Establish a volunteer program to involve community members in organizing events.
3. Collaboration & Partnerships
   - Network with other non-profit organizations, schools, and local government agencies for support.
   - Explore partnerships with local sports clubs, wellness organizations, and educational institutions.
4. Measure & Evaluate
   - Implement a tracking system to measure attendance and participation in free programs and events.
   - Conduct surveys feedback sessions to assess the impact on community well-being and engagement.
5. Financial Management
   - Develop a transparent financial management system with regular audits.
   - Effectively allocate funds to ensure the continuance of free golf, events, and educational programs.

Compliance & Financial Capacity

Our proposed plan is based on thorough due diligence regarding the project's viability. Building a driving range in Compton, CA, presents a promising opportunity given the current trends in the golf industry and the specific dynamics of the California market. Nationally, golf participation has seen a resurgence, with 45 million Americans, aged 6 and above, engaging in golf activities. 26.6 million people are playing on-course, and an additional 18.4 million are participating exclusively in off-course activities, such as driving ranges and golf entertainment venues. This surge is further evidenced by a record 3.4 million individuals playing on a golf course for the first time in 2023, marking ten consecutive years with over 2 million beginners and the past four years exceeding 3 million.

California stands out as a significant contributor to this growth, boasting nearly 2.8 million golfers, the highest number among all states. Despite this large golfing population, the state faces a notable imbalance between demand and supply. With over 4,000 golfers per public course, California's ratio is almost double the national average, indicating a high demand for accessible golf facilities. This disparity suggests that additional golf facilities, particularly driving ranges, could effectively meet the needs of the state's enthusiastic golf community.

California
Golfer Rank
#1

Golfers
2,935,880

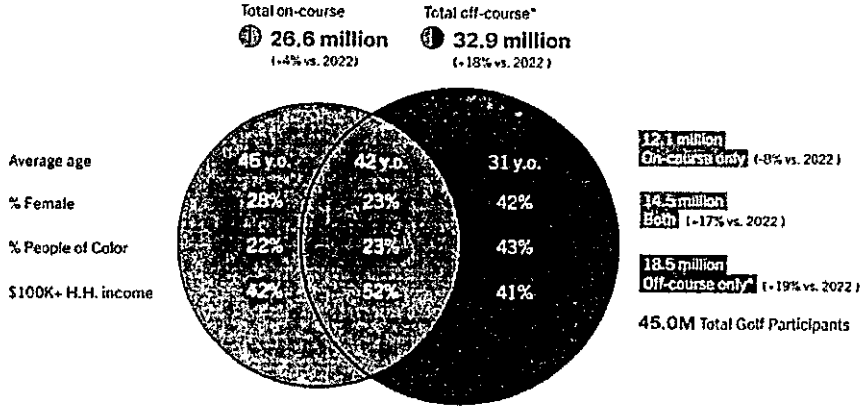
Golfers per 18 Holes
3,609

Facility Type	Proportion
Female	28%
Under 18 y.o.	13%
18-34 y.o.	25%
35-49 y.o.	21%
50-64 y.o.	22%
65+ y.o.	20%
$100K+ income	61%



Incorporating a driving range in Compton aligns with the evolving demographics of golf participation. The number of Asian, Black, and Hispanic golfers has increased by 43% since 2018, reflecting the sport's growing appeal across diverse communities. Establishing a modern driving range in Compton, a community rich in cultural diversity, would not only cater to this expanding interest but also promote inclusivity within the sport. By providing a local, accessible venue for both new and seasoned golfers, the facility can tap into the latent demand and contribute to the continued growth and diversification of golf in the region.

2023 Total U.S. Golf Participation
On- and Off-Course Participants, Age 6+



Compliance & Financial Capacity

Below represents our anticipated cost to build:

COMPTON COUNTRY CLUB
Brandon Johnson Golf Course Design
Unit Price Estimate for Master Plan 3-27-25 DRAFT REVISION 1

	ITEM/DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	LABOR COSTS	SUB-TOTALS
A	Mobilization	ONE (1)	LS			
1	Mobilization	1	L.S.	$ 300,000.00	Total Mobilization	$ 300,000.00
2	General Conditions	1	L.S.	$ 450,000.00	Total General Conditions	$ 450,000.00
B	Surveying and Staking					
1	Tee, Turning Point and Green Center Staking	1	L.S.	$ 10,500.00		$ 10,500.00
2	GPS Locate ALL Limits of Work/Proposed GC Features/Construction progress measuring	1	L.S.	$ 15,500.00		$ 15,500.00
3	RTK (Sub Centimeter) GPS As-Builts (Irr, Drainage, All GC Features)	1	L.S.	$ 10,500.00		$ 10,500.00
					Total Surveying & Staking	$ 36,500.00
C	Erosion/Dust Control (See Engineer's Plan for details)					
1	Silt Fence/SWPPP Implementation (Allowance Quantity)	7,550	LN.FT.	$ 4.85		$ 36,617.50
2	Tree Protection Fence	750	LN.FT.	$ 7.40		$ 5,550.00
					Total Erosion/Dust Control	$ 42,167.50
D	Clearing, Grubbing, Stripping & Material Removal					
1	Rototill/Discing - Organic Material 10"	911,650	SQ.FT.	$ 0.20		$ 182,330.00
2	Strip existing turf FW/Roughs bury	87,120	SQ.FT.	$ 0.25		$ 21,780.00
3	Remove, stock pile existing gravel layer 4" bury on site	40,500	SQ.FT.	$ 0.85		$ 34,425.00
4	Selective Clearing of Landscape Material / Tree Removal 30'-60' Tall 8"-14" caliper (Chip and Haul)	15	PER TREE	$ 1,500.00		$ 22,500.00
5	Maintenance Shed, Debris, Pipe, Trash Demolition and Removal	1	L.S.	$ 50,000.00		$ 50,000.00
6	Concrete Removal (Haul and dispose off-site)	1	L.S.	$ 30,000.00		$ 30,000.00
					Total Clearing & Grubbing	$ 136,975.00
E	Earthwork					
1	Additional Fill material (additional fill will be generated from bury pits or mounds located within or close to work area)	2,500	CU. YDS.	$ 12.00		$ 30,000.00
					Total Earthwork	$ 30,000.00
F	Shaping (Features)					
1	BJGCD to provide 1 shaper, equipment and fuel (Per Day Price for Shaping, Approximate 130 days)	140	PER DAY	$ 1,250.00		$ 175,000.00
2	John Deere 650 or equivalent with the 6 way blade, closed climate controlled cab	140	PER DAY	$ 750.00		$ 105,000.00
3	Excavator in 9-12 ton range (Cat 308 or John Deere 85 are minimum sizes) No Bobcat equipment	140	PER DAY	$ 575.00		$ 80,500.00
					Total Shaping	$ 360,500.00
G	Greens Construction					
1	Gravel (#9 Stone)	2,280	TONS	$95.00		$ 216,600.00
2	4" Perforated Pipe w/ rock backfill (#9 Stone)	12,358	LN.FT.	$19.50		$ 240,981.00
3	4" Non- Perforated Pipe	1,000	LN.FT.	$15.55		$ 15,550.00
4	Greens Mix (90/10 Sphagnum)	6,545	TONS	$156.00		$ 1,021,020.00
5	Tracer wire	500	LN.FT.	$0.18		$ 90.00
6	30 mil Vapor Barrier	3,030	LN.FT.	$1.88		$ 5,696.40
					Total Greens Construction	$ 1,499,937.40
H	Drainage					
1	4" ADS or Equal	1000	LN.FT.	$ 15.55		$ 15,550.00
2	6" ADS or Equal	500	LN.FT.	$ 18.15		$ 9,075.00
5	Catch Basins - 12" Riser w/ Metal Grate	25	EACH	$ 675.00		$ 16,875.00
6	Cart Path Drains	3	EACH	$ 745.00		$ 2,235.00
					Total Golf Course Drainage	$ 43,735.00
I	Irrigation - Golf and Landscape (See Irrigation Consultant's Plans for complete Bid)					
1	Per Head Unit Price (Includes all pipe, wires, fittings, valves, Satellite, Lateral/Mainline adjustments, etc. 65' length)	175	EACH	$ 2,550.00		$ 446,250.00
2	Typical Greens Loop Price approx. 6500 sq. ft (Ins and outs, quick couplers)	12	EACH	$ 18,250.00		$ 219,000.00
					Total Golf Course Irrigation	$ 665,250.00
J	Bunker Construction					
1	Edge Bunker, Clean Out, Contractor Supply equipment and Labor	1	LS	$ 37,380.00		$ 37,380.00
2	4" Perforated Pipe w/ rock backfill	1,760	LN.FT.	$ 19.50		$ 34,320.00
3	4" Non-Perforated Pipe	1,000	LN.FT.	$ 15.55		$ 15,550.00
4	Install/Spread Bunker Sand Compacted 4" (Floor) 4" (Face), G-Angle at 90 inch percolation per/hr	465	TONS	$ 208.88		$ 97,129.20
5	Capillary Concrete	25,125	SQ FT	$ 4.66		$ 117,082.50
					Total Bunker Construction	$ 301,461.70
K	Tee Construction					
2	Laser Level to percent pitch	65,000	SQ.FT.	$ 0.25		$ 16,250.00
3	Netting and Poles	1	L.S.	$ 750,000.00		$ 750,000.00
					Total Tee Construction	$ 766,250.00
M	Cart Path					
1	4" Thick PCC Golf Cart Path (Includes repair allowance)	750	LN.FT.	$ 65.00		$ 48,750.00
2	4" ThickPCC GCP w/4" Monolithic Retaining Curb	100	LN.FT.	$ 15.80		$ 1,580.00
					Total Cart Path	$ 50,330.00
N	Finish Grade					
1	Finish Grade and final float for grassing Greens/Greens Complex/fairways/roughs/features/bunker surrounds	20.00	AC	$ 4,950.00		$ 99,000.00
2	Seedbed Prep/Soil Amendments	20.00	AC	$ 1,850.00		$ 37,000.00
					Total Finish Grade	$ 136,000.00
O	Grassing					
1	Fairways & Rough - Sod - Tif Tuff Bermuda	762,935	SQ.FT.	$ 0.95		$ 724,788.25
2	Tees - Hand Sprig - Tif Tuff Bermuda	65,000	SQ.FT.	$ 0.55		$ 35,750.00
3	Greens - Seed - Pure Distinction Bent Grass	123,585	SQ.FT.	$ 0.45		$ 55,613.25
4	Native Area - Seed - Fescue / Native Mix	3.13	AC	$ 5,040.00		$ 15,775.20
5	Synthetic Grass - Tee line and Golf Course Tees	1.00	LS	$ 125,000.00		$ 125,000.00
6	Pine Straw 2"	20,000	SQ.FT.	$ 0.27		$ 5,400.00
					Total Grassing	$ 962,326.70
	SUB TOTAL SHORT COURSE ESTIMATE			SUB TOTAL SHORT COURSE ESTIMATE		$ 5,031,383.30
	Contingency 20%					$ 1,006,276.66
	TOTAL SHORT COURSE ESTIMATE			TOTAL SHORT COURSE ESTIMATE		$ 6,037,659.96



Compliance & Financial Capacity

Below represents our initial high-level pro forma:

Compton Country Club

	Year1	Year2	Year3	Year4	Year5
Green Fees	480,000	494,400	509,232	524,509	540,244
Range (30 Bays)	1,157,599	1,273,359	1,337,027	1,403,878	1,445,995
Merchandise	205,787	211,960	218,319	224,869	231,615
Other Income	74,374	76,605	78,904	81,271	83,709
Food & Beverage	245,905	253,282	260,881	268,707	276,768
Total Revenue	**2,163,665**	**2,309,607**	**2,404,362**	**2,503,234**	**2,578,331**
Merch COGS	**144,051**	**148,372**	**152,823**	**157,408**	**162,130**
% of Rev	*70%*	*70%*	*70%*	*70%*	*70%*
F&B COGS	**86,067**	**88,649**	**91,308**	**94,047**	**96,869**
% of Rev	*35%*	*35%*	*35%*	*35%*	*35%*
Total COGS	**230,118**	**237,021**	**244,132**	**251,456**	**258,999**
C&G	170,000	175,100	180,353	185,764	191,336
ProShop	105,000	108,150	111,395	114,736	118,178
Range	40,000	41,200	42,436	43,709	45,020
F&B	160,000	164,800	169,744	174,836	180,081
G&A	110,000	113,300	116,699	120,200	123,806
Payroll	**585,000**	**602,550**	**620,627**	**639,245**	**658,423**
% of Rev	*27%*	*26%*	*26%*	*26%*	*26%*
C&G	285,000	293,550	302,357	311,427	320,770
Range	108,000	75,500	77,765	80,098	82,501
ProShop	77,000	79,310	81,689	84,140	86,664
F&B	61,800	63,654	65,564	67,531	69,556
G&A	355,000	365,650	376,620	387,918	399,556
Management Fee	80,000	82,400	84,872	87,418	90,041
G&A - Top Tracer Lease	75,000	77,250	79,568	81,955	84,413
Marketing	30,900	31,827	32,782	33,765	34,778
OpEx	**1,072,700**	**1,069,141**	**1,101,215**	**1,134,252**	**1,168,279**
% of Rev	*50%*	*46%*	*46%*	*45%*	*45%*
Property EBITDAR	**275,848**	**400,895**	**438,389**	**478,281**	**492,630**
% of Rev	*13%*	*17%*	*18%*	*19%*	*19%*

Contact Information

COMPTON
COUNTRY CLUB

Chris Staples

Chris@comptonccin.org

(562) 331-4714

www.comptonccin.org

KemperSports

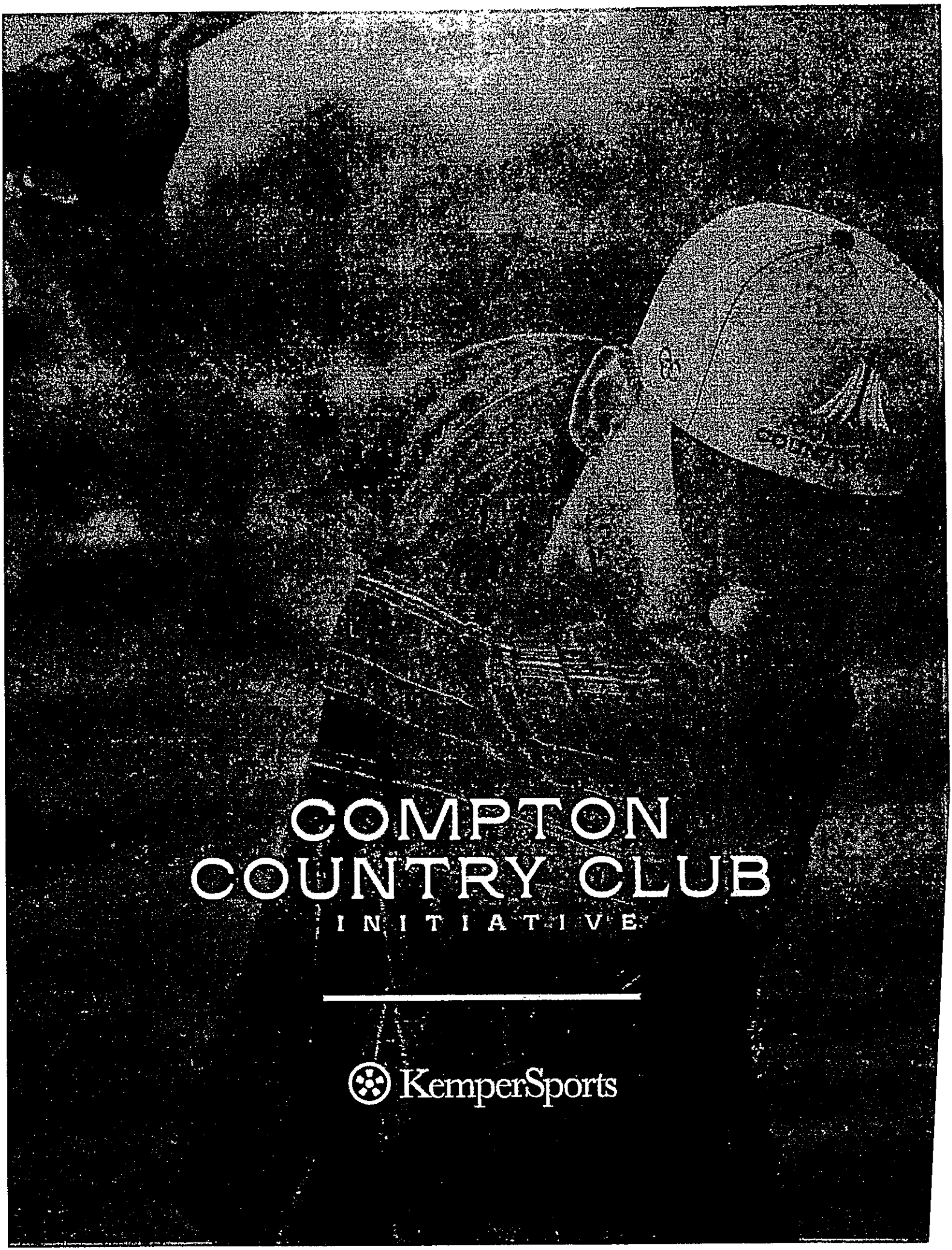
Josh Ward

JWard@KemperSports.com

(419) 290-6620

www.kempersports.com




COMPTON
COUNTRY CLUB
INITIATIVE
KemperSports

Alonzo Williams / Compton Entertainment Chamber of Commerce
12817 ½ S. Avalon Blvd #5
Los Angeles, CA 90061
Alonzo@ComptonEntChamber.org
323-404-2876

4/10/25
The Honorable Mayor and City Council
City of Compton
205 S. Willowbrook Ave. Compton, Ca 90220
Compton, CA90061

Subject: Letter of Interest: Compton 3 Par Golf Course into a City-Owned Amphitheater

Dear Mayor and Members of the City Council,

The Compton Entertainment Chamber of Commerce is writing to express our strong interest in partnering with the City of Compton to redevelop the existing Compton 3 Par Golf Course into a vibrant, city-owned amphitheater with a seating capacity of approximately 1,500 to 2,000 individuals. We believe this project presents a unique opportunity to enhance Compton's cultural landscape, drive tourism, and foster community development.

Compton boasts a rich and influential cultural history, particularly in music and the arts. However, the city currently lacks a dedicated mid-sized outdoor venue capable of hosting a diverse range of performances, including concerts, theatrical productions, dance recitals, and community events. The Compton Entertainment Chamber of Commerce envisions an amphitheater that would fill this void, becoming a central hub for artistic expression and entertainment within the region.

The proposed amphitheater offers numerous potential benefits for the City of Compton:

Enhancement of Cultural Vibrancy: This facility would provide a much-needed platform for local artists and attract regional and national talent, enriching the cultural experiences available to both residents and visitors.

Boost to Tourism and Economic Development: A state-of-the-art amphitheater would serve as a significant draw for tourism, attracting visitors from surrounding areas and generating revenue for local businesses, including restaurants, hotels, and retail establishments.

Community Engagement and Development: The amphitheater would offer a versatile space for community gatherings, festivals, and educational programs, fostering a stronger sense of community pride and engagement.

Preservation and Celebration of Compton's Legacy:The venue could be designed to reflect and celebrate Compton's unique cultural heritage, providing a space for storytelling and artistic expression that honors the city's contributions.

The Compton Entertainment Chamber of Commerce believes that our deep understanding of the local entertainment industry, alongside our network of artists and promoters, makes us a valuable partner in the planning, development, and potential management of this ambitious project. We are eager to collaborate with the City of Compton to conduct feasibility studies, develop architectural designs, explore funding opportunities, and ensure the successful realization of this transformative vision.

We are confident that redeveloping the Compton 3 Par Golf Course into a city-owned amphitheater would be a landmark achievement for Compton, creating a lasting legacy that benefits its residents, strengthens its economy, and solidifies its place as a cultural center.

We respectfully request the opportunity to discuss this proposal further with the City Council at your earliest convenience.

Attached is a concept image of the amphitheatre.

Thank you for your time and consideration.
Sincerely,
Alonzo Williams
President
Compton Entertainment Chamber of Commerce
12817 ½ S. Avalon Blvd #5
Los Angeles, CA 90061

"The Most Effectual and Productive Chamber of Commerce in the Greater Compton Area"

Fact Sheet:

THE COMPTON ENTERTAINMENT CHAMBER OF COMMERCE (CECC)

Established:
June 2022 501 (c) (6)

Mission:
To be the conduit between the businesses, shareholders, and leaders of Compton by creating networking opportunities and platforms of communication.
To grow and maintain positive relationships that building consensus with key stakeholders, including government officials, agencies, community leaders, and business associations/coalitions.

Focus:
Promoting and assisting existing businesses while cultivating new entrepreneurs.
Promoting and working to expand and retain existing businesses while cultivating new opportunities to attract emerging entrepreneurs.

Key Achievements:
Established Eazy St: Establishing a tourist attraction.

- Formed and implemented with the city of Compton a repurposed street name called **Eazy Street** at the Gateway Towne Center, for growing the city of Compton's global prominence as an entertainment destination hub

Created and Operates "The Hub City Legend": A newspaper and newsletter providing information and news relevant to the Compton business community.

- Created and Operates "The Hub City Legend": A biweekly newspaper (8-page digital and print) publication providing information and social media vitality to the Compton business community.[with over 28 issues in circulation since 2024]

Host monthly mixers to create a networking opportunity for businesses to meet and interact.

- Consistently deliver highly attended monthly business mixers that shape the content and topics of discussion, ensuring relevance to business activities; engages directly with government officials

Host a weekly podcast highlighting businesses from our network.

- Host and stream insightful consulting podcasts on media, technology, and organizational strategies that highlight local businesses from the greater Compton area

Created the Compton Entertainment Channel: A platform for promoting local businesses and organizations within Compton and surrounding areas.

- Created and manage the Compton Entertainment Channel: A platform for promoting local businesses and organizations within the city of Compton and greater Compton area.
- Coordinated and Hosted the Electric Vehicle event _ EV Day in Compton (April 13, 2024) that displayed and offered a ride and drive event at Gateway Towne Center, Eazy St. Businesses were informed how to start an EV charging program at their respective workplace.
- Coordinated and sponsored a major press conference announcing the **Eazy Street Sign Dedication** (250+ in attendance)

Established Strong Institutional Relationships:

City of Compton (active participant with City sponsored Business Roundtables)
City of Compton (active participant with all Town Hall Meetings)
City of Compton (active representative of the Bloomberg University Mayor's Council)
Compton's Center of Sustainable Communities Trade Delegate to Washington DC
Los Angeles Economic Development Corporation (LAEDC)
Encourage and utilize workers from the America's Job Center of California (AJCC)
U.S. Small Business Administration (SBA)
Internal Revenue Service (IRS)
BMO Bank
Other financial institutions.

Host High-Profile Business Mixers:

Featuring keynote speakers such as:
Chief of Airport Police Cecil W. Rhambo, Jr. (LAX)
Judge Kelvin Filer (Los Angeles Superior Court Judge)
Justin Sanders Attorney
Kenneth Crawford SBA

Corporate Members:

SoCal Gas
BMO Bank
Neighborhood Housing Services
Raising Cane's
EECI Non-Profit

LA Crystal Hotel (International Partner)
City of Compton (original CECC endorsed member)

Goals and Projects:

Establish a Compton Walk of Fame to honor notable individuals.
Create The Circle of Legends, revitalizing the roundabout to create a tourist attraction.
Develop a Compton Community Garden.
Develop and manage an outdoor amphitheater community
Help Shape the City of Compton's new **1st Friday Community Festival**

Leadership:

President: Alonzo Williams
Recognized by:
The City of Compton (Office of the City Council and City Manager)
CA State Senator Steve Bradford
CA State Assemblyman Mike Gipson
BizFed (Los Angeles County Business Federation)
Professional Mentor at EECI Non-Profit.
Vice President & CFO: Nicole Rouzan
Realtor and mentor to young entrepreneurs.

Impact:

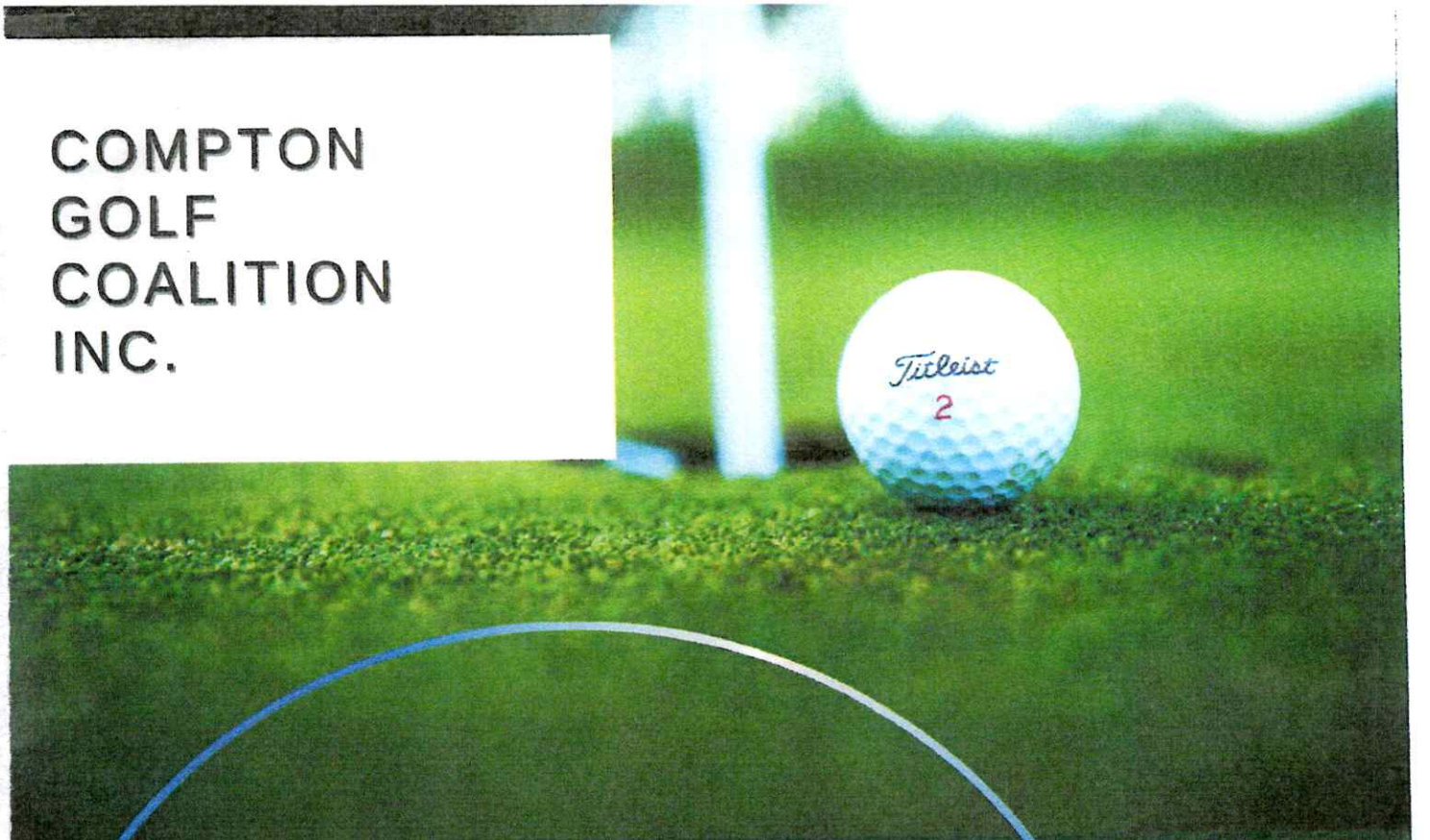
The Compton Entertainment Chamber of Commerce **(CECC)** actively works to foster a thriving business environment in Compton through networking, communication platforms, and strategic partnerships. They aim is to support existing businesses, encourage new ventures, and enhance the community through initiatives like the Compton Walk of Fame and Community Garden for sustainable communities.

Join Us Today:

The **CECC** encourages businesses, shareholders, and leaders interested in the growth and prosperity of Compton to join their organization. Contact information and membership details can be obtained by;

Alonzo Williams
website:
Email:
Phone number: (323) 404-2876

COMPTON
GOLF
COALITION
INC.



LETTER OF

Intent Proposal

PRESENTED TO

CITY OF COMPTON

RECEIVED
APR 2025
OFFICE OF THE
CITY CLERK

Mission

Compton Golf Coalition Inc. – Organizational Summary

The Compton Golf Coalition is a newly established Corporation dedicated to the revitalization and sustainable operation of the historic Compton Par 3 Golf Course. This coalition is formed by a group of committed community leaders, golf professionals, educators, and advocates for youth and civic engagement. Its mission is to restore the golf course as a vibrant hub for recreation, education, and cultural enrichment within the City of Compton.

Core Objectives and Initiatives

Rebuilding the Compton Par 3 Golf Course

Golf Clinics and Community Instruction

Multi-Use Space for Cultural and Civic Events

Clubhouse and Community Hub

Rebuilding the Compton Par 3 Golf Course

GOLF COURSE REDEVELOPMENT
LEAD THE COMPREHENSIVE RENOVATION OF THE COMPTON PAR 3 GOLF COURSE, UPDATING INFRASTRUCTURE AND INTEGRATING SUSTAINABLE DESIGN. INCORPORATE MODERN GOLF TECHNOLOGY WHILE PRESERVING THE COURSE'S HISTORIC LAYOUT AND COMMUNITY SIGNIFICANCE.

ECONOMIC BENEFITS TO KEEP AS A GOLF COURSE

$84.1 BILLION: TOTAL U.S. GOLF INDUSTRY ECONOMIC IMPACT (NATIONAL GOLF FOUNDATION, 2023).

$3.9 MILLION: AVERAGE ANNUAL ECONOMIC CONTRIBUTION OF A SINGLE PUBLIC GOLF COURSE TO ITS LOCAL COMMUNITY. URBAN GOLF COURSES OFTEN GENERATE 50–75 LOCAL JOBS, INCLUDING GROUNDSKEEPERS, INSTRUCTORS, AND HOSPITALITY STAFF.

COURSES HOSTING EVENTS CAN BRING IN $250,000+ IN TOURISM REVENUE PER EVENT.

Golf Clinics and Community Instruction

LAUNCH STRUCTURED GOLF CLINICS, AFTER-SCHOOL PROGRAMS, AND WEEKEND WORKSHOPS FOCUSED ON TEACHING GOLF FUNDAMENTALS TO YOUTH.

COLLABORATE WITH SCHOOLS AND YOUTH ORGANIZATIONS TO CREATE PATHWAYS FOR SCHOLARSHIPS, MENTORSHIP, AND PROFESSIONAL GROWTH IN THE SPORT.

GOLF PROGRAM IMPACT

70% of junior golf participants report improved self-esteem and confidence after completing structured clinics (First Tee, 2023).

Youth engaged in organized golf programs are 50% more likely to stay physically active into adulthood.

Students in golf-based after-school programs show a 20–25% improvement in focus and behavioral performance in the classroom (PGA Youth Research).

Multi-Use Space for Cultural and Civic Events

CULTURAL AND COMMUNITY EVENTS ESTABLISH THE COURSE AND SURROUNDING FACILITIES AS A VENUE FOR JAZZ FESTIVALS, ART EXHIBITS, AND OTHER CULTURAL CELEBRATIONS.

PROVIDE RENTAL OPPORTUNITIES FOR PRIVATE FUNCTIONS, PERFORMANCES, AND PUBLIC EVENTS, PROMOTING ECONOMIC SUSTAINABILITY.

MULTI USE IMPACT

GOLF COURSES THAT HOST PUBLIC EVENTS SEE A 25% INCREASE IN COMMUNITY VISITATION COMPARED TO NON-MULTI-USE COURSES.

VENUES THAT OFFER CULTURAL PROGRAMMING (E.G., JAZZ FESTIVALS, ART EXHIBITS) REPORT AN AVERAGE REVENUE BOOST OF $200,000–$500,000 PER YEAR FROM RENTALS AND TICKET SALES.

GOLF COURSES THAT SERVE AS EVENT SPACES CONTRIBUTE TO A 15–20% INCREASE IN LOCAL SMALL BUSINESS REVENUE DUE TO CATERING, VENDING, AND TOURISM OPPORTUNITIES.

DUAL-USE FACILITIES LIKE GOLF COURSES CAN REDUCE COMMUNITY EVENT HOSTING COSTS BY UP TO 30%, MAKING EVENTS MORE ACCESSIBLE TO NONPROFITS AND LOCAL ORGANIZERS.

Clubhouse and Community Hub

THE CLUBHOUSE WILL SERVE AS A SPACE FOR COMMUNITY MEETINGS, NONPROFIT GATHERINGS, WORKSHOPS, AND SPECIAL EVENTS.
FACILITIES WITH RESTAURANTS REPORT YEAR-ROUND USAGE, SUPPORTING CONSISTENT STAFFING AND OPERATIONAL REVENUE REGARDLESS OF GOLF SEASONALITY.

RESTAURANT PARTNERSHIPS WITH CULINARY SCHOOLS OR NONPROFITS CAN PROVIDE WORKFORCE TRAINING AND MENTORSHIP FOR LOCAL YOUTH.

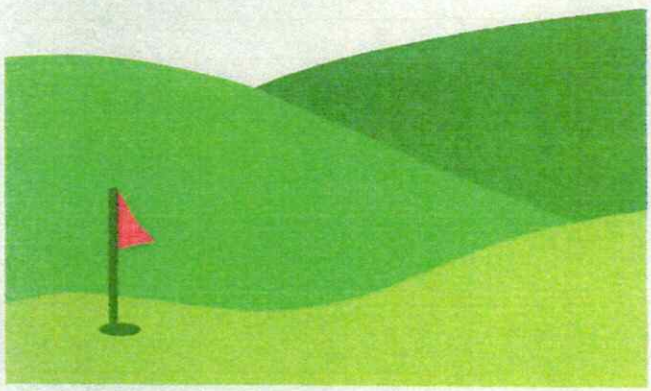
CLUB HOUSE MULTI USE IMPACT

SPACES THAT ACCOMMODATE NONPROFIT MEETINGS, WORKSHOPS, AND LOCAL GATHERINGS ATTRACT 2–3X MORE COMMUNITY ENGAGEMENT ANNUALLY.

VENUES WITH EVENT-READY SPACES REPORT AN AVERAGE ADDITIONAL REVENUE OF $100,000–$250,000 PER YEAR FROM RENTALS AND PARTNERSHIPS.

GOLF CLUBHOUSES WITH INTEGRATED RESTAURANTS OPERATE WITH 90%+ YEAR-ROUND USAGE, MAINTAINING FULL STAFF EVEN IN OFF-SEASONS.
DINING FACILITIES INCREASE CUSTOMER SPENDING BY 25–35% PER VISIT.

Revenue Breakdown by 571,517 Square Footage



$1,275,000

Gross Revenue

$375,000.00

Net Revenue

Financial Overview

Profitable redevelopment project

Capital Expenditures

One-time redevelopment costs based on estimated per-square-foot values and facility needs

Category	Estimated Cost ($)	Notes
Demolition & Site Preparation	350,000	~$0.61/sq ft
Course Reconstruction (9 holes)	1,350,000	Grading, turf, tee boxes, irrigation
Driving Range (compact design)	800,000	2-tier with tech integration
Clubhouse + Café (5,000 sq ft)	700,000	~$140/sq ft build
Landscaping & Native Planting	300,000	Low-water native designs
Equipment (Carts, Tools)	250,000	6–8 carts, pro gear
Permits & Environmental Fees	150,000	CEQA & local reviews
Total Estimated:	3,900,000	

Projected Annual Revenue

Revenue Stream	Annual Revenue ($)	Basis
Green Fees & Memberships	700,000	$15–$25 rounds, memberships
Driving Range Usage	175,000	Hourly + tech stations
Café & Retail	125,000	Grab-n-go, local goods
Instruction & Youth Clinics	100,000	Paid lessons, youth programs
Facility Rentals & Events	75,000	Birthdays, local orgs
Sponsorships & Naming	100,000	Hole sponsors, branding deals
Total Annual Revenue	1,275,000	

Operating Expenses

Annual costs to run a public Par 3 course with community engagement programming

Category	Annual Cost ($)	Notes
Staff Salaries	425,000	FT + PT ops, clubhouse & programs
Utilities	85,000	Water, electricity, etc.
Insurance	60,000	Liability, property, equipment
Grounds Maintenance	160,000	Weekly upkeep, repairs
Equipment Service	50,000	Mowers, carts, tech tools
Marketing & Signage	45,000	Community outreach, digital
Youth & Community Programs	75,000	Clinics, leagues, events
Total Annual Operating Cost:	900,000	

The Compton Golf Coalition Inc. is driven by a shared vision: to revitalize the Compton Par 3 Golf Course as a vibrant, accessible, and sustainable hub for recreation, education, and community pride. This Letter of Intent outlines not only our commitment to responsible development and long-term operations, but also our belief in the transformative power of public green spaces.

We are prepared to move forward with all necessary planning, community engagement, and regulatory processes to ensure the success of this project. We are confident that, with the support of the City of Compton and its stakeholders, this redevelopment will serve as a model for inclusive urban renewal and equitable recreation access.

We appreciate the opportunity to collaborate and look forward to building a legacy that reflects the strength, history, and potential of Compton.

Respectfully submitted,
Compton Golf Coalition

Luis Batson - Director / Golf Instruction
Terry Marshall - Director / Landscaper
Jacque Venters - Director / Program Operations
Adrian Duncan - Director / Accountant

310.283.3767
adrian@trojanaccountinginc.com



BDS
PARTNERS

April 10, 2025

City of Compton

Attn: City Manager Willie A. Hopkins

205 S. Willowbrook Ave.

Compton, CA 90220

Subject: Letter of Interest – Compton Par 3 Golf Course Redevelopment

1. Statement of Interest

BDS Partners is pleased to submit this Letter of Interest (LOI) in response to the City of Compton's Request for Letters of Interest for the redevelopment of the Compton Par 3 Golf Course. We share the City's commitment to sustainable and impactful development that prioritizes community revitalization, economic growth, and long-term viability.

Our vision for the Compton Par 3 site is rooted in values that reflect the City's existing initiatives—such as Clean Compton and Greening Compton—which emphasize environmental stewardship, community wellness, and equitable development. We recognize the critical role that thoughtful, accessible, and clean spaces play in uplifting communities and fostering civic pride.

BDS Partners proposes a bold and dynamic reimagining of the site that maintains a golf element while transforming the broader property into a mixed-use regional destination. Our proposal includes a regional public market, sit-down restaurants, a full-service bar, community meeting spaces, landscaped open areas, mixed-use housing (including a boutique hotel), and a structured parking facility. The integration of multimodal transportation—leveraging nearby access to the LA River path, the 710 Freeway, and bicycle infrastructure—will further connect this site to the larger Compton community.

2. Development Vision & Experience

BDS Partners is a multidisciplinary team of urban planners, developers, and community builders with deep experience in creating innovative, community-centered spaces. Our development model fuses placemaking with commercial vitality and social purpose. Partnering with Teken Design & Construction, our team brings added capacity through a firm known for innovative problem solving, engineering, construction, and system integration.

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PARTNERS

Teken Design's past performance includes:
- Amazon Fulfillment Center – Led system installation and project management for high-volume logistics automation infrastructure.
- USPS Parcel Detection System – Delivered engineering solutions and a nationwide rollout of high-precision parcel detection and logistics systems.
- DPHIS (DHL Subsidiary) – Managed full lifecycle of system installations and machine vision integration for international logistics operations.
- POPCOM Startup Event – Designed and delivered custom installation, system integration, and booth construction for a high-tech vending startup.

Additionally, BDS Partners currently operates four Certified Farmers Markets across Southern California, including public-private partnerships with cities such as Newport Beach and Rancho Cucamonga. We have led food access and cultural revitalization efforts in both rural and urban communities, including the transformation of a historic Cotton Valley, LA building into a grocery store during the pandemic.

3. Municipal Engagement & Community Impact

Our team has decades of experience in navigating the complexities of local government. Members of our team have served as vendors, appointed officials, and bureaucrats. We have an innate understanding of how to align community engagement, political will, and administrative capacity.

This project will support Compton's economic development and community goals by creating:
- Jobs and entrepreneurship opportunities;
- A public market with food, retail, and artisan vendors; furthering food security efforts;
- A culturally relevant gathering place for events and family activities;
- Mixed-use residential and boutique lodging for families and visitors;
- A new indoor golf concept that introduces tech-forward recreation to a diverse, younger audience.

We will also develop educational partnerships with Compton Unified School District and local independent schools to engage youth in STEM and entrepreneurship using the site as a living laboratory.

4. Conceptual Development Plan

Our proposal includes:
- Indoor Golf & Recreation – A tech-enabled golf space designed for all ages;

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- Public Market – Local and regional food vendors, specialty products, and community commerce;
- Hospitality & Food – Restaurants, a bar, and boutique hotel space;
- Mixed-Use Housing – Market-rate residential units with public green space;
- Community Hub – Meeting rooms and rentable event space;
- Parking & Access – Structured parking integrated with public transit and bike access.

Our financing strategy includes a blended capital stack:
- Partnership with the City of Compton for land development;
- State and county grants (CA Department of Food & Agriculture, Metro, United States Department of Agriculture);
- Strategic investment partners;
- Traditional lending; and
- A community ownership model allowing local residents to invest in and share in the success of the project.

5. Compliance & Financial Capacity

BDS Partners and Teken Design are fully capable of meeting all City regulatory, design, and permitting standards. Teken Design holds certifications as an SBE and is licensed by CSLB (License #1103709), and has delivered successful projects under highly regulated conditions including for USPS, Amazon, DHL, and government agency clients.

With a portfolio that spans industrial automation, construction, infrastructure systems, and logistics integration, our team has the experience and operational strength to meet all performance expectations on-time and on-budget.

We are excited about the opportunity to partner with the City of Compton to deliver a project that honors the community's history while creating space for its future. We welcome and would be grateful for the opportunity to move forward into the Request for Proposal (RFP) phase.
Sincerely,

Shannon W. Lawrence
Managing Partner
BDS Partners
Shannon@InkwellCG.com | (310) 704-9858

THE HUB CITY
DREAM CENTER

Presented By:

ALPHA PHI ALPHA FRATERNITY, INC. ®
IOTA ZETA LAMBDA CHAPTER

RECEIVED
OFFICE OF THE
CITY CLERK

ALPHA PHI ALPHA FRATERNITY, INC. ®
IOTA ZETA LAMBDA CHAPTER
P.O. Box 90692, Los Angeles, CA 90009-0692
DreamCenter@HubCityAlphas.com

April 10, 2025

City of Compton
c/o Compton City Manager
205 S. Willowbrook Avenue
Compton, CA 90220

Subject Line: Compton Par 3 Golf Course Redevelopment LOI

To Whom It May Concern,

On behalf of Alpha Phi Alpha Fraternity, Inc. – Iota Zeta Lambda Chapter, and our 501(c)(3) nonprofit partner, the Alpha Caring and Empowerment Corporation (ACE), we are honored to submit this Letter of Interest for the redevelopment of the historic Compton Par 3 Golf Course. Together, we bring a legacy of service, community building, and vision, with a bold proposal to establish The Hub City Dream Center—a landmark multi-use development rooted in history, designed for the future.

Since our chartering in 1968, our chapter has been committed to uplifting Compton through mentorship, education, civic engagement, and youth development. Alpha Phi Alpha Fraternity, Inc., founded in 1906, has always stood at the forefront of progress—from our fraternity brother, Thurgood Marshall's fight for justice to our brother Dr. Martin Luther King Jr.'s leadership in the civil rights movement. The fraternity's enduring commitment was exemplified in our national campaign to build the MLK Memorial in Washington, D.C., a vision first cast in 1983 and brought to life decades later through advocacy, community mobilization, and $112 million in fundraising.

We now bring that same dedication and generational impact to the city of Compton.

1. Statement of Interest
We envision The Hub City Dream Center as a transformative, mixed-use campus that revitalizes the Compton Par 3 Golf Course into a thriving epicenter of community, culture, and commerce. It will be a place where history is honored and opportunity is born.

This reimagined space will serve as:

- The newest and highly sought after historical landmark for all major and minor events, banquets, conferences, trainings and weddings in the City of Compton.
- A performing arts theater for talent, storytelling, and cultural expression
- A cafe style restaurant for entertaining, meeting and establishing community collaboration
- An open-air community quad for outdoor festivals, civic gatherings, and family celebrations (capacity: 500)
- A parking facility for accessibility and event support
- A flexible indoor event venue for weddings, banquets, and conferences
- Private co-working and incubation suites for small businesses and entrepreneurs
- A fully equipped STEAM Lab to empower local youth in science, technology, engineering, arts, and math
- A preserved, modernized golf experience, retaining the site's legacy and providing recreational access
- Space for mentoring, education, financial literacy, business meetings, training, and celebration

To ensure high-quality experiences and long-term viability, we plan to hire a third-party entertainment and event management firm to manage venue bookings, operations, and programming.

2. Development Vision & Experience
Our vision is inspired by The Beehive in South Los Angeles—a pioneering model of community-centered innovation. Like The Beehive, The Hub City Dream Center will bring together art, enterprise, education, and community in a safe, vibrant, and inclusive space.

The development will honor Compton's rich identity while positioning it as a city of opportunity and excellence. This project will be led jointly by:

- Alpha Phi Alpha Fraternity, Inc. – Iota Zeta Lambda Chapter, a trusted local institution with deep civic roots
- Alpha Caring and Empowerment Corporation (ACE), our nonprofit partner focused on educational equity, mentoring, and community development

3. Municipal Engagement & Community Impact
For over five decades, our organizations have partnered with Compton schools, city officials, and local families to support youth, advocate for justice, and host civic and educational initiatives. The Dream Center builds on this trust and expands it.

This development will:

- Generate economic growth and jobs
- We are a local, some of Team members are were either born and raised in or are Compton residents, we aim to keep these dollars in the city and hope to allow it to circulate within Compton - stimulating the local economy

- We plan to accomplish this by providing opportunities to local contractors, service providers, and vendors within the City of Compton
- Host local and regional events that bring new visitors and dollars to Compton
- Offer programming in education, entrepreneurship, overall mental health & wellness, and creativity spaces in a safe environment
- Preserve the cultural and historical significance of the Compton Par 3 Golf Course and re-invigorate the driving range still providing the quality experience to its patrons
- Position Compton as a regional leader in innovation and inclusive development

4. Conceptual Development Plan

The Hub City Dream Center will be completed in phases, with a focus on high-impact, revenue-generating spaces early on. A feasibility review suggests strong demand for community-focused venues, innovation hubs, and cultural programming. Funding will be secured through:

- Public-private partnerships
- Grants and philanthropic investments
- Institutional backing from Alpha Phi Alpha Fraternity, Inc. membership networks, which includes nearly 300,000 members.
- Earned revenue from events, memberships, and leasing

5. Compliance & Financial Capacity

We are committed to adhering to the City's development and zoning standards and have already begun conversations with architects, planners, and financial experts. Our leadership team has the vision, partnerships, and track record to successfully deliver a project of this scale. The team consist of:

- **G. Bernard Brown** - Chairman - Alpha Caring and Empowerment Corporation 501c3/Western Region Vice President Emeritus, Alpha Phi Alpha Fraternity Incorporated
- **Hakim Chambers,** Program Director at Long Beach City College
- **Albert Hammonds,** Electrical Engineer
- **Damon Hawkins** - Head of Strategic Partnerships, Haltere Group Real Estate Syndication
- **Michael Hooper**, Compton Resident/ Community Leader/ Social Worker
- **David Kinder,** Systems Engineer and Chief Technology Officer
- **Adam Terrel-Paine,** Construction Project Manager
- **Denzell Jordan-Perry**, Compton Resident/ Community Leader/ Head of Human Resources
- **Jacin Scott** - Director of Strategic Partnerships, Center of Hope

*Titles are for identification purposes and to outline experience.

Conclusion

The Hub City Dream Center is more than a redevelopment project—it is a revival. A bold, inclusive, and community-led space designed to restore hope, celebrate legacy, and launch the next generation of greatness in Compton.

We respectfully request the opportunity to engage with City leadership in a working session or formal meeting to present our concept in greater detail and align with your vision and redevelopment timeline. We are prepared to submit a full proposal upon request and are open to collaboration with other stakeholders.

With resolve and respect,

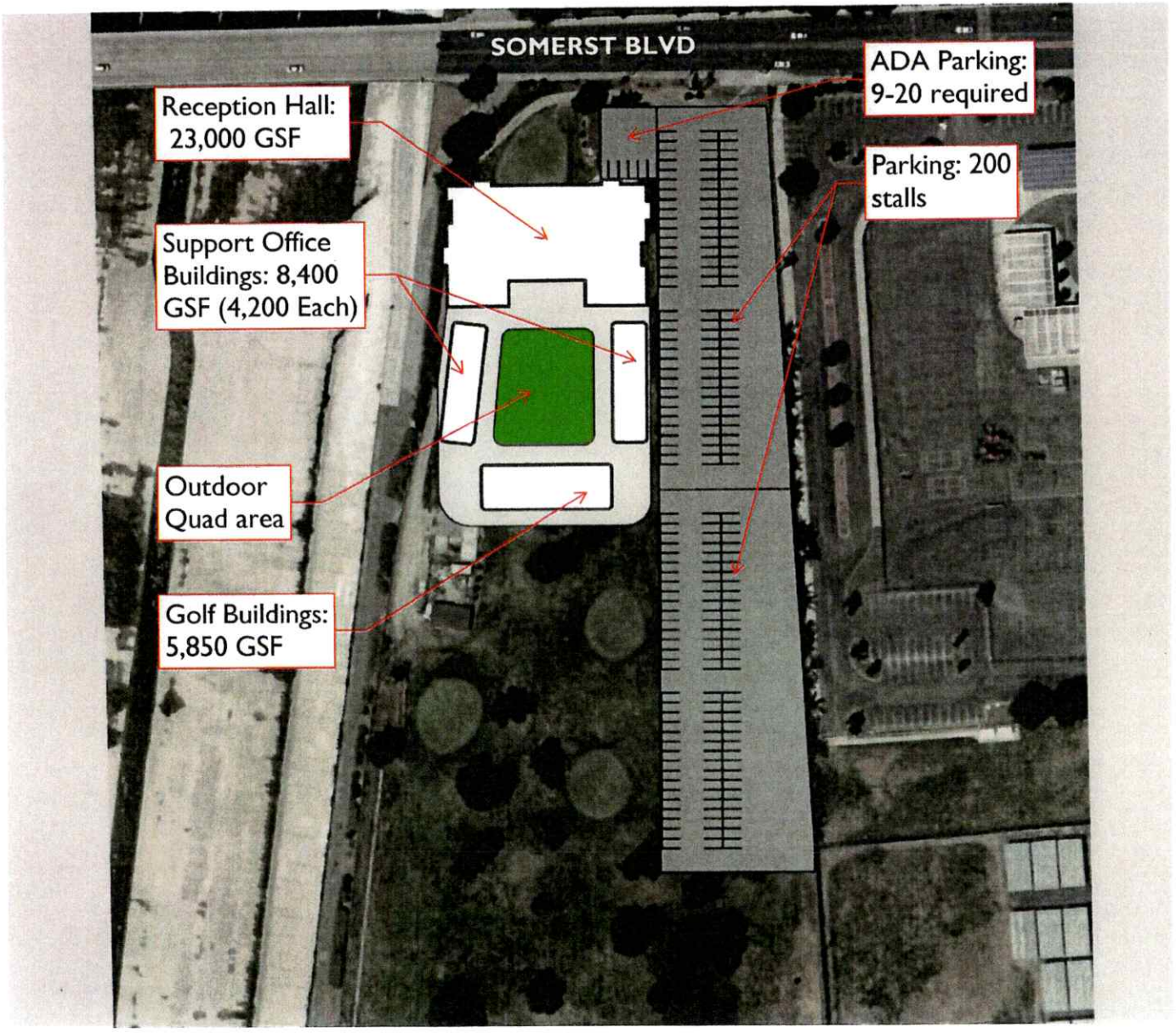


Damon Hawkins
Immediate Past President, Iota Zeta Lambda Chapter
Alpha Phi Alpha Fraternity, Inc.
Cell: 323-840-5659
Email: DreamCenter@HubCityAlphas.com

Project Name: Compton Community Center

SUMMARY - BUDGET

	CONSTRUCTION	BUDGET
01	Site Related Costs (GPR, Survey, Etc.):	$ 370,157
02	Demolition & Abatement:	$ 112,121
03	Concrete:	$ 1,191,562
04	Masonry:	$ 54,600
05	Metals:	$ 1,136,452
06	Wood & Plastics:	$ 3,745,047
07	Thermal & Moisture Protection:	$ 942,999
08	Doors & Windows:	$ 1,317,424
09	Finishes:	$ 4,798,549
10	Signage, Toilet Accessories, Operable Partitions, Lockers, Shelving:	$ 355,254
11	Kitchen Equipment:	$ 318,000
12	Window Treatments & Site Furnishings :	$ 93,150
13	Water Feature:	$ 250,000
14	Elevator:	$ 0
21	Fire Suppression:	$ 315,750
22	Plumbing:	$ 1,631,141
23	Heating, Ventilation and Air Conditioning:	$ 2,052,150
26	Electrical:	$ 3,509,000
27	Communications & Audio Visual:	$ 1,614,070
31	Earthwork:	$ 185,025
32	Asphalt, Striping, Fences, Gates, Site Concrete, Landscaping, Site Concrete:	$ 2,773,602
33	Site Utilities:	$ 2,009,668
34	Offsite:	$ 580,306
	Sub-Total	$ 29,356,026
	Design Contingency 15%	$ 4,403,404
	General Conditions and General Requirements 8%	$ 2,700,754
	General Administrative, Overhead, Profit, Fee 4%	$ 1,458,407
	Insurance & Bond 2.5%	$ 947,965
	Construction Cost Total	$ 38,866,556
	Soft Cost 30%	$ 11,659,967
	Total Project Budget	$ 50,526,523



6400 E Compton Blvd

Number of buildings: 4
1. Reception Hall (main building)
2. Support buildings (secondary buildings) (2 buildings)
3. Golf building (supports golfers and golf actives)

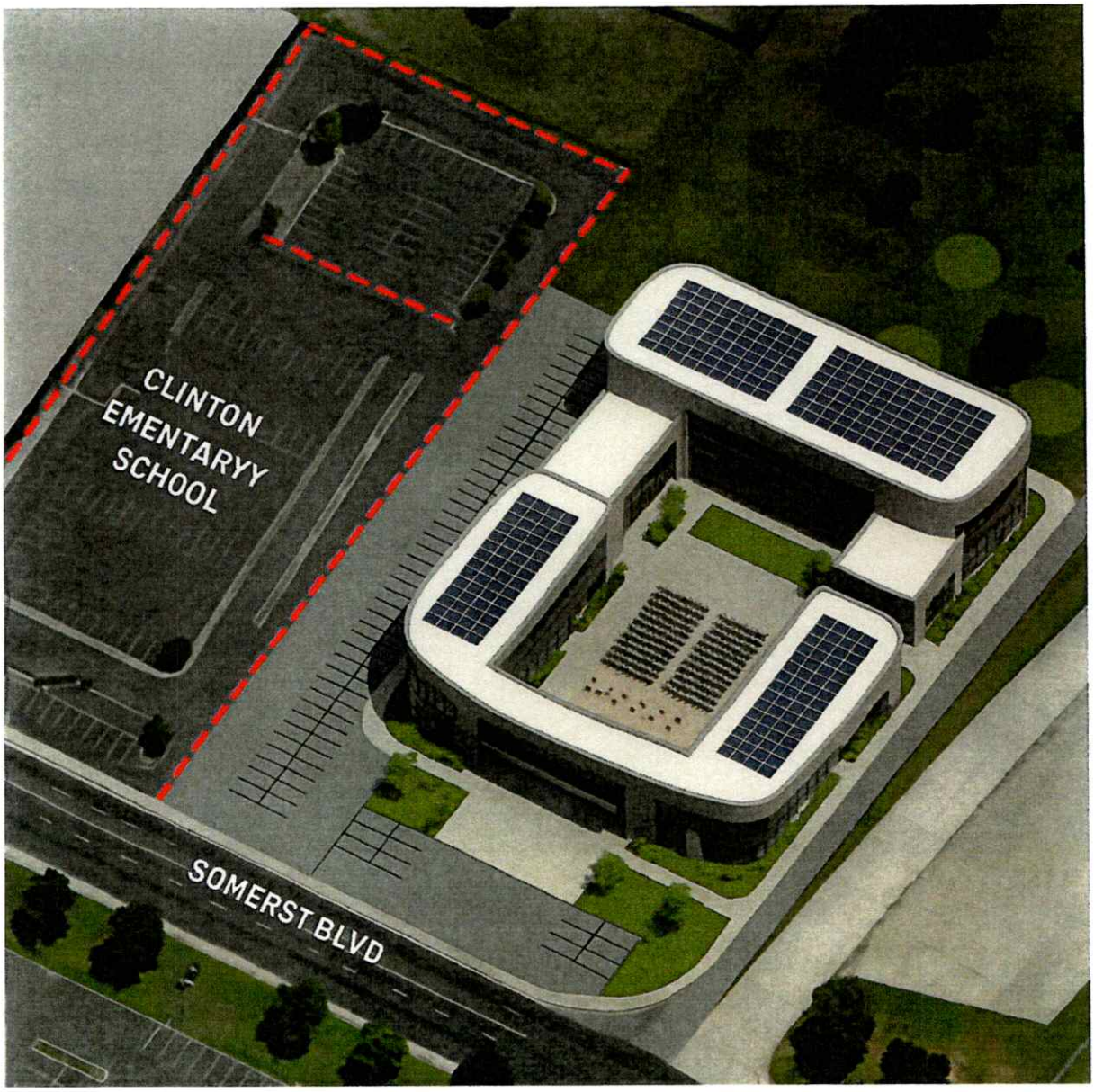
Program to include:
Reception Hall with support spaces (IE: office, conference rooms, kitchen, restrooms, storage, multipurpose rooms, and back of house spaces.)

Outdoor quad area:
Design intent is for outdoor events / gatherings.


CLINTON
ELEMENTARY
SCHOOL
SOMERST BLVD


CLINTON
ELEMENTARY
SCHOOL
SOMERST BLVD

Design Concepts




hair
Fhout
ıass Center



Outdoor Event Space

THE HUB CITY
DREAM CENTER











Hub City Dream Center

Driving Range / Putting Green











THE HUB CITY
DREAM CENTER

Classrooms











THE HUB CITY
DREAM CENTER

Hub City Dream Center

Event Space









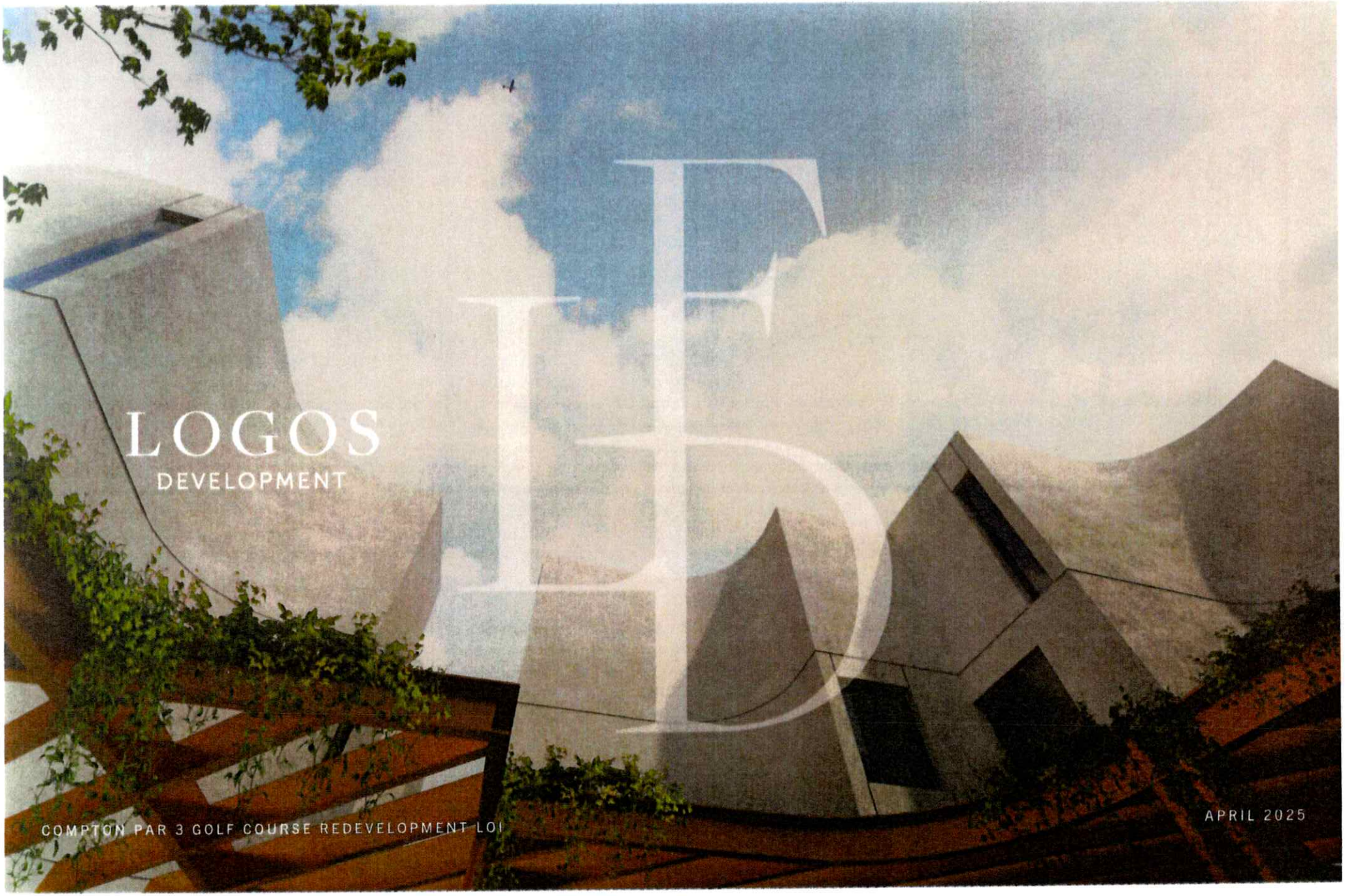


THE HUB CITY
DREAM CENTER

Event Space

THE HUB CITY
DREAM CENTER




LOGOS
DEVELOPMENT
COMPTON PAR 3 GOLF COURSE REDEVELOPMENT LOI
APRIL 2025

Pastor Martin C. Porter
Logos Faith Development, LLC
6060 Center Drive, 10th Floor
Los Angeles, CA 90045
mcp@logosfaithdev.com
(310)-465-8001

City of Compton
205 South Willowbrook Avenue
Compton, CA 90220

Compton PAR 3 Golf Course Redevelopment LOI

To Whom It May Concern,

On behalf of Logos Faith Development, in partnership with SOLA Impact, Gensler Architecture, St. James AME Church Community Development Corporation and Grant Housing and Economic Development Corporation, I am submitting our Letter of Interest for the redevelopment of the Compton Par 3 Golf Course at 6400 East Compton Boulevard.

We support the City's vision to transform the site into a center for economic and community development. Our proposal includes a sustainable, mixed-use project with affordable rental housing and homes for sale, helping residents achieve long-term housing stability and homeownership.

In partnership with St. James CDC, we will provide on-site services such as job training, financial literacy, and wellness programs. The project will also include a sit-down restaurant combining a national chain and a local business, a resilience center offering climate and emergency resources, and recreational amenities for families.

The development will follow low-impact, zero-emissions design standards to ensure long-term environmental and community benefits.

Statement of Interest

Logos Faith Development specializes in transforming underutilized church and community lands into vibrant, affordable, and resilient mixed-use communities. For the Compton Par 3 Golf Course, we propose a visionary redevelopment plan anchored in affordable housing, supportive services, recreational and family amenities, and green infrastructure. In collaboration with our partners, we aim to create a nationally recognized model of sustainable urban revitalization.

Key project elements include:

- Affordable rental and for-sale housing
- Sit-down restaurant blending national and local brands
- Climate Resilience Hub for emergency preparedness and digital access
- Family-friendly recreational spaces
- Integrated supportive services such as job training and financial literacy programs

This project will be a catalyst for long-term community empowerment, wealth building, and climate resilience.

Development Vision & Experience

Logos Faith Development, LLC is a real estate development firm that specializes in repurposing church land to create vibrant, equitable communities. Guided by our core values—Faith, Family, Heritage, and Honor—we are dedicated to developing affordable housing that honors the history and aspirations of the communities we serve. With 99.5% of our units designated as affordable, we provide housing for households ranging from very low to moderate income, and we take advantage of benefits such as property tax exemptions, density bonuses, and access to competitive financing.

Our growing portfolio includes 19 development sites, 2,000 units in the pipeline, and an estimated $525 million in market value. We have a proven track record of maintaining affordability across all our projects, ensuring long-term community stability.

Our approach to development involves extensive community engagement. For this project, we will collaborate with local churches and stakeholders to ensure that the voices of Compton residents shape the vision for the redevelopment. We aim to create a development that local residents can take pride in, offering opportunities for affordable housing and homeownership in the neighborhoods they help shape. This community-driven approach ensures that the Compton Par 3 Golf Course redevelopment honors the past while fostering a brighter future for all.

Our portfolio includes:

- HVCLA Phase 1
  - *8450 S Broadway & 259 W 85th St, Los Angeles*
  - HVCLA is a Permanent Supportive Housing development for individuals who have experienced homelessness. Managed by Homeless Healthcare of Los Angeles, it includes full-time caseworkers and on-site amenities such as a community room, computer lab, gym, and business incubator/retail space—designed to foster wellness and economic engagement.

- Harvest Tab
  - *5500 Duarte St & 1744 E 55th St, Los Angeles*
  - Developed on land owned by Harvest Tabernacle Bible Church, this project provides fully affordable supportive housing units for formerly homeless individuals. In partnership with Homeless Healthcare Los Angeles, the site features on-site case management, a community room, computer lab, gym, sanctuary space, and a business incubator/retail space.

- Bethel AME LA Phase 1
  - *7900 S Western Ave, Los Angeles*
  - Located on church-owned land, Bethel LA delivers Permanent Supportive Housing for individuals with a history of homelessness. Managed by Homeless Healthcare of Los Angeles, the development features full-time caseworkers, a jobs program, a community room, and a computer lab. Groundbreaking took place on July 28, 2022, marking a powerful example of a faith-based, community-driven housing initiative.

Logos Faith Development combines a deep understanding of community needs, municipal processes, and faith-based land use strategies to deliver meaningful impact. We specialize in affordable housing, mixed-use developments, and community-driven projects, consistently partnering with municipalities, non-profits, and churches to create developments that meet both economic and social goals.

We are committed to ensuring that every development reflects our values of ***Faith, Family, Heritage, and Honor***, while advancing equity, dignity, and hope in the communities we serve.

Our approach prioritizes:

- Sustainability – with green building practices and long-term stewardship
- Innovative Land Use – leveraging density bonuses and creative zoning solutions
- Economic Feasibility – ensuring long-term project viability
- Community Integrity – preserving heritage while promoting opportunity

Municipal Engagement & Community Impact

Our team has successfully partnered with numerous municipalities and community stakeholders to deliver transformative projects. We emphasize:

- Community Co-Design: Proactive engagement through town halls, surveys, and workshops
- Economic Empowerment: Job creation through local hiring and business partnerships
- Public-Private Partnerships: Faith-based partnerships, leveraging land and resources for maximum impact

We work closely with city staff, faith leaders, and community organizations to ensure development outcomes align with local priorities. Recent collaborations include work with the City of Los Angeles, SDS Capital Group, and Homeless Healthcare Los Angeles.

Conceptual Development Plan

Our preliminary vision for the site is to transform the Compton Par 3 Golf Course into a mixed-use development that blends modernized recreational features with residential and commercial components. We aim to integrate energy-efficient solutions and economic empowerment strategies, creating a replicable model for climate-resilient housing and commercial spaces in BIPOC communities.

The proposed development is a mixed-use community that combines affordable housing, commercial space, and recreational amenities, designed to promote economic mobility and environmental resilience. Key features include:

Program Element	Estimated Lot SF Used	Estimated Building SF	Notes
Affordable Multifamily Housing	226,125 SF	225,000 SF	Approximately 100–250 income-integrated units, including affordable rental and workforce housing. Three-story buildings with tuck-under parking.
Affordable For-Sale Townhomes	115,196 SF	95,000 SF	Approximately 50 townhomes on ~2,000 SF lots, including ADUs, driveways, and open space. Each townhome will include a 450 sq. ft. ADU, providing options for extended household use or rental income.
Childcare Center	6,400 SF	4,200 SF	Childcare center to support working families which would include a fenced outdoor play area.
Resilience Hub / Community Space	5,120 SF	4,800 SF	A community hub that offers emergency services, cooling, and energy resilience, along with multi-purpose spaces for community use. Includes surrounding plaza and seating areas.
Sit-Down Restaurant	9,386 SF	5,000 SF	Indoor/outdoor dining, entry plaza, and a small lot footprint. A major restaurant brand will anchor the development, alongside an opportunity for a successful local restaurant to expand, driving local economic growth.
Mini-Golf & Playground Area	34,132 SF	N/A	Large informal recreation space.
Event Plaza & Hardscape	18,773 SF	N/A	Central paved and landscaped area for events.
Landscaped Open Space	102,398 SF	N/A	Walking paths, shade trees, and buffer landscaping.

Our high-level feasibility analysis confirms the viability of funding this project through a combination of private investment, grants, tax credits, and impact-focused capital.

Project Goals and Objectives:

- Green Technologies: Integrate energy-efficient systems and renewable technologies throughout the development.
- Economic Mobility: Break down barriers to homeownership and create wealth-building opportunities for low-income residents.
- Climate Resilience: Establish a microgrid-powered Resilience Hub that offers backup power, cooling, and emergency services.
- Community Engagement: Partner with faith-based and community-based organizations to ensure the development reflects community needs.

Implementation & Measurement:

The energy strategy will combine passive, efficient solutions with advanced renewable technologies, featuring:

- Solar Generation & Microgrid: Solar panels with battery storage and islanding capability for energy resilience.
- Smart Systems: Smart meters and automated appliances to optimize energy use.
- Carbon Reduction: Align with California's zero-carbon goals through energy-efficient designs and strategies.
- Climate-Adaptive Landscaping: Use drought-tolerant plants and stormwater collection systems to minimize environmental impact.
- Off-Site Construction: Utilize techniques that reduce embedded carbon and improve installation efficiency.

Project Tasks & Timeline:

- Site Feasibility & Community Engagement (~Months 1-3): Conduct environmental impact studies and host community input sessions. Establish partnerships with local organizations and investors.
- Design & Permitting (~Months 4-12): Finalize architectural plans and financing models, securing necessary approvals from the City of Compton.
- Construction Phase (~Months 13-36): Begin development of residential, commercial, and community spaces, integrating green technologies.
- Project Completion & Ongoing Monitoring (Year 4+): Evaluate energy performance and economic impact. Establish long-term governance through the Community Land Trust.

Project Sustainability & Long-Term Impact:

The long-term success of this development will not only be measured by its economic viability but also by its contribution to the social fabric and sustainability of the Compton community. We are committed to:

- Affordable Housing Stability: Ensuring that the affordable housing component remains protected from market volatility, with long-term affordability guarantees through the Community Land Trust (CLT). This model will provide future generations with the opportunity to benefit from homeownership and wealth-building opportunities.
- Environmental Resilience: By incorporating climate-adaptive designs and a microgrid-powered Resilience Hub, the project will enhance the community's ability to withstand environmental challenges such as extreme weather, power outages, and other disruptions.
- Economic Empowerment: Beyond providing housing, the development will actively foster local job creation, both through the sit-down restaurant and the employment opportunities generated by the commercial spaces and community programs. Job training initiatives in collaboration with St. James Community Development Corporation (CDC) will provide residents with skills that can help break the cycle of poverty and ensure long-term economic mobility.

Ongoing Community Engagement:

We recognize that the success of this development is contingent upon sustained community involvement. Throughout the project, we will maintain a transparent and inclusive process, ensuring that the voices of Compton residents, local stakeholders, and community leaders are heard and incorporated.

Regular community meetings, surveys, and partnerships with local faith-based and community organizations will ensure that the development aligns with the specific needs and aspirations of the people it is designed to serve.

Compliance & Financial Capacity

We have conducted a high-level feasibility assessment that shows strong investment potential. Funding will come from a mix of private investment, public funding, and grants. Our financial strategy ensures the project will be economically sustainable, while generating significant social and economic benefits for the City of Compton. We are confident in our ability to meet all regulatory and development standards set forth by the City. Our financial capacity, coupled with our established partnerships, enables us to execute projects of this scale efficiently and effectively.

Logos Faith Development has the financial capacity, regulatory knowledge, and operational expertise to deliver projects of this magnitude.

Our team brings:

- Access to competitive financing (e.g., tax-exempt bonds, ESG funds)
- Proven project delivery on budget and schedule
- 90-100% affordable housing compliance rate across past developments
- Long-standing municipal and faith-based partnerships

Our proposed capital stack includes private equity, public financing (LIHTC, NMTC), philanthropic investment, and grant funding.

Closing Statement

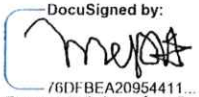
The redevelopment of the Compton Par 3 Golf Course represents a generational opportunity to create a sustainable, equitable, and economically vibrant community. At Logos Faith Development, we are deeply committed to honoring Compton's rich heritage while building a future of opportunity and resilience for its residents. We would be honored to partner with the City of Compton on this transformational project.

Please feel free to contact me at (310)465-8001 or mcp@logosfaithdev.com to arrange a meeting or site visit at your convenience.

Thank you for your time and consideration. We look forward to contributing to Compton's growth and revitalization, creating a lasting impact for current and future generations.

Sincerely,

DocuSigned by:



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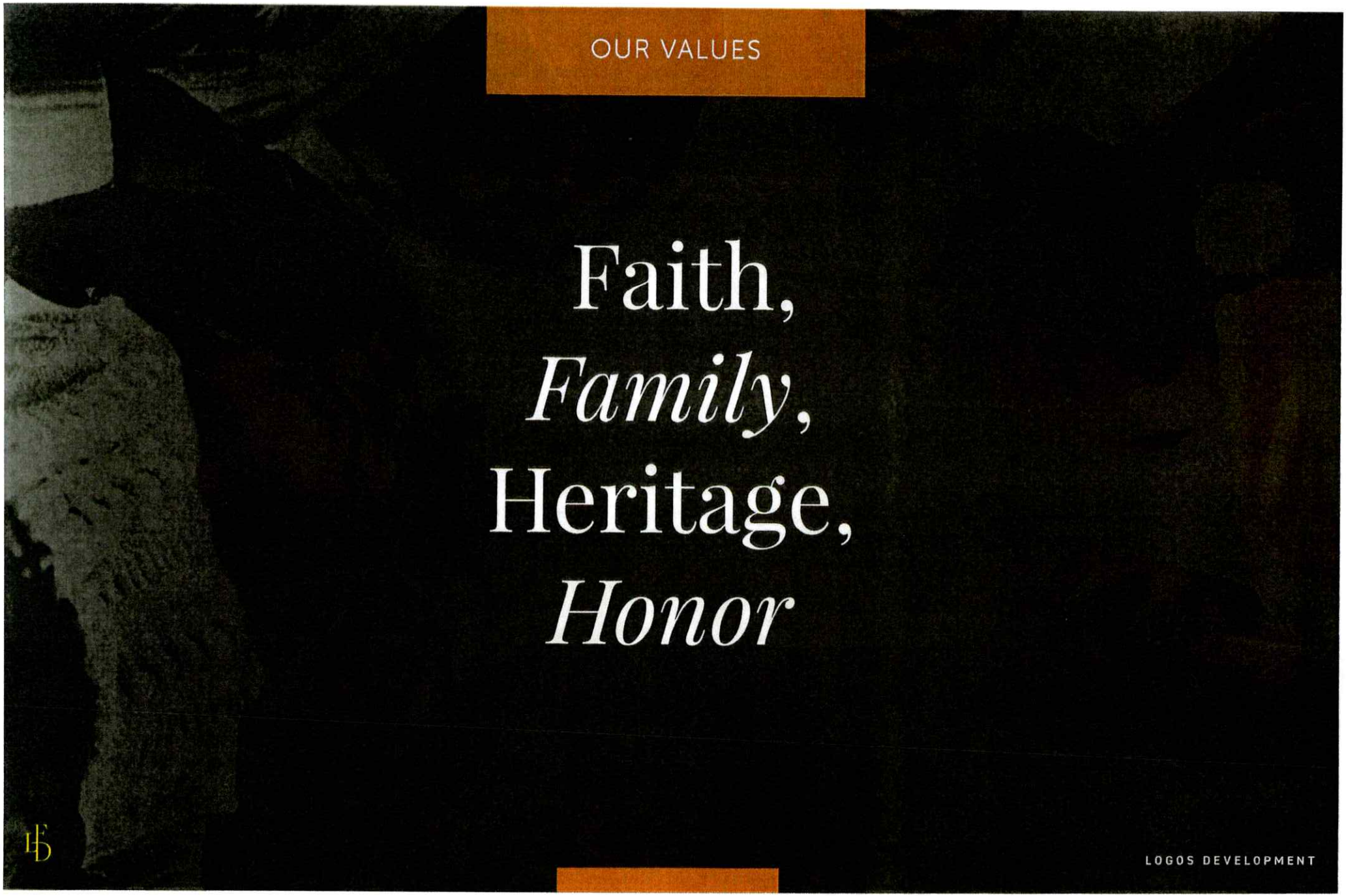
Pastor Martin C. Porter
Founder & CEO
Logos Faith Development, LLC
In Partnership with SOLA Impact, Gensler Architecture, St. James AME Church CDC and Grant Housing and Economic Development Corporation


ABOUT US
Logos is a real estate development firm specialized in *repurposing church land* to build vibrant and equitable communities.
99.5% of our units are designated affordable, serving households from very low to moderate income. This unlocks key benefits including property tax exemptions, non-discretionary density bonuses, and access to competitive financing.
2,000 UNITS
IN IN THE DEVELOPMENT PIPELINE
19
DEVELOPMENT SITES
$525MM
IN MARKET VALUE
~100%
AFFORDABLE HOUSING
LOGOS DEVELOPMENT


OUR VALUES
Faith,
Family,
Heritage,
Honor
LOGOS DEVELOPMENT

OUR TEAM

PASTOR MARTIN PORTER
FOUNDER & CEO



Pastor Martin Porter is a visionary leader, faith-based real estate developer, and dedicated pastor in the nation's oldest African American denomination. With expertise in transformational leadership, real estate development, and faith-based housing, he identified a gap in mission-driven development on church-owned land. Born in Asia and raised in the UK and Southern California, he overcame early hardships, finding faith and purpose in the Black church.

CHRIS JESUS MONTES
PARTNER & CHIEF INVESTMENT OFFICER



Chris oversees the company's investment strategy to maximize returns while aligning with the organization's mission. With over 14 years of experience in multifamily finance, he previously served as a Senior Director at Walker & Dunlop and has been recognized with industry awards like the LA Times Visionary in Finance. He serves as the Vice Chairman of the Board for AdelFi Credit Union and is the former Chairman of the Mortgage Bankers Association Future Leaders Alumni.

SAMANTHA GABRIELA LEWIN
PARTNER & VP OF DEVELOPMENT



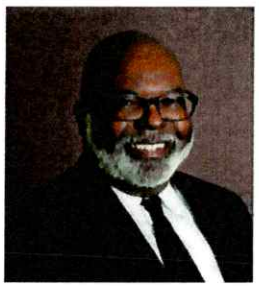
Samantha leads project feasibility, oversees design and strategic planning to transform underutilized land into affordable housing. With experience at Relevant Group, Colony Capital, and Mission Housing, she has secured over $60M in equity and public funding for housing initiatives. A UC Berkeley honors graduate fluent in Spanish and Mandarin, she blends real estate expertise with a passion for social impact.

NIA DILLARD
DEVELOPMENT COORDINATOR



Nia ensures early-stage projects stay on track by managing communications with church partners while keeping developments progressing smoothly toward permitting. Nia is committed to aligning each project with the unique needs of the communities and churches they serve. Born and raised in Inglewood and a Howard University graduate, she is committed to community-centered developments that preserve cultural and historical integrity.

CHRIS JORDAN
SENIOR DEVELOPMENT PARTNER



Chris has over 30 years of experience working in several capacities in the non-profit sector. In November of 2000, Chris joined Grant Housing & Economic Development Corporation (GHEDC) as its Executive Director. In 2001, Mr. Jordan secured a $2M acquisition grant to begin a multi-phased mixed-use project in the Watts area. With this initial investment Mr. Jordan secured the purchase of land and developed an award winning 92-unit affordable housing project.

JON ABRAMS
COUNSEL



Jon Abrams manages Logos' legal work, including agreements with land partners, lenders and investors. Jon is also involved with strategic matters for the organization. Jon has closed over $2 billion in real estate transactions as a Partner at Abrams Brown LLP. Jon's practice focuses on real estate purchase and sale transactions, real estate syndication deals, joint ventures, investment structuring, development, corporate documents and secured loan transactions.

LOCAL & NATIONAL POLICYMAKER RELATIONSHIPS



GROUNDBREAKING AT BETHEL AME LA

Pastor Martin Porter, Former Mayor Eric Garcetti, Mayor Karen Bass, Councilmember Marqueece Harris-Dawson, and other civic leaders joined Logos to break ground on a landmark faith-based housing project—honoring the Church's legacy and commitment to community restoration.

PRAYER AND POLICY IN ACTION

Public officials stood alongside clergy and developers in prayer, marking a powerful moment of unity between church, community, and government.

PRIOR DEVELOPMENTS



HVCLA PHASE 1

8450 S Broadway & 259 W 85th St,
Los Angeles

51 UNITS
$10M PROJECT COST
100% RESTRICTED AFFORDABLE UNITS (80% AMI)

HVCLA is a 100% affordable Permanent Supportive Housing development in South East Los Angeles, designed for individuals who have experienced homelessness. Phase I includes 51 units, managed by Homeless Healthcare of Los Angeles, with full-time caseworkers providing support. The project features amenities like a community room, computer lab, gym, and a business incubator/retail space, enhancing residents' well-being and community engagement.

CONSTRUCTION LENDER: SDS Capital Group
BUILDER: RMG



HARVEST TAB

5500 Duarte St & 1744 E 55th St,
Los Angeles

41 UNITS
$7M PROJECT COST
100% RESTRICTED AFFORDABLE UNITS (80% AMI)

Harvest Tab provides 41 fully affordable supportive housing units for formerly homeless individuals at 1744 E 55th. Partnering with Homeless Healthcare Los Angeles, it offers on-site caseworkers, a community room, computer lab, gym, and sanctuary space. Additionally, it features a business incubator/retail space to promote economic opportunities. The project is on land owned by Harvest Tabernacle Bible Church.

CONSTRUCTION LENDER: SDS Capital Group
BUILDER: RMG



BETHEL AME LA PHASE 1

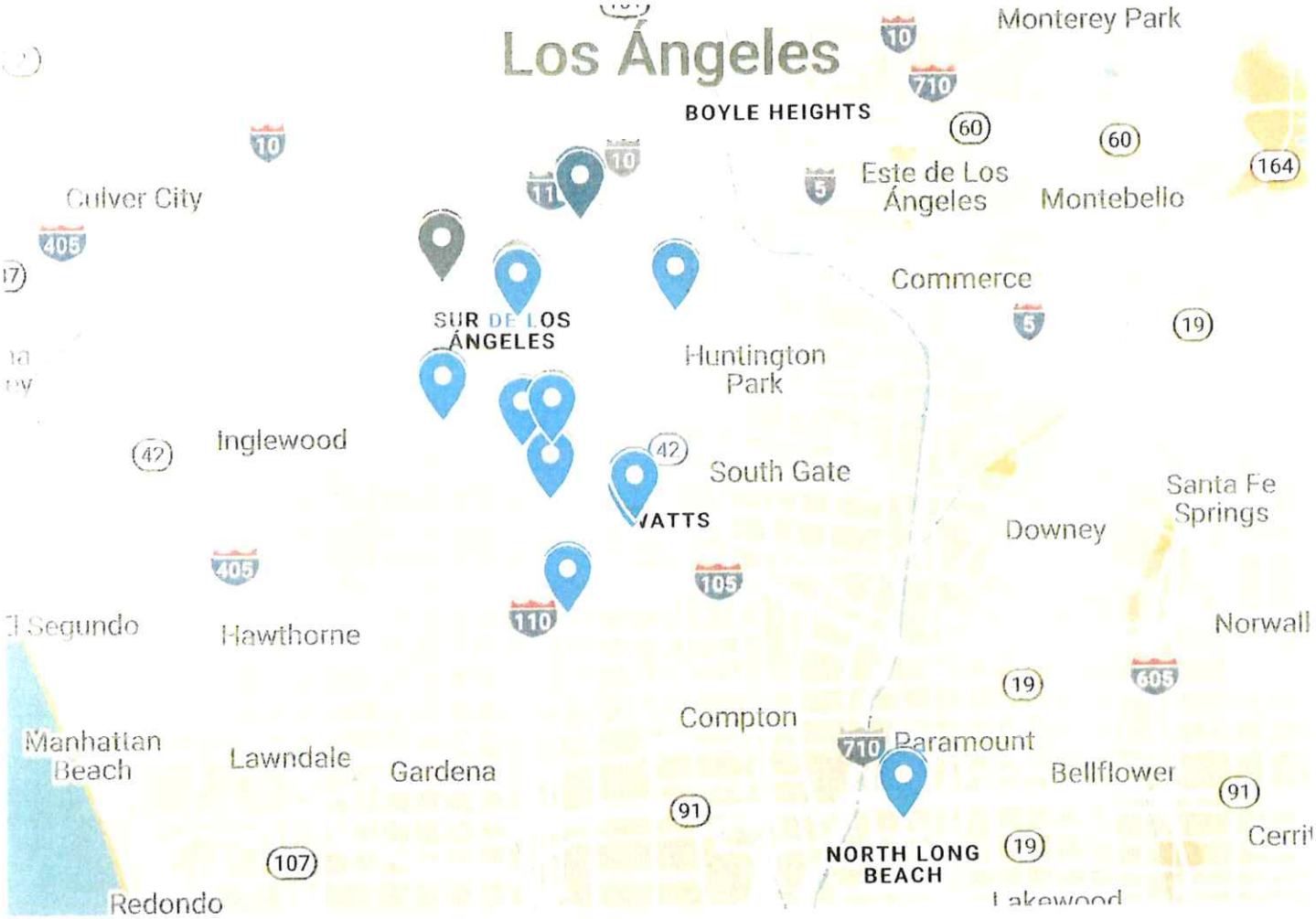
7900 S Western Ave,
Los Angeles

56 UNITS
$11M PROJECT COST
100% RESTRICTED AFFORDABLE UNITS (80% AMI)

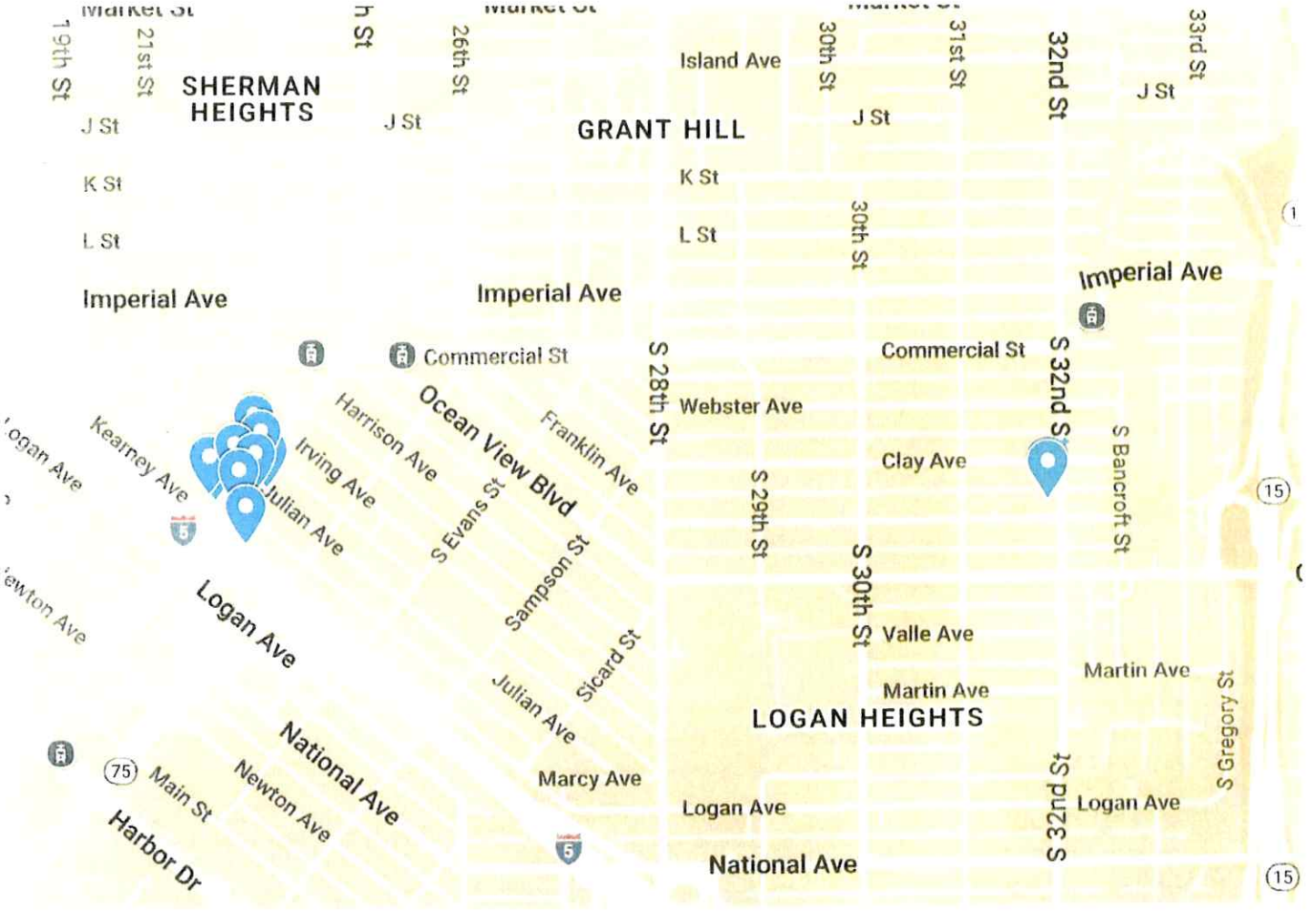
Bethel LA is a 100% affordable Permanent Supportive Housing project on Bethel AME Church property, managed by Homeless Healthcare of Los Angeles. It includes 56 units for individuals with a history of homelessness, with full-time caseworkers providing support. The project promotes community involvement through a jobs program and features amenities like a community room and computer lab. Groundbreaking took place on July 28, 2022, exemplifying a faith-based, community-driven housing initiative.

CONSTRUCTION LENDER: SDS Capital Group
BUILDER: RMG

OUR LOS ANGELES PROJECTS



OUR SAN DIEGO PROJECTS



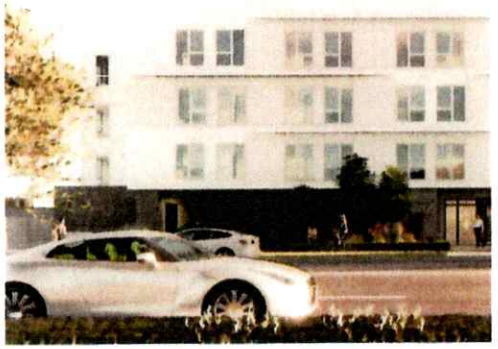
2025 DEVELOPMENTS

Our development projects expected to break ground in 2025.

PROPERTY ADDRESS

LOGOS ST. REST APARTMENTS - PHASE I

714, 708 & 706 W 85th St Los Angeles, CA 90044



Proposed # of Units : 62

Construction Hard Costs: $14M

Project Costs (no Land Value): $20,646,439

Project Post-Build Value: $25,205,225.00

Projected Construction Loan (65% LTC): $15,093,935

Affordable Housing Provided: 90-100% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

HOLY TRINITY ON BROADWAY

9704 - 9706 S Broadway Los Angeles, CA 90003



Proposed # of Units : 65

Construction Hard Costs: $12M

Project Costs (no Land Value): $16,195,416

Project Post-Build Value: $27,450,000.00

Projected Construction Loan (65% LTC): $11,599,520

Affordable Housing Provided: 90-100% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

LOGOS ST. REST APARTMENTS - PHASE II

715 W Manchester Ave, Los Angeles, CA



Proposed # of Units : 74

Construction Hard Costs: $12M

Project Costs (no Land Value): $19,183,746

Project Post-Build Value: $27,037,605.00

Projected Construction Loan (65% LTC): $15,654,435

Affordable Housing Provided: 90-100% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

2026 PROJECTS

Our development projects expected to break ground in 2026.

PROPERTY ADDRESS

LOGOS LOGAN LEGACY APARTMENTS

3186-3190 Franklin Ave San Diego, CA 92113



Proposed # of Units: 62

Construction Hard Costs: $14M

Project Costs (no Land Value): $20,646,439

Project Post-Build Value: $25,205,225.00

Projected Construction Loan (65% LTC): $15,093,935

Affordable Housing Provided: 90-100% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

LOGOS WORD OF GOD APARTMENTS

4800 - 4812 S Western Los Angeles, CA 90062



Proposed # of Units: 87

Construction Hard Costs: $17M

Project Costs (no Land Value): $19,596,813

Project Post-Build Value: $30,850,000.00

Projected Construction Loan (65% LTC): $13,842,928

Affordable Housing Provided: 90-100% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

BETHEL PHASE II APARTMENTS

1739 W 80th St Los Angeles, CA 90047



Proposed # of Units: 26

Appraised Land Value (Nov 2024): $1,050,000.00

Project Costs (no Land Value): $7,385,336

Project Post-Build Value: $8,900,000.00

Projected Construction Loan (65% LTC): $5,161,218

Affordable Housing Provided: 90-100% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

2026 PROJECTS

Our development projects expected to break ground in 2026.

PROPERTY ADDRESS

LOGOS CRAWFORD APARTMENTS

3602 Crawford, Los Angeles, CA



Proposed # of Units: 26

Appraised Land Value (Nov 2024): $2,100,000.00

Project Costs (no Land Value): $8,836,844

Project Post-Build Value: $12,400,000.00

Projected Construction Loan (65% LTC): $6,644,199

Affordable Housing Provided: 90-100% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

LOGOS 105TH APARTMENTS

1156 E 105th Street, Los Angeles, CA



Proposed # of Units: 73

Appraised Land Value (Nov 2024): $3,050,000.00

Project Costs (no Land Value): $22,645,389

Project Post-Build Value: $27,101,549.00

Projected Construction Loan (65% LTC): $16,214,503

Affordable Housing Provided: 90-100% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

2027 PROJECTS

Our development projects expected to break ground in 2027.

PROPERTY ADDRESS

LOGOS 103RD APARTMENTS

1204 E 103rd Street Los Angeles, CA



Proposed # of Units: 84

Appraised Land Value (Nov 2024): $2,500,000.00

Project Costs (no Land Value): $23,314,112

Project Post-Build Value: $29,813,471.00

Projected Construction Loan (65% LTC): $16,291,673

Affordable Housing Provided: 90-100% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

LOGOS 2ND AME APARTMENTS

739 W 56th St, Los Angeles, CA



Proposed # of Units: 27

Appraised Land Value (Nov 2024): $4,050,000.00

Project Costs (no Land Value): $9,768,249

Project Post-Build Value: $11,550,000

Projected Construction Loan (65% LTC): $8,725,112

Affordable Housing Provided: 90-100% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

LOGOS MILWAUKEE APARTMENTS

3301 Milwaukee St. Denver, CO 80205



Proposed # of Units: 8

Appraised Land Value (Nov 2024): $1,400,000.00

Project Costs (no Land Value): $6,141,214

Project Post-Build Value: $6,064,044.04

Projected Construction Loan (65% LTC): $4,583,289

Affordable Housing Provided: 20% Very Low Income (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 50%

2027 PROJECTS

Our development projects expected to break ground in 2027.

PROPERTY ADDRESS

LOGOS VANCOUVER APARTMENTS

4304 N Vancouver Ave, Portland, OR 97217



Proposed # of Units: 52

Appraised Land Value (Nov 2024): $1,900,000.00

Project Costs (no Land Value): $17,137,707

Project Post-Build Value: $21,317,672.00

Projected Construction Loan (65% LTC): $12,000,760

Affordable Housing Provided: 10% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

LOGOS HVCLA PHASE II APARTMENTS

237, 243, and 245 W. 85th Street, Los Angeles, CA 90003



Proposed # of Units: 30

Appraised Land Value (Nov 2024): $1,200,000.00

Project Costs (no Land Value): $9,589,755

Project Post-Build Value: $13,750,000.00

Projected Construction Loan (65% LTC): $6,720,841

Affordable Housing Provided: 90-100% Low Income Covenant (HCV), California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

CALVARY PHASE I APARTMENTS

1940 Kearny Ave, San Diego, CA



Proposed # of Units: 621

Appraised Land Value (Nov 2024): $24,850,000.00

Project Costs (no Land Value): $201,509,138

Project Post-Build Value: $281,450,000.00

Projected Construction Loan (65% LTC): $146,158,440

Affordable Housing Provided: 90% Low Income, 10% Moderate Income, California Welfare Tax Exemption (97% tax abatement)

AMI of Affordable Component: 80%

STRATEGIC PARTNERS

Engaging a network of leaders and forward-thinkers in the development sector.













































LOGOS
DEVELOPMENT

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FOUNDER & CEO

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ALL RETURNS ARE ESTIMATES AND SUBJECT TO CHANGE

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PCN3
GENERAL ENGINEERING CONTRACTOR
10591 Humbolt St. STE A, Los Alamitos, CA, 90720 Phone: 562-493-4124 Fax: 562-493-4129, License#: 786518

RECEIVED
25
OFFICE OF THE
CITY CLERK

April 11, 2025
City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
ATTN: City Manager

Subject: Letter of Interest – 2025 - City Manager - Request for Letter(s) of Interest for Renovation or Redevelopment_ of Compton Par 3 Golf Course

Dear City Manager,

PCN3, Inc. hereby submits this Letter of Interest to formally notify the City of Compton of our intent to participate in Renovation or Redevelopment_ of Compton Par 3 Golf Course.

1. **Statement of Interest**
   PCN3, Inc. expresses strong interest in redeveloping the Compton Par 3 Golf Course located at 6400 East Compton Boulevard. We are aligned with the City's goals of delivering long-term value, sustainable land use, and enhanced community engagement.
   Our proposal does not include maintaining the current golf course use. Instead, we envision a transformative redevelopment of the site into a vibrant, multi-functional destination that better serves the community's evolving needs—economically, socially, and environmentally.

2. **Development Vision & Experience**
   PCN3 is a Prime Contractor on Public Projects in Southern California founded in 1999. PCN3 over the years has performed various types of projects for school districts, universities, counties and cities up to 45 million dollars. PCN3 has completed over 40 projects in the past 5 years with a total construction value of more than 250 million dollars. We at PCN3 understand the challenges and coordination needed to do construction and we love to bring our expertise delivering community-focused developments across Southern California.

   Highlighted Past Projects Include:
   1. Renovation of the Ports of Long Beach Berth D48-50 Shed – City of Long beach (Value $19.2 Million)
   2. Susan Rubio Zocalo Park and Civic Center Plaza Project – City of Baldwin Park (Value $11.1 Million)
   3. Oceanside Beachfront Improvement Project – City of Oceanside (Value $ 11.5 Million)

   Our development philosophy integrates economic resilience, environmental sustainability, and local partnerships.

10591 Humbolt St. STE A, Los Alamitos, CA, 90720 Phone: 562-493-4124 Fax: 562-493-4129, License#: 786518

3. **Municipal Engagement & Community Impact**
   Our team has successfully collaborated with municipal governments on several redevelopment projects and has a strong track record of meaningful engagement with community stakeholders.

   Our proposed development for the Compton Par 3 site will:
   - Enhance public space accessibility
   - Drive local employment
   - Incorporate local business support and community events
   - Reflect inclusive design and cultural relevance

4. **Conceptual Development Plan**
   While our team does not intend to maintain the property as a golf course, we are currently in the process of evaluating multiple development strategies to determine the most impactful and feasible use of the site. Our intent is to collaborate closely with the City of Compton, review community needs, align with zoning parameters, and assess funding opportunities before finalizing a development direction. Initial considerations include a mix of residential, commercial, and recreational components that prioritize long-term community benefit, economic uplift, and sustainable design. We are committed to proposing a development plan that reflects the City's vision and serves the people of Compton in a meaningful and lasting way.

   Feasibility & Funding: Preliminary assessments suggest strong viability. We anticipate utilizing a combination of potential public partnerships, and available state/local grants to fund this initiative.

5. **Compliance & Financial Capacity**
   PCN3, Inc. has the operational and financial capacity to deliver this project in alignment with the City's development standards. We maintain compliance with all local and state regulations and have previously met similar permitting, zoning, and community oversight requirements. Our funding approach will be tailored to the final scope of the project. Should the City require it in subsequent phases, we are prepared to furnish financial assurances such as bid bonds or performance guarantees to demonstrate our capacity and commitment to project execution.

We kindly request that our firm be included on the list of interested bidders and be provided with any addenda or notices related to this RFP.

Please confirm receipt of this Letter of Interest. Should you require any additional information, feel free to contact us.

Sincerely,

Brian Abghari
President
PCN3, Inc.
562-493-4124 X 402
estimating@pcn3.com

TROUT UNLIMITED
SOUTH COAST



April 8, 2025

City of Compton
Attn: City Manager
205 S. Willowbrook Ave.
Compton, CA 90220

Subject: Compton Par 3 Golf Course Redevelopment LOI

Dear City Manager,

On behalf of Trout Unlimited, we are pleased to submit this Letter of Interest regarding the redevelopment of the Compton Par 3 Golf Course located at 6400 East Compton Boulevard. Our interest lies in enhancing the economic potential of the Golf Course property while enhancing this rare open space along the Lower Los Angeles River through a community-centered and environmentally sustainable approach.

Statement of Interest

Trout Unlimited proposes placing a slice of the golf course property under a conservation easement, which would permanently preserve that portion of the land as open space while enhancing continued community access. This strategy would generate an immediate financial return to the City of Compton while maintaining options elsewhere on the existing property for development, passive recreation, equestrian access, or enhancing the existing golf course. A limited conservation easement can be tailored to nearly every scenario going forward and would be compatible with the vision of City leaders.

As one of the few remaining green spaces in Compton, the golf course holds significant ecological, recreational, and social value, in addition to the potential for economic development. Protecting it through a conservation easement supports the City's goals for environmental resilience, public health, and equitable access to open space—especially in historically underserved communities.

Development Vision & Experience

Trout Unlimited is a national nonprofit organization dedicated to the conservation, protection, and restoration of North America's coldwater fisheries and their watersheds. In urban and suburban contexts, we focus on equitable environmental restoration, land stewardship, and climate-resilient infrastructure.

Our land stewardship programs have protected thousands of acres through conservation easements across the country. These efforts ensure long-term ecological integrity while also enabling community access and education. Our projects have included partnerships with municipalities, land trusts, and public agencies to protect riparian corridors, urban greenways, and recreational lands. We approach land use with sustainability and community benefit at the core, tailoring each initiative to the unique social and ecological context of the site.

TROUT UNLIMITED
SOUTH COAST

Municipal Engagement & Community Impact

Trout Unlimited has extensive experience working collaboratively with municipal governments, including our recent successful engagement with the City of Paramount to advance the Lower Los Angeles River Restoration and Access project. Through these partnerships, we emphasize transparency, community engagement, and long-term stewardship.

Our proposed easement project at the Golf Course aligns with Compton's economic and social priorities by:

- Preserving open space in an urban core,
- Enhancing climate resilience and water quality along the Los Angeles River,
- Maintaining the option to serve as a golf course while integrating other activities or development,
- Providing opportunities for the equestrian community, outdoor education, community programming, and recreational access.

Conceptual Development Plan

Our preliminary vision is to establish a conservation easement over part of the Compton Par 3 Golf Course. This legal instrument permanently limits development on the land while allowing for compatible uses, such as trails, native landscaping, community gardens, or even continued golfing on portions of the existing site.

The conservation easement is not mutually exclusive with other land uses. Hybrid models are possible—sub-dividing the property could accommodate both economic development while combining preserved natural areas with public gathering spaces, community-serving amenities, or limited development that complies with the easement's terms.

Potential funding sources to implement this vision include:

- The California Natural Resources Agency (Urban Greening and River Parkways Programs),
- The Wildlife Conservation Board (Public Access and Riparian Restoration Programs), and
- The Rivers and Mountains Conservancy, which has funded multiple open space and habitat projects in the region, including with Trout Unlimited.

Compliance & Financial Capacity

Trout Unlimited is a nationally recognized organization in good standing, with robust experience managing public funds and facilitating conservation transactions. Our role in this project would include coordinating with qualified land trusts, engaging the community, navigating the regulatory process, and securing funding for acquisition and stewardship.

We are confident in our ability to meet the City's regulatory and procedural requirements and will serve as a trusted facilitator to ensure the easement implementation is both transparent and beneficial to the City and its residents.

TROUT UNLIMITED
SOUTH COAST

We appreciate the City of Compton's commitment to innovative land use that centers community well-being and sustainability. We would welcome the opportunity to further discuss how this conservation-based approach can support Compton's long-term goals.

Sincerely,

Robert Blankenship, B.A.
Project Manager

Trout Unlimited – South Coast

October 20, 2026

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **INTERIM CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH THE RICHLAND FARMS PREFERENTIAL PARKING PROGRAM AND SELECT OR MODIFY THE PREFERRED OPTION FOR PERMIT FEES, ENFORCEMENT HOURS, AND PROGRAM REQUIREMENTS**

SUMMARY

The City Council is being asked to review and select its preferred option for the Richland Farms Preferential Parking Program. Two options, originating from people unknown, are being presented for your consideration. Both options provide the same number of proposed residential, guest, temporary, replacement, and funeral repast permit fees and general documentation requirements. The options differ in enforcement hours, and the maximum number of events permitted annually. The Council's selection will modify section 12-9 of the Compton Municipal Code, establish new costs for the preferential permit parking program and will authorize the City Manager to implement the Richland Farms Preferential Parking Program in accordance with the Council’s direction.

BACKGROUND

Compton Municipal Code Chapter 12, Section 12-9 establishes the City's Preferential Permit Parking Program. The stated purpose is to address serious residential parking problems associated with nonresident parking, congestion, noise, traffic hazards, and difficulty for residents to park near their homes. The ordinance cites California Vehicle Code sections 22507 and 22507.5 as authority for the program.

The existing ordinance is primarily district-based. Current City regulations provide for residential, guest, and temporary permits. Up to three residential permits may be purchased per address, one guest permit may be purchased per address, and temporary permits may be issued for bona fide guests for up to seven consecutive days. Permits are generally issued on a calendar-year basis by the Business License Division, and permit fees are established by City Council resolution. Signs must be posted on streets subject to the program, and the Council determines the days and hours of enforcement for each designated preferential parking district.

The Richland Farms Preferential Parking Program proposal is intended to establish permit fees, documentation requirements, and enforcement hours for preferential parking in the Richland Farms area. The proposed program includes residential permits, guest permits, event permits, temporary permits, replacement permits, and funeral repast permits. The proposed options provide the first two residential permits at no charge, with fees for additional permits up to 6 permits per dwelling. Guest permits and event permits would be provided at no charge within the proposed limits. Temporary and replacement permits would be subject to fees, while funeral repasts with unlimited permits would be provided at no charge with proof. Both options also provide for an exemption on all federal holidays.

The primary differences between the two options are the enforcement schedule and the annual limit on events. Option 1 allows up to 12 events per year with up to 50 permits per event, while Option 2 allows up to 10 events per year with up to 50 permits per event.

STATEMENT OF ISSUE

The City Council is being asked to review the two proposed options and select its preferred option for the Richland Farms Preferential Parking Program. The selected option will establish the proposed enforcement hours, number of residential permits per dwelling, and annual event limit, while maintaining the permit fees and general requirements outlined in the proposal. The preferred option will be presented to the City Manager for a final decision.

COUNCIL OPTIONS

OPTION 1

The City Council may select Option 1 which allows up to 12 events per year. Enforcement would occur Monday through Thursday from 8:00 p.m. to 6:00 a.m. and Friday through Sunday from 12:00 a.m. to 10:00 a.m. Enforcement would occur Monday through Thursday from 8:00 p.m. to 6:00 a.m. and Friday through Sunday from 12:00 a.m. to 10:00 a.m. The program would allow a maximum of 12 events per year. All proposed permit fees and documentation requirements would remain as outlined below.

OPTION 2 -

The City Council may select Option 2, which allows up to 10 events per year. Enforcement would occur Monday through Thursday from 9:00 p.m. to 7:00 a.m. and Friday through Sunday from 11:00 p.m. to 9:00 a.m. Enforcement would occur Monday through Thursday from 9:00 p.m. to 7:00 a.m. and Friday through Sunday from 11:00 p.m. to 9:00 a.m. The

program would allow a maximum of 10 events per year. All proposed permit fees and documentation requirements would remain as outlined below.

PROPOSED PERMIT FEES AND REQUIREMENTS

Both options include the following proposed permit fees and requirements:

Residential permits: The first and second permits would be free. The third and fourth permits would cost $30.00 each, and the fifth and sixth permits would cost $50.00 each.

Guest permits: A maximum of two per year would be provided at no charge.

Event permits: Up to 50 permits per event would be provided at no charge. Option 1 allows a maximum of 12 events per year, and Option 2 allows a maximum of 10 events per year.

Temporary permits: Unlimited temporary permits would be available at $10.00 each.

Replacement permits: One replacement permit would be allowed, with proof, at a cost of $30.00.

Funeral repast permits: Unlimited permits would be provided at no charge with proof.

Federal holidays: All federal holidays would be exempt from enforcement.

Documentation requirements: Applicants would be required to provide proof of home ownership, present identification, and provide one of the following documents: a utility bill, vehicle registration, voter registration, notarized letter from the property owner, or current rental document. An LLC would not be required.

FISCAL IMPACT

The fiscal impact cannot be reliably quantified at this time nor can the need for additional administrative staffing to support the options being proposed. Permit revenue and administrative and enforcement costs would depend on program participation, the number of permits issued, and the resources required to administer and enforce the program. The proposed fee schedule is the same under both options; therefore, the primary differences between the options are the enforcement hours and the annual event limit.

RECOMMENDATION

Staff recommends that the City Council review the two proposed options and select its preferred option for the Richland Farms Preferential Parking Program. The council may

also choose to modify either option with agreed upon input. The selected option will be presented to the City Manager follow-through and staff implementation.

JERRY GROOMES
INTERIM CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH THE RICHLAND FARMS PREFERENTIAL PARKING PROGRAM AND SELECT OR MODIFY THE PREFERRED OPTION FOR PERMIT FEES, ENFORCEMENT HOURS, AND PROGRAM REQUIREMENTS

WHEREAS, Compton Municipal Code Chapter 12, Section 12-9 establishes the City's Preferential Permit Parking Program. The stated purpose is to address serious residential parking problems associated with nonresident parking, congestion, noise, traffic hazards, and difficulty for residents to park near their homes. The ordinance cites California Vehicle Code sections 22507 and 22507.5 as authority for the program; and

WHEREAS, the existing ordinance is primarily district-based. Current City regulations provide for residential, guest, and temporary permits. Up to three residential permits may be purchased per address, one guest permit may be purchased per address, and temporary permits may be issued for bona fide guests for up to seven consecutive days. Permits are generally issued on a calendar-year basis by the Business License Division, and permit fees are established by City Council resolution. Signs must be posted on streets subject to the program, and the Council determines the days and hours of enforcement for each designated preferential parking district; and

WHEREAS, the Richland Farms Preferential Parking Program proposal is intended to establish permit fees, documentation requirements, and enforcement hours for preferential parking in the Richland Farms area. The proposed program includes residential permits, guest permits, event permits, temporary permits, replacement permits, and funeral repast permits; and

WHEREAS, the proposed options provide the first two residential permits at no charge, with fees for additional permits up to six (6) permits per dwelling. Guest permits and event permits would be provided at no charge within the proposed limits. Temporary and replacement permits would be subject to fees, while funeral repasts with unlimited permits would be provided at no charge with proof. Both options also provide for an exemption on all federal holidays; and

WHEREAS, the primary differences between the two options are the enforcement schedule and the annual limit on events. Option 1 allows up to twelve (12) events per year with up to fifty (50) permits per event, while Option 2 allows up to ten (10) events per year with up to fifty (50) permits per event; and

WHEREAS, the City Council is being asked to review the two proposed options and select its preferred option for the Richland Farms Preferential Parking Program. The selected option will establish the proposed enforcement hours, number of residential permits per dwelling, and annual event limit, while maintaining the permit fees and general requirements outlined in the proposal; and

WHEREAS, the City Council may also choose to modify either option with agreed upon input. The preferred option will be presented to the City Manager for a final decision; and

WHEREAS, the fiscal impact cannot be reliably quantified at this time nor can the need for additional administrative staffing to support the options being proposed. Permit revenue and administrative and enforcement costs would depend on program participation, the number of permits issued, and the resources required to administer and enforce the program. The proposed fee schedule is the same under both options; therefore, the primary differences between the options are the enforcement hours and the annual event limit**.**

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON RESOLVES AS FOLLOWS:

Section 1. That adoption of this resolution authorizes the City Council to review the two proposed options and select its preferred option for the Richland Farms Preferential Parking Program. The City Council may also choose to modify either option with agreed upon input. The selected option will be presented to the City Manager for a final decision and staff implementation.

Section 2. That The City Council may select or modify either of the following options:

Option 1. The City Council may select Option 1 which allows up to twelve (12) events per year. Enforcement would occur Monday through Thursday from 8:00 p.m. to 6:00 a.m. and Friday through Sunday from 12:00 a.m. to 10:00 a.m. The program would allow a maximum of twelve (12) events per year, with up to fifty (50) permits per event. All proposed permit fees and documentation requirements would remain as outlined in this Resolution.

Option 2. The City Council may select Option 2, which allows up to ten (10) events per year. Enforcement would occur Monday through Thursday from 9:00 p.m. to 7:00 a.m. and Friday through Sunday from 11:00 p.m. to 9:00 a.m. The program would allow a maximum of ten (10) events per year, with up to fifty (50) permits per event. All proposed permit fees and documentation requirements would remain as outlined in this Resolution.

The primary differences between the two options are the enforcement schedule and the maximum number of events permitted annually. Both options provide the same proposed permit fees and general documentation requirements.

Section 3. That the proposed permit fees for the Richland Farms Preferential Parking Program shall be as follows:

Both options include the following proposed permit fees and requirements:

A. Residential Permits. The first and second permits would be free. The third and fourth permits would cost $30.00 each, and the fifth and sixth permits would cost $50.00 each.

B. Guest Permits. A maximum of two (2) per year would be provided at no charge.

C. Event Permits. Up to fifty (50) permits per event would be provided at no charge. Option 1 allows a maximum of twelve (12) events per year, and Option 2 allows a maximum of ten (10) events per year.

D. Temporary Permits. Unlimited temporary permits would be available at $10.00 each.

E. Replacement Permits. One (1) replacement permit would be allowed, with proof, at a cost of $30.00.

F. Funeral Repast Permits. Unlimited permits would be provided at no charge with proof.

G. Federal Holidays. All federal holidays would be exempt from enforcement.

Section 4. That applicants would be required to provide proof of home ownership, present identification, and provide one of the following documents: a utility bill, vehicle registration, voter registration, notarized letter from the property owner, or current rental document. An LLC would not be required.

Section 5. That the preferred option selected or modified by the City Council will be presented to the City Manager for a final decision. Following the City Manager's decision, staff shall implement the Richland Farms Preferential Parking Program in accordance with the City Council's direction.

Section 6. That the fiscal impact cannot be reliably quantified at this time nor can the need for additional administrative staffing to support the options being proposed. Permit revenue and administrative and enforcement costs would depend on program participation, the number of permits issued, and the resources required to administer and enforce the program. The proposed fee schedule is the same under both options;

therefore, the primary differences between the options are the enforcement hours and the annual event limit.

Section 7. That a copy of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk and City Attorney and Public Safety Department.

Section 8. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 20th day of October, 2026.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at the regular meeting thereof held on the 20th day of October, 2026.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

RICHLAND FARMS AGENDA

Thank you for joining us. The purpose of this meeting is to reach a final decision regarding Preferential Parking to present to the City Manager.

Gracias por acompañarnos. El propósito de esta reunión es llegar a una decisión final con respecto al Estacionamiento Preferencial para presentarla al Administrador de la Ciudad.

Option 1

Residential Permits
First (1) Free
Second (2) Free
Third (3) $30.00
Fourth (4) $30.00
Fifth (5) $50.00
Sixth (6) $50.00

Guest Permits
Maximum 2 per year Free

Event Permits
Maximum of Fifty (50) Per Event Free
Maximum Twelve (12) Events Per Year

Temporary Permits
Unlimited $10.00

Replacement Permits
One (1) Time with Proof $30.00

Funeral Repast
Unlimited with Proof Free

All Federal Holiday to be exempt

Hours of enforcement
Monday - Thursday
8:00pm - 6:00am
Friday, Saturday and Sunday
12:00am - 10:00am

Requirements & Documentation
Proof of Home Ownership
No LLC Required
Must Present ID
And one of the following
Utility bill, Car registration, Voters Registration,
Notarized Letter From property owner,
Current rental document

Option 2

Residential Permits
First (1) Free
Second (2) Free
Third (3) $30.00
Fourth (4) $30.00
Fifth (5) $50.00
Sixth (6) $50.00

Guest Permits
Maximum 2 per year Free

Event Permits
Maximum of Fifty (50) Per Event Free
Maximum Ten (10) Events Per Year

Temporary Permits
Unlimited $10.00

Replacement Permits
One (1) Time with Proof $30.00

Funeral Repast
Unlimited with Proof Free

All Federal Holiday to be exempt

Hours of enforcement
Monday - Thursday
9:00pm - 7:00am
Friday, Saturday and Sunday
11:00pm - 9:00am

Requirements & Documentation
Proof of Home Ownership
No LLC Required
Must Present ID
And one of the following
Utility bill, Car registration, Voters Registration,
Notarized Letter From property owner,
Current rental document

October 20, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE PLACEMENT OF A COMMEMORATIVE DEDICATION MARKER AT ALONDRA GATEWAY PARK IN HONOR OF SR. CLIFF'S TEXAS STYLE BURRITOS AND THE WILLIAMS FAMILY

SUMMARY

The City Council will consider adopting a resolution authorizing the placement of a commemorative dedication marker at Alondra Gateway Park in honor of Sr. Cliff's Texas Style Burritos and the Williams family. The proposed dedication, requested by Councilmember Jonathan Bowers, Third District, recognizes the family's longstanding service to the Compton community and its support of the park's development. The proposed action does not rename the park.

BACKGROUND

Alondra Gateway Park, located at 412 West Alondra Boulevard in the Third Council District, was developed through a collaborative effort involving the State of California, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the City of Compton, the Office of Assemblymember Mike Gipson, and project design partners. The park celebrated its grand opening on April 10, 2025, and includes native landscaping, a playground, exercise equipment, and other neighborhood amenities.

Sr. Cliff's Texas Style Burritos, located next to the park at 408 West Alondra Boulevard, has served the Compton community for more than three decades. Cliff and Delores Williams and the Williams family supported the Alondra Gateway Park project, including accommodating a portion of the project footprint to help advance the community-centered park design. Their cooperation contributed to the development of public green space for neighborhood residents and visitors.

STATEMENT OF THE ISSUE

Councilmember Jonathan Bowers requests that the City Council recognize the Williams family's longstanding neighborhood presence and its direct support of the Alondra Gateway Park project through a commemorative dedication marker at the park.

The proposed marker would acknowledge the family's contribution to making the park possible and its continuing relationship with the surrounding community. The dedication would not change the name or existing designation of Alondra Gateway Park.

Upon Council approval, the City Manager or designee would coordinate with the appropriate City departments and the Office of the Third District Councilmember regarding the marker's proposed location, wording, design, materials, fabrication, and installation, consistent with applicable City policies and requirements.

FISCAL IMPACT

The adoption of the proposed resolution does not itself require an immediate appropriation. Costs for the design, fabrication, and installation of the commemorative dedication marker have not yet been finalized. The City Manager will coordinate with the appropriate City departments to determine whether the marker can be produced in-house and to identify any associated costs and available funding. Expenditures, if any, will be subject to existing budget authority and applicable City purchasing procedures. Any additional funding or Council authorization required will be brought back for consideration.

RECOMMENDATION

It is recommended that the City Council consider adopting the accompanying resolution authorizing the placement of a commemorative dedication marker at Alondra Gateway Park in honor of Sr. Cliff's Texas Style Burritos and the Williams family, and authorizing the City Manager to coordinate the necessary planning and implementation requirements.

ATTACHMENT: Proposed City Council Resolution concerning the commemorative dedication marker at Alondra Gateway Park.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE INSTALLATION OF A COMMEMORATIVE DEDICATION MARKER AT ALONDRA GATEWAY PARK IN HONOR OF SR. CLIFF'S TEXAS STYLE BURRITOS

WHEREAS, Sr. Cliff's Texas Style Burritos ("Sr. Cliff's") has maintained a longstanding presence along West Alondra Boulevard in the City of Compton and has served generations of Compton residents for more than three decades;

WHEREAS, Sr. Cliff's was established by longtime Compton business owners Cliff and Delores Williams, whose history of entrepreneurship and service in the City extends back to the 1970s;

WHEREAS, Cliff Williams established multiple businesses in Compton over the course of several decades, creating employment opportunities and providing goods and services to residents of the surrounding community;

WHEREAS, Sr. Cliff's, located at 408 West Alondra Boulevard, has become a recognizable neighborhood institution and longstanding gathering place within the community;

WHEREAS, the Williams family's presence in Compton has extended beyond business ownership through community service, local employment, community events, resource distributions, and other efforts benefiting residents and families throughout the City;

WHEREAS, Sr. Cliff's has served as a location for community gatherings and annual Juneteenth celebrations that promote history, culture, unity, and connection among Compton residents;

WHEREAS, Alondra Gateway Park, located at 412 West Alondra Boulevard in the City's 3rd Council District, is situated immediately adjacent to Sr. Cliff's and serves as an important public gathering and recreational space along the Alondra Boulevard corridor;

WHEREAS, the longstanding presence of Sr. Cliff's adjacent to Alondra Gateway Park and the Williams family's decades of service and entrepreneurship have contributed to the history, identity, and character of the surrounding neighborhood and the greater Compton community;

WHEREAS, the City Council finds it appropriate to recognize longstanding local institutions whose sustained presence and contributions have positively impacted Compton residents and strengthened the City's neighborhoods; and

WHEREAS, the City Council desires to recognize the history and contributions of Sr. Cliff's through the installation of a commemorative dedication marker at Alondra Gateway Park in its honor.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. The City Council hereby authorizes the installation of a commemorative dedication marker at Alondra Gateway Park, located in the 3rd Council District, in honor of Sr. Cliff's Texas Style Burritos, recognizing its longstanding presence, service, and contributions to the City of Compton and its residents.

SECTION 3. The commemorative dedication marker shall recognize Sr. Cliff's and the longstanding contributions of Cliff and Delores Williams and the Williams family to the Compton community.

SECTION 4. The City Manager, or the City Manager's designee, is hereby authorized and directed to coordinate with the appropriate City departments and the Office of the 3rd District Councilmember regarding the proposed location, design, wording, materials, fabrication, and installation of the commemorative dedication marker, consistent with applicable City policies and requirements.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution and shall cause the same to be maintained in the official records of the City of Compton.

ADOPTED this 20th day of October, 2026.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this 20th day of October, 2026.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON