



## Staff Report

### March 12, 2019

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**TO:** Honorable Mayor and Members of the Town Council  
**FROM:** Sean Rabé, Town Manager  
**DATE:** March 2, 2019  
**RE:** 3800 Taylor Road Development Proposal Extension

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#### **Recommendation**

Staff recommends the Council extend for an additional 90 days the exclusive development rights to the Town-owned property at 3800 Taylor Road to a joint venture of High Hand Nursery & Café and Loomis Basin Brewing Co., pending completed purchase negotiations.

#### **Issue Statement and Discussion**

At the December 11 Council meeting, Council awarded the exclusive development rights to the Town-owned property located 3800 Taylor Road (WW Moulding Plant). The development rights were awarded to a joint venture between High Hand Nursery & Café and Loomis Basin Brewing Co. That award was after staff released in August a Request for Proposals (RFP) for the redevelopment of the property.

During the due diligence phase of negotiations, the Town had a Phase II Environmental Site Assessment (ESA) done. The consultant who completed the ESA recommended a more in-depth assessment, known as Phase II, to be completed. That Phase II assessment should be completed in a month or so. Negotiations with the joint venture are currently ongoing, pending the results of the Phase II ESA. Thus, it is recommended the Town Council extend the negotiation period an additional 90 days.

#### **CEQA Requirements**

There are no CEQA requirements associated with the recommended action.

#### **Financial and/or Policy Implications**

None with the recommended action.

#### **Attachments**

None.