



Staff Report

October 12, 2021

TO: Honorable Mayor and Members of the Town Council
FROM: Sean Rabé, Town Manager
DATE: October 12, 2021
RE: 3800 Taylor Road Development Proposal Award

Recommendation

Staff recommends the Council award the exclusive development rights to the Town-owned property at 3800 Taylor Road to Brian Nelson of Stargate Properties, LLC, pending completed purchase negotiations.

Issue Statement and Discussion

The Town Council previously provided direction to Staff to begin the process of potentially selling several Town-owned properties. Of those properties, the WW Moulding Plant property on Taylor Road has been a particular focus. The Town released a previous RFP for the redevelopment of the property and in late 2019 entered into a purchase and sale agreement with High Hand and Loomis Basin Brewery. That agreement fell through, however.

Since about mid-2020, there has been considerable interest in the property. Council directed staff to bring back a new RFP during the Strategic Planning session held in April.

Staff released in June a Request for Proposals (RFP) for the redevelopment of the WW Moulding property, located at 3800 Taylor Road. That RFP is attached to this Staff report as Attachment B. The response date was September 17, 2021.

Staff believed it important to not only look at the proposed purchase (or lease) price of the property, but to also consider the potential use that any buyer would propose. The reason for this is to ensure the property would be used in a way that provides a compliment to the Downtown area.

As a result of the circulation of the RFP, the Town received one proposal, from Brian Nelson of Stargate Properties, LLC. That proposal is attached to this Staff report as Attachment A. The Town had several inquiries on the property, but ultimately just one proposal was submitted.

Mr. Nelson proposes using the site for the creation of the Pine Star Brewery, Restaurant and entertainment Venue. The proposal notes that the site will be a “family-friendly destination location providing the Town of Loomis and surrounding communities a historically-rich culinary experience.”

Specific uses include the following:

- Pine Star brewery
- Two restaurants on site
- Outdoor dining/activities area (including elevated deck dining)
- Fire pits and gaming areas
- A ride that encircles the site with a theme that reflects the history of the region
- Large, fully-functioning Pelton water wheel

Construction for the project is estimated at \$2 million, with construction to begin immediately. Construction is estimated to take approximately two years.

Staff believes this proposal is a great fit for Downtown Loomis, and will work well with the existing and future buildings. More details can be found in the proposal itself.

At this point, Staff is recommending Council award Staff recommends the Council award the exclusive development rights to the property to Brian Nelson of Stargate Properties, LLC., pending completed purchase negotiations. Once those negotiations are completed, Staff will bring back purchase documents for Council's approval. If negotiations do not result in an agreement, Staff will bring back an item for Council consideration to re-release the RFP for additional proposals.

CEQA Requirements

There are no CEQA requirements associated with the recommended action.

Financial and/or Policy Implications

None with the recommended action.

Attachments

- A. Pine Star Brewery Proposal
- B. Request for Proposal