



AGENDA

CITY OF SEASIDE
CITY COUNCIL/SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

JOINT SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Thursday, October 17, 2019
5:30 PM

1. CALL TO ORDER

2. CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

Ian N. Oglesby
David R. Pacheco
Jason Campbell
Jon Wizard
Alissa Kispersky

Mayor/Chair
Mayor Pro Tem/Vice Chair
Council/Agency Member
Council/Agency Member
Council/Agency Member

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. CLOSED SESSION

A. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (c) - POTENTIAL LITIGATION

RECOMMENDATION: Conference with legal counsel regarding the potential initiation of litigation (three potential cases).

6. CONSENT AGENDA

A. APPROVE MINUTES FROM OCTOBER 3, 2019

RECOMMENDATION: That the minutes be reviewed and approved.

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

RECOMMENDATION: Approve and file the accounts payable and wired payments made during the period of September 21, 2019 through October 4, 2019 including the payroll and benefits checks, direct deposits and wired payments related to the pay period of September 27, 2019. Total Accounts Payable and Payroll for the above referenced period is \$9,402.21.

C. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A FOURTH CONTRACT AMENDMENT WITH TORTI-GALLAS + PARTNERS TO COMPLETE WORK ASSOCIATED WITH THE CAMPUS TOWN DEVELOPMENT AMENDING THE TERM OF THE CONTRACT IN AN AMOUNT NOT TO EXCEED \$61,518 TO THE BUDGET TO BE REIMBURSED BY THE DEVELOPER.

RECOMMENDATION: Adopt a resolution authorizing the City Manager to enter into a fourth contract amendment with Torti-Gallas + Partners to complete work associated with the Campus Town development project in an amount not to exceed \$61,518 to be reimbursed by the developer.

7. PRESENTATION

A. PRESENTATION FROM MONTEREY COUNTY ON TOBACCO LICENSING PROGRAM

8. BUSINESS ITEMS

A. RECEIVE A PRESENTATION REGARDING AN UNSOLICITED PROPOSAL FOR A PORTION OF THE PROPERTY COMMONLY KNOWN AS SEASIDE EAST ADJACENT TO EUCALYPTUS ROAD INCLUDING PORTIONS OF APNS: 031-151-062 AND 031-151-059.

RECOMMENDATION: It is recommended that City Council receive a presentation regarding the proposal and ask any questions they may have.

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
November 7, 2019
Seaside City Hall
5:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



DRAFT MINUTES

CITY OF SEASIDE
CITY COUNCIL/SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

JOINT SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Thursday, October 3, 2019
5:30 PM

1. CALL TO ORDER

The Mayor/Chair Oglesby called the meeting to order at 5:32 p.m.

2. CITY COUNCIL/SUCCESSOR AGENCY TO REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE

PRESENT: Campbell, Kispersky, Oglesby, Pacheco, Wizard
ABSENT: None

3. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Assistant City Manager Lesley Milton-Rerig

4. PUBLIC COMMENT

None

5. CLOSED SESSION

City Attorney Don Freeman read the closed session items. There were no comments from the public on the closed session items.

Closed Session Start Time: 5:34 p.m.

Closed Session End Time: 6:39 p.m.

Mr. Freeman stated there were no actions to announce.

A. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (c) - POTENTIAL LITIGATION

6. CONSENT AGENDA

On motion by Council Member Wizard and second by Council Member Campbell and passed by the following vote, the Council moved to approve the items on the Consent Agenda.

RESULT: Motion Passes 5-0

AYES: Campbell, Kispersky, Oglesby, Pacheco, Wizard

NOES: None

A. APPROVE MINUTES FROM SEPTEMBER 19, 2019

Action: Approved

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

Action: Approved

C. REVIEW AND ADOPT A RESOLUTION APPROVING THE 2019-2020 INVESTMENT POLICY FOR THE CITY OF SEASIDE AND THE CITY OF SEASIDE SUCCESSOR AGENCY

Action: Approved (Resolution 19-86 SA)

7. BUSINESS ITEMS

A. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A THIRD AMENDMENT TO THE CONTRACT WITH TORTI-GALLAS + PARTNERS TO COMPLETE WORK ASSOCIATED WITH THE FINAL ENVIRONMENTAL IMPACT REPORT FOR CAMPUS TOWN IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$61,518.

Kurt Overmeyer, Economic Development Director provided a verbal presentation on the item and confirmed the number of amendments made to the contract and responded to questions from the Council.

There were no comments from the public.

On motion by Council Member Wizard and second by Council Member Pacheco and passed by the following vote, the Council moved to adopt a resolution authorizing City Manager to execute a third amendment to the contract with Torti-Gallas + Partners to complete remaining tasks associated with the Specific Plan and Final EIR for the Campus Town project in additional amount not to exceed \$10,000, that is fully reimbursable by the developer. (Resolution 19-87 SA)

RESULT: Motion Passes 5-0

AYES: Campbell, Kispersky, Oglesby, Pacheco, Wizard

NOES: None

B. ADOPT A RESOLUTION AUTHORIZING A FIRST AMENDMENT TO THE CONTRACT WITH SP2 TO COMPLETE WORK ASSOCIATED WITH THE CAMPUS TOWN ENVIRONMENTAL IMPACT REPORT AND PROJECT APPROVALS

Kurt Overmeyer, Economic Development Director provided a verbal presentation on the item and responded to questions from the Council.

There were no comments from the public.

On motion by Council Member Wizard and second by Council Member Pacheco and passed by the following vote, the Council moved to adopt a resolution authorizing the City Manager to execute an amendment to the agreement with SP2 to complete the final work related to Campus Town EIR and Project Approvals, for a total additional amount not to exceed \$17,000, fully reimbursed by the developer.

(Resolution 19-88 SA)

RESULT: Motion Passes 5-0

AYES: Campbell, Kispersky, Oglesby, Pacheco, Wizard

NOES: None

8. ADJOURNMENT - This meeting will be closed in honor of Bishop Wilburn Wyatt Hamilton, January 28, 1931 - September 16, 2019.

On motion by Council Member Wizard and second by Council Member Pacheco the meeting adjourned at 6:51 p.m.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.B.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Jessica Riley, Accounting Assistant
Kimberly Drabner, Finance Director

DATE: October 17, 2019

SUBJECT: APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE & RECOMMENDATION

Approve and file the accounts payable and wired payments made during the period of September 21, 2019 through October 4, 2019 including the payroll and benefits checks, direct deposits and wired payments related to the pay period of September 27, 2019. Total Accounts Payable and Payroll for the above referenced period is \$9,402.21.

BACKGROUND

In accordance with Government Code Section 37208, at each City Council meeting the Council is provided a listing of the payroll and general checks issued since the last report so that it can inspect and confirm these checks. Each purchase has been reviewed and approved by the department making the purchase at the time of procurement. The invoice has been reviewed by the Finance Department prior to payment to ensure that it conforms to the approved budget.

Therefore, in accordance with Government Code Section 37208, the above referenced, and linked list of checks conforms to the approved budget and has been paid. These checks are submitted to the City Council for inspection and confirmation.

A description of the checks and wires exceeding \$10,000 are as follows:

- There were no checks that exceeded \$10,000.

The Checks report is available on the City's website here:
<http://www.ci.seaside.ca.us/194/Check-Draft-Register>

FISCAL IMPACT

There are no additional fiscal impacts.

ATTACHMENTS

None



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.C.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Kurt Overmeyer, Economic Development Manager

DATE: October 17, 2019

SUBJECT: ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A FOURTH CONTRACT AMENDMENT WITH TORTI-GALLAS + PARTNERS TO COMPLETE WORK ASSOCIATED WITH THE CAMPUS TOWN DEVELOPMENT AMENDING THE TERM OF THE CONTRACT IN AN AMOUNT NOT TO EXCEED \$61,518 TO THE BUDGET TO BE REIMBURSED BY THE DEVELOPER.

PURPOSE & RECOMMENDATION

Adopt a resolution authorizing the City Manager to enter into a fourth contract amendment with Torti-Gallas + Partners to complete work associated with the Campus Town development project in an amount not to exceed \$61,518 to be reimbursed by the developer.

BACKGROUND

The Successor Agency and City have circulated an Administrative Draft Environmental Impact Report for the Campus Town Development proposed by KB Bakewell. The circulation period for the Draft EIR ended in August and over 900 comments were received. Staff, attorneys and consultants immediately began work addressing these comments. Some of the comments received required additional technical studies, triggering an amendment to the scope with the contracted planning and architecture firm Torti-Gallas + Partners and their sub-consultants is required. This fourth amendment to the contract is expected to be the final amendment and work on addressing the comments for incorporation into a Final Environmental Impact Report is continuing. This final contract amendment adds an additional not to exceed of \$61,518

to the overall contract amount.

FISCAL IMPACT

This amendment will add \$61,518 to the overall contract with Torti-Gallas + Partners. Expenditures required under this contract are covered under the reimbursement agreement with KB Bakewell and therefore will have no fiscal impact on the City or Successor Agency.

ATTACHMENTS

1. Draft Resolution
-

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

RESOLUTION NO. 19-___

**A RESOLUTION OF THE SUCCESSOR AGENCY OF THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF SEASIDE**

**APPROVING A FOURTH CONTRACT AMENDMENT WITH TORTI-GALLAS +
PARTNERS**

WHEREAS, The City entered into a contract with Torti-Gallas + Partners to complete a Specific Plan for the Campus Town project and an Environmental Impact Report for the Specific Plan; and

WHEREAS, Comments on the EIR require additional technical studies and effort; and

WHEREAS, The City and the Developer wish to complete the final EIR;

NOW, THEREFORE, the City of Seaside authorizes the City Manager or designee to execute a fourth contract amendment with Torti Gallas + Partners to provide for the additional work required in an amount not to exceed \$61,518 in additional funds to be reimbursed by the KB Bakewell via the existing reimbursement agreement:

PASSED AND ADOPTED at a regular meeting of the Successor Agency of the former Redevelopment Agency of the City of Seaside held on the 17th day of October, 2019 by the following vote:

AYES: ___ COUNCIL/AGENCY MEMBERS
NOES: ___ COUNCIL/AGENCY MEMBERS
ABSENT: ___ COUNCIL/AGENCY MEMBERS
ABSTAIN: ___ COUNCIL/AGENCY MEMBERS

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton-Rerig, City Clerk



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.A.

TO: Successor Agency to the Redevelopment Agency of the City of Seaside

FROM: Craig Malin, City Manager

BY: Kurt Overmeyer, Economic Development Manager

DATE: October 17, 2019

SUBJECT: RECEIVE A PRESENTATION REGARDING AN UNSOLICITED PROPOSAL FOR A PORTION OF THE PROPERTY COMMONLY KNOWN AS SEASIDE EAST ADJACENT TO EUCALYPTUS ROAD INCLUDING PORTIONS OF APNS: 031-151-062 AND 031-151-059.

PURPOSE & RECOMMENDATION

It is recommended that City Council receive a presentation regarding the proposal and ask any questions they may have.

BACKGROUND

On June 27th, 2019 the City recieved an unsolicited proposal for parts of APNs: 031-151-062 and 031-151-059 adjacent to Eucalyptus Road. Some of the properties in question are still owned by the Fort Ord Reuse Authority. Staff requested that the applicant make some minor revisions to their proposal, which were received 9/12/2019.

The proposal contemplates that the applicant will construct an "Eco" resort on the area to the North of Eucalyptus and East of the current "reservoir" and an approximately 100 acres of light industrial campus space. The Eco Resort would be approximately 350,000 square feet and would provide a low impact, ecologically friendly hospitality property with ocean views and a programmatic focus on the Fort Ord National Monument and the Monterey Bay Marine Sanctuary. The Light Industrial Campus would focus on flexible spaces that could be utilized as lab space, food manufacturing

space, beverage manufacturing space, office, light manufacturing or office/industrial condo space.

This proposal, if completed, would result in over \$500 million dollars in overall investment. Further, it would result in Transient Occupancy Tax revenues that would conservatively exceed \$1.5M annually. The complete project is estimated to provide approximately 3,000 jobs, many of which would be available to Seaside residents.

Attached to this report are approximate locations of the proposed uses, architectural comparable photos and the initial proposal. The proposal includes references and information about the applicants capabilities.

FISCAL IMPACT

This project has no fiscal impact at this time. However, if the development is successful and is completed, Staff estimates that the completed project will have a net fiscal impact on the City exceeding \$1.75M in annual revenues.

ATTACHMENTS

1. seaside resort example pictures
2. v2 seaside ind_tech park
3. mikhail annotated seaside concept map
4. Mikhailproposal
5. seaside ind_tech park example illustrations

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager

THE SEASIDE ECO RESORT



THE SEASIDE ECO RESORT



THE SEASIDE TECH CAMPUS: LT. INDUSTRIAL | TECH | R&D



THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food



THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food



THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food



THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food



THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food



THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food



THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food



THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food



THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food



THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food



THE SEASIDE TECH CAMPUS: LT. INDUSTRIAL | TECH | R&D

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food

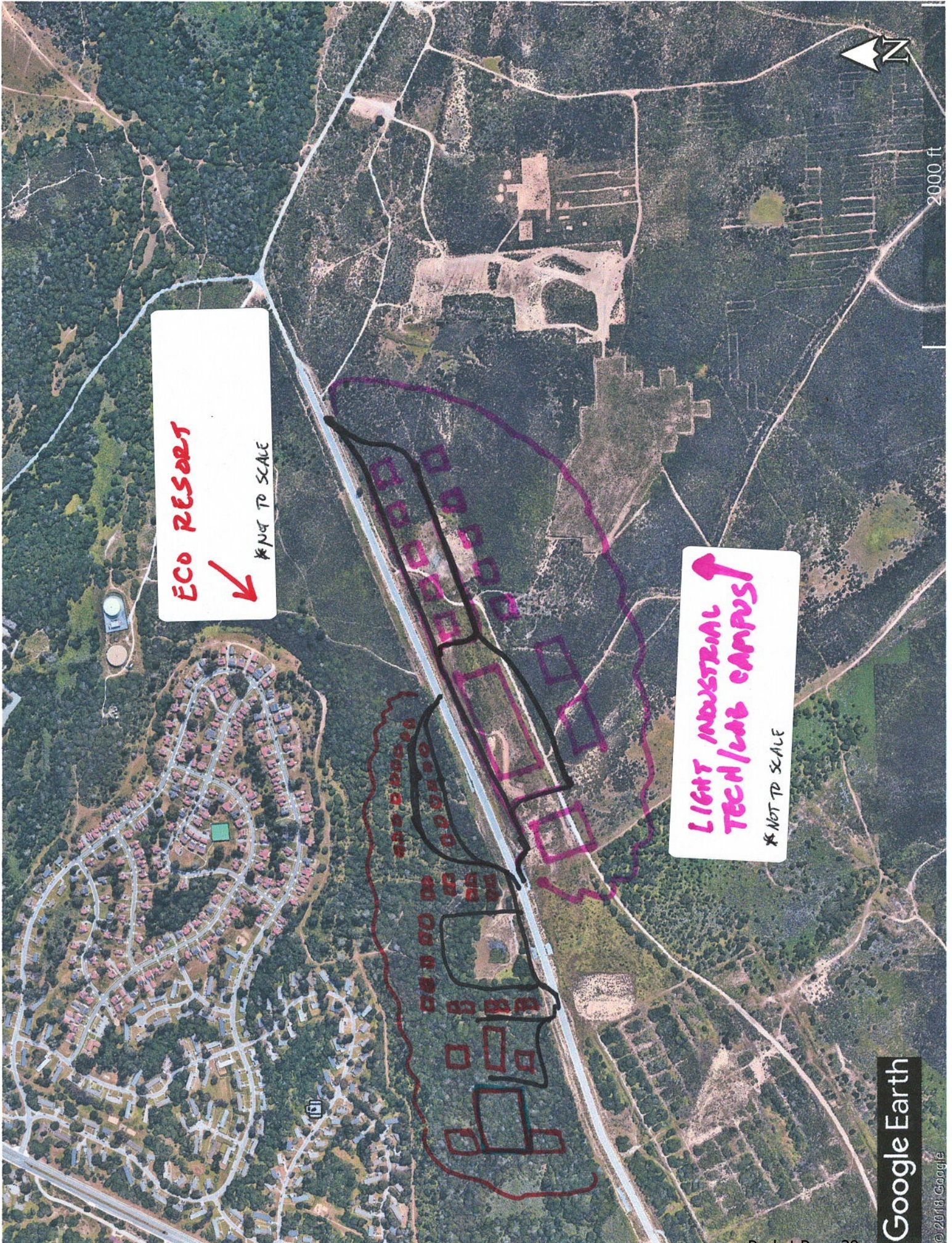


THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office · Good Food





ECO RESORT



*NOT TO SCALE

LIGHT INDUSTRIAL
TECH/LAB CAMPUS

*NOT TO SCALE

Peter Mikhail
1238 Willard St.
San Francisco, CA 94117

June 27, 2019

Kurt Overmeyer
Economic Development Director
- and -
Resources Management Services
Community and Economic Development Division of the City of Seaside
440 Harcourt Ave., Seaside, CA 93955

Please find enclosed an unsolicited proposal for a development on Eucalyptus Drive on the former Fort Ord land in Seaside. Also enclosed are Appendices A-C of the proposal, the submittal checklist, and a check for \$1000.00.

I look forward to answering any questions you may have and working with the City of Seaside on this exciting project.

Regards,



Peter Mikhail

UNSOLICITED PROPOSAL SUBMITTAL CHECKLIST

Date: 6/27/2019

Applicant Name/Title: PETER MIKHAIL & TEAM

Contact Information: (415) 691-7212 PMIKHAIL415@



GMAIL.COM

Project Name: EUCALYPTUS TECH PARK

Project Location: EUCALYPTUS DRIVE

All information requested including the fee, in this checklist must be received for staff to consider an unsolicited proposal request. Complete proposals will be evaluated based on the criteria outlined in the attached Unsolicited Proposal Evaluation Form.

	Received by	Date
Applicant(s) Contact Information: ☒ Provide name, address, telephone, email and other pertinent contact information ☒ Identify if sole proprietorship, partnership or corporation		
Applicant(s) Experience: ☒ List past relevant projects/experience		
Project Location: ☒ Identify project site location and list Assessor Parcel Numbers and property ownership.		
Project Description: ☒ Provide a one page written description of the proposed project including square footage estimate of all proposed uses ☒ Provide a conceptual site plan of the project (bubble drawing)		
Project Schedule: ☒ Outline estimated project schedule including major milestones and any phasing of the project		
Project Financial Structure: ☒ State estimated project cost. ☒ Identify sources of cash and structure of equity and/or debt financing ☒ Submit the last three (3) years audited personal and/or corporate financial statements of the members of the team that would be expected to make an investment in the project. <i>ON REQUEST IF OTHERWISE APPROVED</i>		
Economic/Community Benefits: ☒ Provide an estimated number and identify type of temporary and permanent jobs created. ☒ Provide an estimate of potential revenue streams for the city.		

**UNSOLICITED PROPOSAL FROM PETER MIKHAIL & ASSOCIATES
FOR
EUCALYPTUS DRIVE IN SEASIDE, CA**

Applicant(s) Contact Information:

Peter Mikhail
1238 Willard St.
San Francisco, CA 94117
pmikhail415@gmail.com
(415) 691-7212

Application is as a partnership to be transitioned to one or more corporations.

Applicant(s) Experience:

The team:

Peter Mikhail - Overall Project & Team Lead, Legal, Entitlements
Trey Warren - Architecture, Master Planning, Infrastructure Development, Investment and Finance.
Ron Bond - Construction Management & Redevelopment
Jeff O'Brien - Legal & Project Finance
Michael Mikhail - Investment & Project Finance

Team Experience:

A brief overview of experience is provided below. For additional information on the team see Appendix C.

Peter Mikhail

Peter is trained as an engineer and attorney and has over 25 years of experience in managing all aspects of complex projects, including construction and real estate development. Peter has led teams of attorneys, engineers, architects, construction companies, surveyors, and individual construction trades (e.g. electricians, carpenters, plumbers, roofers, HVAC installers etc) over these years.

Peter has extensive experience working with city and county officials from planning and building to the board of supervisors. In one recent project, Peter had a general plan designation for a property changed, with follow on zoning changes and a minor subdivision to create an eco friendly residential & agricultural enclave in California wine country. Peter is also currently

finishing an urban rehabilitation project of a 120 year old building in San Francisco, having completed several similar projects previously.

Peter is a graduate of the Georgetown Law Center, has a Bachelor of Science in Materials Science & Engineering from Johns Hopkins University, and is licensed to practice law in California and before the United States Patent Office. Peter began his engineering career working on the design, development, and operation of large complexes of testing laboratories for auto companies in the mid-nineties. Peter also studied architecture at the Columbia University Shape of Two Cities NY/Paris Program. Peter has since practiced law in the SF bay area and represented a wide array of Silicon Valley and Fortune 500 companies including, for example: SanDisk, Hewlett Packard, Qualcomm, Microsoft, and Logitech.

Peter also serves as the Vice President of the board of directors of Friends of St. Francis Childcare Center, a preschool program that serves at risk children and the community at large.

Trey Warren

Trey is trained as an architect and has most recently led the development of Belleview Station, a large master planned transit oriented community in the Denver metro area.

Trey is most recently the Vice President of Front Range Land and Development; the master developer and co-retail developer for the high density mixed use transit oriented Belleview Station Development. As master developer, Front Range has taken the lead in securing all entitlements for the property including participating in the drafting of the TMU-30 zoning for the City of Denver as well as setting forth the terms and conditions of the General Development Plan as approved by Denver. As an architect, Mr. Warren supervises the ongoing master planning and visioning efforts that consistently evolve with the market. Trey works closely with the vertical development community to identify and advance development opportunities consistent with the General Development Plan, infrastructure plan, and internal vision for the project. Trey also supervises the design and construction of all utilities and site improvements including streetscape, landscape design, as well as signage and public art.

Ron Bond

Ron is a construction advisor to the project and will aid in construction management and oversight. Ron is the co-founder and co-owner of Moroso Construction in San Francisco. Moroso provides complete general contractor support and services for highly custom, sophisticated, design-driven construction projects. Ron is well versed in all aspects of construction and construction management.

Jeff O'Brien

Jeff is an investor in the project and will aid in project finance structure. Jeff is currently a partner at a major international law firm and co-head of the firm's European practice. Jeff advises and has years of experience with leveraged finance and capital market transactions.

Michael Mikhail

Michael is an investor in the project and is knowledgeable in fractional ownership resorts and lodging. Michael is trained as a physician and was Chairman of the Board of Emergency Physicians Medical Group, and led the corporate acquisition and subsequent spinoff of the group.

Project Location:

Eucalyptus Drive in the former Fort Ord. The preliminary proposed location is seen in the conceptual site plan attached as Appendix A, but the precise location will be determined upon a more detailed site analysis.

Project Description:

Part 1: Light Industrial Campus: A community/campus of architecturally interesting light industrial spaces designed to attract a diverse base of industries and technologies and associated jobs to the area.

- The community/campus will be positioned to work with and be sensitive to the natural landscape of the portion of the old Fort Ord near the existing Eucalyptus Drive, and the Monterey Bay area generally.
- Approximately 500,000 square feet of light industrial & associated space would be developed and brought online in multiple phases, for example 50,000-100,000 square feet per phase, in 5-10 phases. Estimated total project cost is \$150-200M.
- The overall campus will encompass approximately 100 acres and will be organized so as to group like minded industry & technology sectors in small groupings (e.g.: vehicles/mobility/motorsports; food and agriculture tech; medical technology & testing; general light manufacturing) would ideally foster growth of various technology & industry expertise in the area.

Part 2: Eco Resort An environmentally sensitive fractional ownership resort and community designed to allow enjoyment of this beautiful part of California and attract a wide array of people to experience and invest in the area. The size and scope will be based on final location and will be designed to integrate into the existing terrain and features of the site. The current size estimate is 350,000 square feet of interior space for the resort. Estimated project cost is \$150-200M.

Project Schedule:

The light industrial campus will be part 1 of the project and design and development work will proceed on part 1 prior to part 2, the Eco Resort. To the extent efficiencies are present in simultaneous entitlement of both parts of the project, that will be considered and undertaken.

Project Planning phase: Month 1-8 after initial approval. The team will work with the Seaside Community Development office and the larger Seaside community to define the final scope of the proposed project and the overall concept and location of the pieces of the Light Industrial Campus.

Design Development and Engineering phase: After the project planning phase, design development will proceed in months 9-18 after initial approval.

Regulatory Approval & subsequent phases: The duration of environmental reports and regulatory approval is somewhat unknown at this time but ideally could be completed within 2-3 years so that groundbreaking for part 1 can begin in approximately three years or less from this submission.

Project Financial Structure:

The project will initially be financed by the team's personal resources, and then with commercial construction financing for part 1, the Light Industrial Campus, which will be completed in phases, as mentioned above. The Eco Resort of part 2 will have a hybrid debt and equity structure appropriate to the scope, as determined in subsequent planning and design development.

Financial statements will be provided upon request if this unsolicited submittal is otherwise approved for recommendation to the council for consideration.

Economic/Community Benefits:

The project will provide much needed light industrial space in the area and create many well paying jobs.

The proposed campus structure will group like minded technologies together to create synergy and critical mass to develop a range of expertise in the local community.

For example, an enclave of vehicle and mobility technology is expected to capitalize on the proximity to both the San Francisco/Silicon Valley vehicle technology community as well as the existing Monterey car culture.

As another example, an enclave of food processing technology is envisioned to capitalize on the vast agricultural expertise and resources in the area.

Job creation in the area will not only create economic growth and jobs, it is also expected to increase the quality of life for many people by reducing or eliminating long commutes to distant jobs.

It is estimated that hundreds of construction related jobs would be created for at least 5 years, and several hundred more permanent jobs would be created thereafter. The permanent jobs would include a wide spectrum of skill levels, and expertise, including hourly personnel, salaried personnel, and management etc. The tax revenue for the City of Seaside is also expected to significantly increase after the completion of the initial phases of the project, when the new tenants take occupancy.

The residential area of Seaside is also expected to benefit by the increased presence of local industries and associated skilled jobs.

The team is also very interested in rejuvenating the existing residential and commercial corridors in Seaside and has a wealth of experience in community redevelopment.

References:

Project References:

Examples of the team's projects can be seen at the sites below.

Bellevue Station is a multi-modal mixed-use development and transportation gateway in Denver with easy access to/for light rail, public transit, highways, local streets, bicycles and pedestrians. Built under a sustainable, smart and long-term master plan, Bellevue Station has a walkable district with generous open space, distinct urban residences, build-to-suite office and commercial, cutting edge shopping and dining, parking and premium hotels. Bellevue Station will contain approximately 1,800 residential apartments and condominiums, 2.2 million square feet of office space, and 300,000 square feet of retail space when completed.

Team member Trey Warren is the Vice President of Front Range Land and Development, the master developer and co-retail developer of Bellevue Station.

<https://www.bellevuestation.com/>

Moroso construction has completed numerous commercial and residential projects in the San Francisco bay area. Team member Ron Bond is the majority owner of Moroso.

<https://morosoconstruction.com/>

Initial Personal References:

Eric Deeds, General Counsel of Sauce Labs in San Francisco: ericdeeds@gmail.com

Warren Jones, CEO of BluePath Finance in San Francisco: warren@bluepathfinance.com

Kyle Helland, Systems Engineering Manager at Lockheed Martin Space Systems:
kylehelland@gmail.com

Additional personal references will be provided upon request.

List of Appendices

Appendix A: Conceptual Site Plan

Appendix B: Selected plans & graphics for Belleview Station

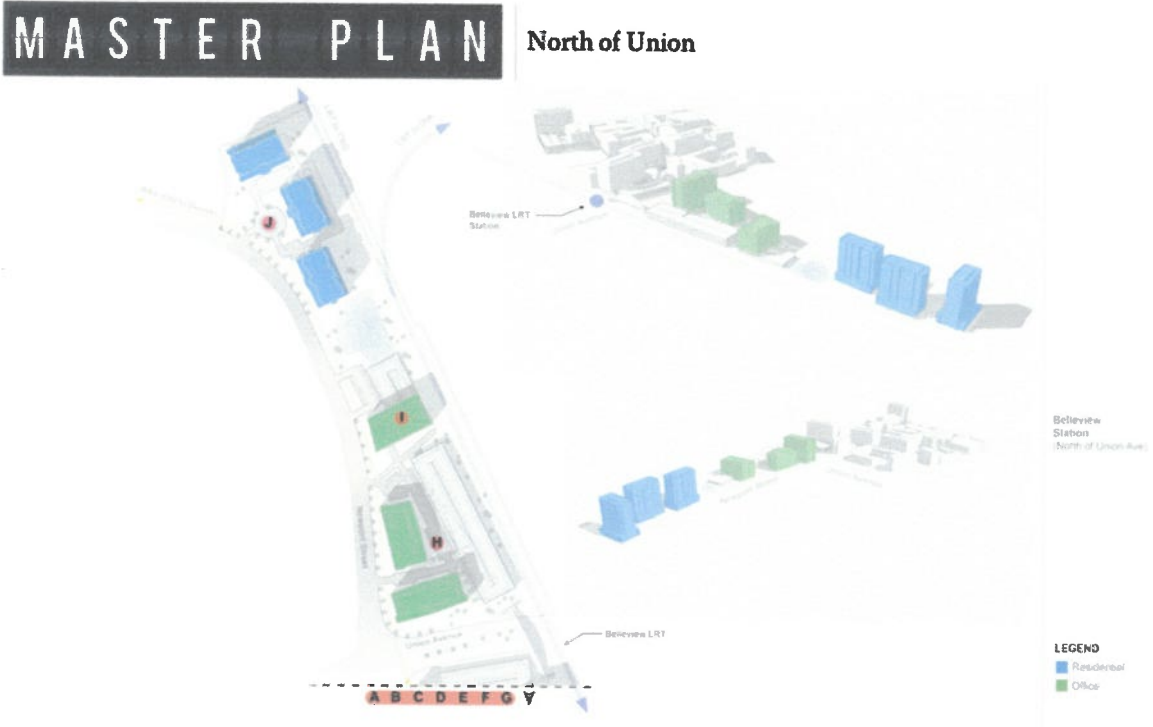
Appendix C: Additional team information

APPENDIX A: CONCEPTUAL SITE PLAN



APPENDIX B

Selected plans & graphics for Bellevue Station. For more information please see <https://www.bellevuestation.com/>.



MASTER PLAN

South of Union



RETAIL PLAN

300,000 sf walkable retail district



WORK

The Place for 21st Century Business — *The workplace is changing. Attracting and keeping employees, especially Millennials, is the business challenge of the foreseeable future. With an increasing focus on community, authenticity, environmental sustainability and social responsibility, the next generation dreams of doing good while doing well. And, as the speed of life increases, they are searching for places where work, life and leisure can coexist. Bellevue Station, with its commitment to a diverse mix of use, walkable streets, local tenants and sustainable and durable materials, is that kind of place.*

WILL YOUR WORKPLACE BE READY?



FACT: By the year 2020, more than 50 percent of your workforce will be Millennials.

APPENDIX C

Additional Team Information



Bio Present:

Mr. Warren, a practicing architect, is currently the Vice President of Front Range Land and Development; the master developer and co-retail developer for the high density mixed use transit oriented Bellevue Station Development in Denver, CO. As master developer, FRL-D has taken the lead in securing all entitlements for the property including participating in the drafting of the TMU-30 zoning for the City of Denver as well as setting forth the terms and conditions of the General Development Plan as approved by Denver. As an architect, Mr. Warren supervises the ongoing master planning and visioning efforts that consistently evolve with the market. Trey works closely with the vertical development community to identify and advance development opportunities consistent with the General Development Plan, infrastructure plan, and internal vision for the project. Trey also supervises the design and construction of all utilities and site improvements including streetscape, landscape design, as well as signage and public art.

Trey chairs the Bellevue Station Architectural Control Committee that was established by FRL-D as a means to enforce the vision of the project. In this role he supervised the drafting of the Design Standards and Guidelines for city staff, and also the Design Criteria set forth by FRL-D.

Trey also sits on the Madre Metropolitan District board of directors. The Madre District is the funding mechanism for the construction, operation and maintenance of the public infrastructure at Bellevue Station.

Trey is president of the Bellevue Station Public Improvement Company that has been established to build and manage a complex public parking program, and also chairs the Bellevue Station Master Owners Association that has been formed to employ travel demand management strategies, marketing, and dispute resolution for the benefit of all user groups within the development.

Bio Past:

Trey attended Northwestern University and Columbia University, and the University of Colorado where he received his Masters degree in Architecture.

Trey started his architecture career with Fentress (Bradburn) Architects in Denver. He practiced Architecture in Vail, Colorado for 15 years with Morter Architects where he specialized in resort condominium projects.

Mr. Warren has two children, Madeline (20) and Zoe (18) who attend Southern Methodist University and the University of Colorado, respectively.

Health Care Providers and Services

Company Overview of Emergency Physicians Medical Group, PC

June 14, 2019 2:05 PM ET

Snapshot

People

Overview **Board Members** **Committees**

Executive Profile

Michael G. Mikhail

Chairman of The Board and Regional Vice President, Emergency Physicians Medical Group, PC

Age Total Calculated Compensation This person is connected to 1 Board Member in 1 organization across 1 different industries.

--

--

[See Board Relationships](#)

Background

Dr. Michael G. Mikhail, MD, FACEP serves as Chairman of the Board and Regional Vice President of Emergency Physicians Medical Group, PC. Dr. Mikhail was a founding member of the Society for Chest Pain Centers and Providers. He serves on ACEP's EM Practice Committee and is also a member of ACEP's Emergency Observation Section and served as a past Chair. Dr. Mikhail serves as Regional Vice President for the St Joseph Mercy Health System in SE Michigan. He is also President ...

[Read Full Background](#)

Corporate Headquarters

2000 Green Road
Suite 300
Ann Arbor, Michigan 48105-1571

United States

Phone: 734-995-3764
Fax: 734-995-2913

Annual Compensation

There is no Annual Compensation data available.

Stocks Options

There is no Stock Options data available.

Total Compensation

There is no Total Compensation data available.

Board Members Memberships

Chairman of The Board and Regional Vice President

Emergency Physicians Medical Group, PC

Education

BA 1983
Johns Hopkins University

MD 1987
University of Michigan Medical School

Other Affiliations

Johns Hopkins University
University of Michigan Medical School
Emergency Capital Management, Llc, A Risk
Retention Group

CARE IS
WHY
WE EXIST.



OUR MISSION, VISION, VALUES

> PEOPLE

NEWS

EVENTS

MICHAEL G. MIKHAIL, MD, FACEP
REGIONAL VICE PRESIDENT

back to all people**Education:**

- Undergraduate: Johns Hopkins University
- Medical School: University of Michigan
- Residency: Thomas Jefferson University Hospital

Board Certification:

- American Board of Emergency Medicine

Memberships:

- Society of Academic Emergency Medicine
- American College of Emergency Medicine
- Founding Member, Society for Chest Pain Centers and Providers
- Past Chair, ACEP's Emergency Observation Section
- Past member, ACEP's EM Practice Committee

Additional Information:

- Past Chairman, Saint Joseph Mercy Hospital Department of Emergency Medicine
- Clinical instructor, University of Michigan Medical School
- Board member, St. Mary Mercy Hospital Clinical Integration Committee
- Member, Saint Joseph Mercy Health System Senior Care Committee
- Co-Chair, Trinity Health Collaborative on Emergency Care

The most rewarding experience in your career thus far.

Seeing those around me achieve their professional goals and helping them to see they can exceed their own expectations.

Which EPMG value do you identify with most?

I have to say that Fairness is what is most important to me. And by showing, through honesty and transparency, how we must be fair, to be just, to all those we serve and work with is the ideal I hope to aspire to and inspire in others.

What excites you most about the field of emergency medicine or future of healthcare?

We are at the precipice of the golden age of emergency medicine as it sits at the control deck of the healthcare enterprise between health and illness. We are training the future of healthcare specialists, doctors and advanced practice professionals to play the most important role in the healthcare continuum, to deliver on the promise of the best health care at the lowest cost. As acute care specialists, we have the enviable position of protecting the most important healthcare assets. Much like the blind-side, offensive tackle in football, we must steward the vital resources of the whole healthcare system at our fingertips to its most cost effective goals in order to protect it, and keep it safe for future generations.

Describe yourself in two words.

Honest and compassionate.

A book that you would recommend.

I would highly recommend Daniel Pink's book, Drive, which challenged my prior thinking on managing and motivating people.

The person with the biggest influence in your life.

My parents took a risk in leaving all they knew and had experienced behind and moved a young family of four as new immigrants to this country for the hope of a better future. That desire and willingness to change your current situation for the better has been a part of my make-up since childhood.

Your favorite recording artist or group.

Jimmy Cliff holds a special place for me. His song, "You Can Get It If You Really Want," was my inspiration during college.

THE SEASIDE TECH CAMPUS: LT. INDUSTRIAL | TECH | R&D



THE SEASIDE TECH CAMPUS: **LT. INDUSTRIAL** | **TECH** | **R&D**

◆EXAMPLE ILLUSTRATIONS◆

Incorporating: Modular Spaces · Range Of Sizes And Uses · Lab · Lt. Manufacturing · R&D · Office









