

SUBJECT:
Developer Selection for
Redevelopment Projects

POLICY NUMBER 300-23
ADOPTED 8-10-83
REVISED 11-28-01

It is the policy of the City Council, serving as the Community Development Commission, that developers for redevelopment projects, which require agency participation, as defined in the Redevelopment Agency guidelines, shall be selected in the following manner:

1. Upon direction by the CDC, staff shall solicit Request for Qualifications (RFQs) from prospective developers. The CDC may direct an open solicitation or a limited solicitation from a selected list of developers, approved by the CDC for any particular project.
2. In case of an open solicitation, staff shall screen the RFQs and present to the CDC or a CDC-appointed committee those RFQs which in the staff's opinion, appear to be qualified by experience and financial ability to carry out the project. In the case of a limited solicitation, all RFQs shall be presented to the CDC.
3. The CDC, or a CDC-appointed committee, shall select the most qualified developers, from among those selected in No. 2 above, who will be invited to submit a Request for Proposal for the project.
4. The CDC, or a CDC-appointed committee shall interview all or the most qualified developers who have submitted a complete RFP. The CDC shall make the final selection of developers for any project.