



City of Carson Report to Redevelopment Agency

September 7, 2010
New Business Consent

SUBJECT: CONSIDER APPROVAL OF A PROPERTY MANAGEMENT AGREEMENT WITH NEWPORT PACIFIC CAPITAL COMPANY, INC., TO PROVIDE SERVICES AT 2666 EAST DOMINGUEZ STREET

Submitted by Clifford W. Graves
Economic Development General Manager

Approved by Jerome G. Groomes
Executive Director

I. SUMMARY

At its meeting of April 6, 2010, City Council approved the purchase of the property at 2666 East Dominguez Street (the current site of Dominguez Trailer Park) for purposes of redeveloping that site for workforce housing. At its meeting of June 15, 2010, the Redevelopment Agency Board approved the entering into a consultant retainer agreement for property management services at that site. Following extensive negotiations between the parties, the agreement has been modified prior to finalization. Because of the modifications and the nature of the agreement, the revised terms and conditions are being presented to the Agency Board for consideration.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE and RATIFY a one-year property management agreement with Newport Pacific Capital Company, Inc., in an amount not to exceed \$30,000.00.
2. AUTHORIZE the Chairman to execute the agreement following approval as to form by the Agency Counsel.

III. ALTERNATIVES

TAKE another action the Agency Board deems appropriate.

IV. BACKGROUND

Pursuant to the purchase of the Dominguez Trailer Park site at 2666 East Dominguez Street, authorized by City Council at its April 6, 2010 meeting (Exhibit No. 1), staff issued a Request for Proposals (RFP) for property management services at that site (Exhibit No. 2). Two proposals were received in response to the RFP, one from Newport Pacific Capital Company, Inc. (Newport Pacific), of Irvine, and one from Overland, Pacific & Cutler, Inc. (OPC), of Long Beach. After considering the two proposals, staff recommended to the Redevelopment Agency Board the selection of Newport Pacific, and the approval of an agreement with that firm. The Agency Board approved selection of that firm

10