7:00 P.M.  WORK SESSION: Civic Stadium  (Staff: Jon Lauch & Larry Massey)

Review, consider and discuss the City Council action and request of March 16, 2011 regarding Civic Stadium. Discuss whether to make any adjustments to the proposed schedule for considering acquisition proposals, whether to interview short-listed proposers or all respondents, and how the Board wishes to respond to the City Council request.

City Council Request:
At a work session on March 16, 2011, the City Council adopted the following motion:

I move that the City Manager ask 4J whether 4J would be willing to accept input from the City Council on use of the Civic Stadium site. If 4J indicates a willingness to accept such input, the mayor was requested to appoint a committee to develop a recommendation for the council regarding input to 4J. The committee should include but was not limited to members of the Save Civic Stadium group, one or more city councilors, the YMCA, Master Development LLC, Powell Development LLC, 4J board members, and/or 4J staff. The council recognizes the value that historic properties contribute to community character and livability and is aware of the needs of the 4J School District. The committee would explore a possible public/private/nonprofit collaboration for the repair and repurposing of Civic Stadium and the redevelopment of the rest of the site.

7:30 p.m.  REGULAR BOARD MEETING

VII. ITEMS FOR ACTION

1. Adopt Schedule for Review of Proposals and Award for the Acquisition of the Civic Stadium Properties  (Staff: Jon Lauch & Larry Massey)

   Background:
   Three proposals were received on February 1, 2011 for the Acquisition of the Civic Stadium Properties. A general summary of the proposals, was provided on February 16, 2011 during the regular board meeting, and is as follows:
Eugene YMCA, Eugene, OR
Property Development Proposal:
Purchase Offer: $3.5 million cash with alternative ground lease option.
Conditions: Land use, development approvals. District to obtain approval for removal of stadium and “de-listing” from National Register of Historic Places

Master Development, LLC & Powell Development Co., Eugene, OR
Property Development Proposal: Mixed-use development with stores, restaurants, and residential apartments.
Purchase Offer: $3.8 million cash with alternative ground lease option.
Conditions: Land use, development approvals. District to obtain approval for removal of stadium and “de-listing” from National Register of Historic Places.

Save Civic Stadium, Eugene, OR
Property Development Proposal: Rehabilitation of the stadium and site conversion into a multipurpose sports venue, including restaurant, indoor field house, and other potential development.
Purchase Offer: Long-term lease (starting at $70,000) with option to purchase.
Conditions: Dependent upon fundraising.

The Request for Proposals (RFP) prescribes the process to be used in the evaluation of proposals and selection of the successful Proposer. The first step was for the screening committee to review and rate the proposals based upon an allocation of points and associated criteria approved by the board and set forth in the RFP. The screening committee forwarded a “competitive range” (or short list) of proposals to the board for further consideration, review, and evaluation. Although, the short list of proposals was forwarded by the screening committee, the board had specifically requested that all proposals be forwarded, whether or not each individual proposal is short-listed.

The proposals were evaluated based upon revenue (50 pts), additional benefit to school district 4J (20 pts), community benefit (20 pts), and preservation of the stadium (10 pts). The proposers and proposals are listed below in order of ranking and combined average score.

<table>
<thead>
<tr>
<th>Proposer/Proposal</th>
<th>Score</th>
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<tbody>
<tr>
<td>Master-Powell/Ground Lease</td>
<td>85.2</td>
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<tr>
<td>YMCA/Ground Lease</td>
<td>74.3</td>
</tr>
<tr>
<td>Master/Cash Purchase</td>
<td>68.5</td>
</tr>
<tr>
<td>YMCA/Cash Purchase</td>
<td>67.3</td>
</tr>
<tr>
<td>Save Civic/Ground Lease</td>
<td>42.5</td>
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</tbody>
</table>

The screening committee considered the Master-Powell and YMCA proposals to be within the competitive range, and forwarded these proposals for further consideration. Staff will review the individual proposals in detail with the board in executive session prior to the regular board meeting.

The Board received a copy of the City Council motion at the regular meeting on March 16, 2011. The Board also received a copy of an email communication from the Eugene YMCA (Y) stating opposition to the process outlined in the Council motion and stating that such direction would undermine the integrity of the district's
process to date. The Board also received an email communication from Master/Powell urging the District to reject the Council request and keep the district’s process on track. Staff has had subsequent conversations with both the Y and Master/Powell to further explore the potential for even modest delay on the order of 30 days or so, to better understand their respective positions. Both of these proposers have emphatically expressed that process delay would either deter, or is very problematic for, their capital funding partners.

Discussion:

Staff believes the Board must adhere, as closely as possible, to the schedule outlined in the Request for Proposals. The reasons for this approach are as follows:

- **Integrity** of the process and district credibility. To not do so could adversely impact our credibility with regard to future solicitations and processes.
- **Fairness** to proposers who have invested significant time, effort, and expense to prepare and submit proposals.
- **Time**: There has been ample opportunity over the past two years for committee work and private/non-profit/public collaborations or partnerships to emerge. The District has consciously and intentionally delayed the disposition process and extended the RFP deadline to accommodate requests to do so and allow for this opportunity.
- **Resources**: District staff and the Board have invested a significant amount of time and effort in the public deliberation of the stadium property disposition, the development of the RFP, and the review/evaluation of the proposals.

Proposed Schedule:
The board will review all proposals, and evaluate the proposals based upon the general goals outlined in the RFP.

All proposers selected will be asked to prepare and present a live presentation of their proposal to the board in executive session. The purpose of the live presentations will be to allow the proposers an opportunity to provide supplemental information for clarification of the proposal contents, as well as any additional information that may be assistive in arriving at a decision to ultimately award a contract resulting from the RFP.

The board will ultimately need to discuss deliberations in open session at a regular meeting. An Intent to Award will be issued announcing the selection of the successful proposer/proposal, and then the board will be consider that selection as a Future Action Item and Action Item.

Staff is proposing the following two schedule options:

**Option A** *(If Board determines to only interview the short-listed proposers)*

Wednesday, April 6  Executive session to discuss proposals. Confirm whether the board wishes to request further information from the proposers through presentations on or after April 13.
Wednesday, April 13 Executive session, for Proposer A presentation

Wednesday, April 20 Executive Session, for Proposer B presentation

Wednesday, April 27 Executive Session for deliberations and determination of selected proposal

Wednesday, May 4 Regular (public) session. Discuss executive session deliberations. Select a finalist for the Acquisition of the Civic Stadium Properties and issue the Intent to Award the contract – Future Action (5/18/11).

Wednesday, May 18 Regular (public) session. Select a finalist for the Acquisition of the Civic Stadium Properties and issue the Letter of Award (contract terms to be negotiated) - Action

**Option B (If Board determines to interview all three proposers)**

Wednesday, April 6 Executive session to discuss proposals. Confirm whether the board wishes to request further information from the proposers through presentations on or after April 13.

Wednesday, April 13 Executive session, for Proposer A presentation

Wednesday, April 20 Executive Session, for Proposer B presentation

Wednesday, April 27 Executive Session, for Proposer C presentation

Wednesday, May 4 Executive Session for deliberations and determination of selected proposal (if needed)

Wednesday, May 11 Regular (public) session. Discuss executive session deliberations. Select a finalist for the Acquisition of the Civic Stadium Properties and issue the Intent to Award the contract – Future Action (5/18/11).

Wednesday, May 18 Regular (public) session. Select a finalist for the Acquisition of the Civic Stadium Properties and issue the Letter of Award for (contract terms to be negotiated) - Action

**Recommendation:**

The Superintendent recommends that the Board consider the Save Civic Stadium proposal along with the other two proposals (YMCA and Masters/Powell) in this final stage of the selection process and that all proposers be invited to make presentations to the Board. The superintendent further recommends that the board adopt Option B as the schedule or as it may be modified.
### Calendar for Board Members

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
<th>Time</th>
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<tbody>
<tr>
<td>Wednesday, April 6</td>
<td>Student-teacher demonstrations of technology-rich classrooms</td>
<td>6:15 - 7 pm</td>
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<td></td>
<td>Regular Board Meeting</td>
<td>7 pm</td>
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<td></td>
<td>Executive Session</td>
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<tr>
<td>Wednesday, April 13</td>
<td>Executive Session (tentative)</td>
<td>time tbd</td>
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<td>Friday, April 15</td>
<td>Board Retreat</td>
<td>2-7 pm</td>
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<td>Saturday, April 16</td>
<td>Board Retreat</td>
<td>8 am-4 pm</td>
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<tr>
<td>Wednesday, April 20</td>
<td>Executive Session (tentative)</td>
<td>6 pm</td>
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<td></td>
<td>Regular Board Meeting</td>
<td>7 pm</td>
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<tr>
<td>Tuesday, April 26</td>
<td>ACE Awards - Valley River Inn</td>
<td>5:30 pm</td>
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<tr>
<td>Wednesday, April 27</td>
<td>Executive Session (tentative)</td>
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<tr>
<td>Wednesday, May 4</td>
<td>Executive Session (tentative)</td>
<td>time tbd</td>
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<tr>
<td>Wednesday, May 11</td>
<td>Board Meeting (tentative)</td>
<td>7 pm</td>
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<tr>
<td>Wednesday, May 18</td>
<td>Regular Board Meeting</td>
<td>7 pm</td>
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<tr>
<td>Wednesday, May 25</td>
<td>Regular Board Meeting</td>
<td>7 pm</td>
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