

RESOLUTION R2025-____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, APPROVING A SERVICES AGREEMENT BETWEEN THE CITY OF MANTECA AND HUNDEN STRATEGIC PARTNERS, INC. FOR PHASE 2 ADVISORY AND DEVELOPER SOLICITATION SERVICES RELATED TO THE DEVELOPMENT OF THE FAMILY ENTERTAINMENT ZONE (FEZ).

WHEREAS, on March 1, 2016, the City of Manteca (City) approved by Resolution Ordinance No. 1580, amending Manteca Municipal Code, Title 17, to include the Family Entertainment Zone Master Plan (Plan) as an appendix to the Title and thus adopting the Plan; later amended on April 5, 2016, and April 3, 2018; and

WHEREAS, on August 28, 2023, the City released a Request-for-Proposals (RFP) requesting consulting services to conduct and prepare a highest and best use market demand analysis, feasibility studies, and conceptual site designs for the approximately 140-acre city-owned property, for which the City received four (4) qualified responses by the October 16, 2023, deadline; and

WHEREAS, the City found Hunden Strategic Partners, Inc. ("Hunden Partners") to be the most qualified firm and awarded the contract at the December 19, 2023, City Council meeting; and

WHEREAS, throughout the master plan update process, staff determined there were additional advisory services and assistance needed in recruiting qualified developers to the project, to which a phased proposal for Advisory and Developer Solicitation Services was submitted to the City for consideration; and

WHEREAS, on September 18, 2024, the City entered into a subsequent contract with Hunden Partners in accordance with the City Manager's purchasing authority for a not-to-exceed amount of \$95,000 for Phase 1 of the additional Advisory and Developer Solicitation Services; and

WHEREAS, as services for Phase 1 of the proposal continue, staff and the consultant are ready to begin Phase 2 of the proposal, which includes soliciting developer partners for the FEZ; and

WHEREAS, the staff is requesting that City Council adopt a resolution approving the Services Agreement between the City of Manteca and Hunden Partners, Inc. to complete the Phase 2 Developer Solicitation services as provided in the consultant's proposal; and

ATTACHMENT 1

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.
2. The City Council hereby approves a Services Agreement with Hunden Strategic Partners, Inc. for Phase 2 Developer Solicitation Services in an amount not-to-exceed \$150,000.
3. The City Council hereby authorizes the City Manager or designee to execute the agreement and take all appropriate actions necessary to carry out the purpose and intent of the resolution.
4. This Resolution shall take effect on the effective date immediately.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 6th day of May 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk