

Property Maintenance Contract Extension

Ellis Driveway

Former Western Addition Project Area A-2

December 5, 2023



Background: Ellis Driveway Property

- Ellis Driveway is an approximately 6,875 square-foot parcel of land located at the southwest corner of the Fillmore (Safeway) Shopping Center
- The parcel is a remnant of vacated Ellis Street, most of which was incorporated into the Fillmore (Safeway) Shopping Center, a redevelopment project in the former WA-A2 Project Area
- Ellis Driveway now provides access to the Shopping Center

Ellis Driveway Area



Ellis Driveway



Ellis Driveway



Background: Ellis Driveway Property (Cont)

- Easements restrict its use to vehicular and pedestrian access and emergency vehicle and utility ingress/egress
- Under Dissolution Law OCII is obligated to dispose of Ellis Driveway for fair market value
- OCII obtained an appraisal for the property in 2021 (value of approximately \$30,000) and began a process for disposal of the property

Background: Maintenance Contract

- Beginning in 2021, acute maintenance needs arose at Ellis Driveway and adjacent FHC parking and grass area maintained by MOHCD
- MOHCD, Supervisor Preston and FHC Master Association approached OCII about maintenance
- In 2022, OCII entered into an emergency maintenance work order and contract, with Forster & Kroeger, to address the maintenance needs
- Initial Contract Term expires December 2023, when it will reach the limit of the Executive Director's expenditure authority of \$50,000

Background: Fillmore Heritage Center

- In April 2023, the City released an RFP for activation of the adjacent Fillmore Heritage Center
- City is now in negotiations with selected entity
- OCII and City anticipate transfer of FHC to MOHCD in early to mid 2024, together with completion of City's negotiations
- OCII and the City believe coordinated transfer of the two properties to the City provides the best opportunity to operate and manage both properties

Proposed Amendments to Maintenance Contract

- To accommodate the coming transfer of Ellis Driveway, Staff now proposes to extend this Contract with a commensurate budget increase
- Contract also provides for assignment to MOHCD, in its sole discretion, upon transfer of Ellis Driveway to City
- Term is extended for up to three years, but likely to be must shorter duration with OCII as Contractor
- Commensurate increase of up to \$72,600, which will result in overall OCII contract expenditure authority of \$118,100 (including \$45,000 from the Initial Contract)

Proposed Amendments to Maintenance Contract (Cont)

- Considerations for extending the current contract are:
 - Need for maintenance is continuing (recent community concern over the conditions of the shopping center parking lot)
 - Forester and Kroeger has shown great skill with the property and community members
 - Anticipated transfer to City will result in a brief duration of contract with OCII as contracting party

Next Steps

- Executive Director and Contractor execute Amended and Restated Contract
- OCII staff work with City to complete transfer of FHC and Ellis Driveway

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Questions / Comments