

Memo

Division of Administrative Affairs
3801 W. Temple Ave., Pomona, CA 91768



Date: January 25, 2021

To: Academic Senate Executive Committee

From: Benjamin F. Quillian, Ph.D. *B.F. Quillian*

CC: President, Soraya Coley

Subject: Developer Selection Advisory Committee

As you are aware, Cal Poly Pomona issued a Request for Proposals (RFP) in 2017 to solicit proposals for the development of the 300-acre site formerly known as the Lanterman Development Center. The project was envisioned to be a mixed-use development that would support and enhance the educational mission and values of Cal Poly Pomona and provide benefits to the surrounding communities.

A campus committee comprised of administrators, faculty, staff, students and a representative of the City of Pomona reviewed the responses and recommended to President Coley FivePoint Holdings, LLC. Discussions with FivePoint then began to put in place the Exclusive Negotiation Agreement (ENA). Work on the ENA was nearly complete, but in April of last year FivePoint informed the campus that it would not be able to continue as the developer partner due to internal organizational changes. Although this was a setback, the discussions with FivePoint and the input received from the broad-based campus advisory committee that had been established at that time provided valuable insights and better understandings of how to proceed with the development of the property.

President Coley has pointed out that the needs and opportunities to develop the property are now greater than ever. The redevelopment of the Lanterman property offers the promise of accelerating economic and social recovery post pandemic. Moreover, the Lanterman property has been designated an Opportunity Zone. Meeting the requirements and deadlines related to the Opportunity Zone designation will provide significant incentives for investments in the property. Given the unique set of opportunities and the needs of the University and region, President Coley is moving forward to re-imagine the Lanterman property. For the past several months, the campus has been working with the Chancellor's Office, outside advisors and legal counsel to issue a new RFP, along with a preliminary ENA. That RFP/ENA was issued on January 11. Responses are due on April 13.

President Coley is now asking for the establishment of a **Developer Selection Committee** to review the developers' responses and provide advice. The committee is to include: a representative of the Academic Senate; a representative of the Provost; an Associated

Students, Inc. representative; and a representative of the Pomona City Manager's Office. The objective is to help identify a developer who demonstrates: an appreciation and understanding of Cal Poly Pomona's mission and values; a willingness to listen and engage in a consultative process with Faculty, staff and students; and a creative and futuristic vision for the property that will provide revenue for the campus and benefits to the region.

This memorandum is to request the Academic Senate representative. The representative will be asked to review the submitted responses to the RFP/ENA and provide evaluative input. The representative will also be expected to attend regularly scheduled committee meetings. Depending on the number of responses received, the time commitment may vary. However, the faculty representative should understand that time will need to be allocated to review carefully the proposals and provide input at committee meetings. It will be most helpful if the recommended faculty member is familiar with the objectives of the selection process and has related expertise. I respectfully bring to your attention Professor John Lloyd. Professor Lloyd was a very helpful committee member during the previous process. If he is willing to serve again, he will enter this process with the benefit of his previous experience and be able to "hit the ground running."

A second advisory committee, the **Master Development Plan Advisory Committee**, will be established later to include additional faculty members, chairs, deans, academic and student affairs administrators, students and staff. That larger more encompassing advisory committee will be charged to work closely with the selected developer to share ideas and react to the developer's plans. Said committee will be established following the execution of the ENA, at which time the planning work of the selected developer will begin in earnest.

I will look forward to receiving the name of the faculty member the Academic Senate recommends for the Development Selection Advisory Committee. Upon receipt, I will forward the recommendation to President Coley. If you have questions or if discussion is needed, do not hesitate to contact me.

Thank you in advance for your assistance.