



Exclusive Negotiating Agreement (ENA) with CenterCal Properties for 6400 State Farm Drive

CITY COUNCIL MEETING
OCTOBER 22, 2024

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Definition of an ENA

- Allows for City staff to talk directly with developer of development of land
- Establishes definition of good faith negotiation between both parties
- Establishes responsibility of costs during the ENA phase
- Sets deadlines for DDA and Term Sheet phases
- Establishes timelines and outlines negotiating processes, including the event of a default

Timeline for ENA

Responsible Party	Deadline Item	Number of Days	Date (no later than)
City of Rohnert Park and CenterCal	ENA terminates	150 days from Oct. 22; 300 days from Oct. 22 (maximum, if extended)	March 21, 2025; or August 18, 2025
CenterCal	Submit draft conceptual design	45 days from Oct. 22	December 6, 2024 (Friday)
City of Rohnert Park	Review draft conceptual design then Meet and Confer with CenterCal	30 days from draft conceptual design submission	January 3, 2025 *30 days is January 5, 2024 (Sunday)
City of Rohnert Park <i>City Council</i>	Council approval of design and Term Sheet	30 days from Meet and Confer	January 28 (City Council) *30 days is February 2, 2025 (Sunday)
CenterCal	May terminate agreement	30 days from City Council approval of term sheet	February 27
CenterCal	Submit applications	180 days from City Council approval of draft conceptual design	July 27

Questions?

Action

Adopt a Resolution to Approve and Authorize the City Manager to Execute an Exclusive Negotiating Agreement between the City of Rohnert Park and CenterCal Properties, LLC for the development of 6400 State Farm Drive.
(recommended)