

**RESOLUTION NO. 2021-237**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE  
DISPENSING WITH THE FORMAL REQUEST FOR PROPOSAL PROCEDURE  
PURSUANT TO ELK GROVE MUNICIPAL CODE SECTION 3.42.140(B)(3) AND  
AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT CONTRACT  
WITH KEN TURTON, INC. DBA TURTON COMMERCIAL REAL ESTATE FOR  
DEVELOPMENT ADVISORY CONSULTING SERVICES FOR PROJECT ELEVATE  
FOR A TERM OF 24 MONTHS IN AN AMOUNT NOT TO EXCEED \$300,000 AND  
AMENDING THE FISCAL YEAR 2021-2022 BUDGET**

**WHEREAS**, economic development efforts are critical for the City of Elk Grove to ensure a vibrant, healthy, and diverse local economy; and

**WHEREAS**, the City Council has identified development of City-owned land at the southeast corner of Elk Grove Boulevard and Big Horn Boulevard as a mixed-used project that includes elevated retail, dining, entertainment, office, hospitality, and residential uses and public spaces as a high priority project for the City; and

**WHEREAS**, in November 2019, the City circulated an informal request for proposals, seeking qualified consultants to provide developer selection consulting services for the marketing of the site to attract qualified developer/operator partners for which three proposals were received and a fourth proposal was received in June 2020; and

**WHEREAS**, staff evaluated the proposals and determined the Turton Commercial Real Estate (TCRE) proposal was the most qualified respondent; and

**WHEREAS**, for the reasons presented, pursuit of a formal proposal procedure is not in the best interest of the City; and

**WHEREAS**, the current fiscal year portion of the contract amount exceeds the amount allocated in the FY 21-22 budget for the services and an additional \$150,000 is needed from Economic Development Fund 105.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby

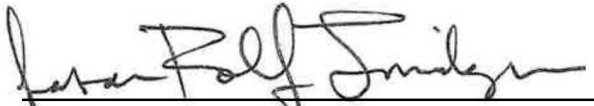
- A) Dispenses with the formal request for proposal procedure pursuant to Elk Grove Municipal Code Section 3.42.140(B)(3) and authorizes the City Manager to execute a Consultant Contract with Ken Turton, Inc. dba Turton Commercial Real Estate, in substantially the form presented, for development advisory consulting services for Project Elevate for a term of 24 months in an amount not to exceed \$300,000; and
- B) Amends the Fiscal Year 2021-2022 Budget by an increase in the amount of \$150,000 in the Economic Development Fund (Fund 105) transfer-out expenditure budget and the General Fund transfer-in revenue budget to provide the funding for the Contract; and
- C) Amends the Fiscal Year 2021-2022 Budget by an increase in the amount of \$150,000 within the Economic Development Division of the General Fund to provide adequate budget for the contract.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 11<sup>th</sup> day of August 2021



BOBBIE SINGH-ALLEN, MAYOR of the  
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,  
CITY ATTORNEY

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-237**

STATE OF CALIFORNIA        )  
COUNTY OF SACRAMENTO    )        ss  
CITY OF ELK GROVE         )


*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 11, 2021 by the following vote:*

**AYES:**           **COUNCILMEMBERS:** *Singh-Allen, Nguyen, Hume, Spease, Suen*

**NOES:**           **COUNCILMEMBERS:** *None*

**ABSTAIN:**       **COUNCILMEMBERS:** *None*

**ABSENT:**       **COUNCILMEMBERS:** *None*

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**