



CITY OF BANNING STAFF REPORT

TO: CITY COUNCIL

FROM: Douglas Schulze, City Manager

PREPARED BY: Doug Schulze, City Manager

MEETING DATE: December 12, 2023

SUBJECT: Authorize a Request for Proposals for Development of City-Owned Property

RECOMMENDATION:

Authorize a Request for Proposals (RFP) for development of City-owned property.

BACKGROUND:

The City of Banning owns five parcels adjacent to and east of the Banning Justice Center on E. Ramsey Street. All parcels are zoned Downtown Commercial and would be best suited for mixed-use development (ground floor retail with office and/or residential above). During the past year, several developers have expressed interest in the property. It is anticipated that a minimum of four developers will submit responses to an RFP. The proposed Request for Proposals is attached. If City Council authorizes the RFP, it will be released on January 11, 2024 and proposals will be due on February 16, 2024.

The evaluation, due diligence and interviews of finalists will occur between March and May with consideration of a contract at the August 13, 2024 City Council meeting. The vision proposed for the property is consistent with the Town Core sub-district of the Paseo San Gorgonio Master Plan and Downtown Revitalization Plan.

JUSTIFICATION:

The City Council has established goals to clean up the appearance of the Ramsey Street corridor and to attract businesses to Banning. Vacant land in the downtown core detracts from the appearance of the downtown and invites homeless encampments. The City-owned parcels were acquired for the purpose of consolidating properties to attract development.

FISCAL IMPACT:

Staff time involved with preparation of the RFP and the evaluation/selection process will be minimal. Sale or ground lease of the property will generate significant one-time revenue. Fully developed property will generate property tax and sales tax revenues.

ALTERNATIVES:

1. Authorize Request for Proposals as presented.
2. Authorize Request for Proposals with modifications.
3. Do not authorize Request for Proposals.

ATTACHMENTS:

1. [REQUEST FOR PROPOSALS - Downtown Mixed Use Project.docx](#)

