



**SOLANO
COUNTY**

Solano360 Implementation Committee

MEMBERS

Erin Hannigan
Chairwoman
*Supervisor, Solano
County, District 1*

Jim Spering
*Supervisor, Solano
County, District 3*

Robert McConnell
*Mayor,
City of Vallejo*

Pippin Dew
*Councilmember,
City of Vallejo*

Meeting of September 10, 2021 – 1:30 pm
County Administration Center
675 Texas Street, Fairfield, CA 94533
Board of Supervisor Chambers

The County of Solano does not discriminate against persons with disabilities and is an accessible facility. If you wish to attend this meeting and you will require assistance in order to participate, please call the Office of the Clerk of the Board of Supervisors at 707-784-6100 at least 24 hours in advance of the event to make reasonable arrangements to ensure accessibility to this meeting.

AMENDED

Due to COVID-19 social distancing requirements, seating will be limited in the Board Chambers. All or some of the Committee members may attend the meeting telephonically and participate in the meeting to the same extent as if they were present.

This meeting will be live streamed and available to view at:
<http://www.solanocounty.com/depts/bos/meetings/videos.asp>

PUBLIC COMMENTS: To provide public comments, please see the options below:

Attend meeting in Board Chambers – 1st Floor of the County Administration Center.

If you wish to address any item listed on the Agenda, you may be present at the meeting or call in as follows:

Phone:

To submit comments verbally from your phone during the meeting, you may do so by dialing: 1-415-655-0001 and using Access Code 2468 275 0915 on your phone. No attendee ID number is required. Once entered in the meeting, you will be able to hear the meeting and will be called upon to speak during the public speaking period.

AGENDA

1. Public Comment
This is the opportunity for members of the public to address the committee on matters not listed on the Agenda.
2. Approval of attached Minutes from the April 8, 2021 Solano360 Implementation Committee Meeting;
3. Receive a Presentation by the IRG Team on the proposed land plan and land uses for the Solano360 Project at the Solano County Fairgrounds site in Vallejo and consider taking action on the following:
 - a. Consider endorsement of the IRG proposed land plan and land uses as the basis for future entitlement applications and other supporting documents to implement the Solano360 project; and
 - b. Consider approval of a milestone schedule for submitting and processing entitlement applications for approvals by Solano County and the City of Vallejo.
4. Next meeting – Thursday, December 2, 2021.



Solano360 Committee
April 8, 2021
1:30 P.M.
Minutes

CALL TO ORDER

The Solano360 Implementation Committee met on the 8th day of April, 2021 in regular session in the Board of Supervisors Chambers at the Solano County Government Center, 675 Texas Street, Fairfield, CA at 1:32 P.M. Present were Solano County Supervisor Jim Spering, City of Vallejo Councilmember Pippin Dew, City of Vallejo Mayor Robert McConnell and Solano County Supervisor Erin Hannigan. Chairwoman Hannigan presided.

ROLL CALL

Supervisor Jim Spering, Councilmember Pippin Dew, Mayor Robert McConnell and Supervisor Erin Hannigan.

PUBLIC COMMENT

Chairwoman Hannigan invited members of the public to address the Committee on items listed on the agenda. There were no comments by the public.

APPROVAL OF THE MINUTES

On motion of Committee Member Dew, seconded by Committee Member Spering, with Committee Member McConnell abstaining, the Committee approved the minutes of the October 22, 2020 Solano360 Implementation Committee meeting. So ordered by a 3-0-1 vote

IRG/JLL PRESENTATION

Assistant Director of General Services James Bezek introduced the item and recommended action.

CRA and Placement Principal Mike Lindenlaub provided an overview of the IRG/JLL Solano360 Draft Plan, stating his organization has completed a study on the strengths and challenges of the Solano360 property in an effort to provide what IRG/JLL believes is the best course of action to implement a strategy for this property to become a destination site in the future. He noted IRG/JLL will work with professional planners, various consultants, and use Committee feedback to place product properly to create a cohesive community. Mr. Lindenlaub further stated the draft plan will outline what IRG/JLL believes to be the optimal mix of product types as can currently be justified financially, while still adhering to the guiding principles of the Specific Plan.

COMMITTEE DELIBERATION

Chairwoman Hannigan spoke in support of the IRG/JLL Draft Plan noting she would like to ensure that IRG/JLL view the project through a lens of equity, noting the City of Vallejo is an economically and culturally diverse city.

In response to a question from Chairwoman Hannigan Mr. Lindenlaub stated IRG has had much success creating minority owned small businesses in their projects and the cultural diversity in Vallejo will be part of what makes it become a destination place to visit.

Committee Member Sperring spoke in support of the IRG/JLL Draft Plan noting he wants to ensure the project functions as one cohesive development. He recommended IRG work to create the water feature in the first phase of the plan to use that attraction to bring in other tenants to the area, noting County Administrative staff is looking for ways to help with infrastructure costs on the front end.

Committee Member Dew spoke in support of the IRG/JLL Draft Plan noting she is very excited to see the movie studios and maker space concept in the plan. She further stated she is in agreement with Chairwoman Hannigan that the project needs to be viewed with equity in mind and as a way to bridge the socioeconomic disparities that currently exist. She further stated she is concerned that the presentation did not mention a clearly defined plan for the Six Flags pedestrian pathway.

In response to a question from Committee Member Dew, Mr. Lindenlaub stated the presentation did not highlight the pedestrian pathway between the Solano360 project and Six Flags because they are still in conversations with Six Flags and do not currently have a tangible option; however, the plan is to have a cohesive and collaborative relationship with Six Flags.

In response to a question from Committee Member Dew, Senior Vice President, Retail Development for JLL Greg Whiteny stated he believes two movie theaters can exist in the same city; however, the theater in the project would be differentiated from the existing theater by offering smaller auditoriums and more food and beverage options. He further stated if it is believed a second theater will cause issues, they will simply look at other options for the site.

Committee Member Sperring stated while he agrees with Committee Member Dew that the plan does need to include a shared pedestrian connection between the project and Six Flags, he does not support the County making a large financial commitment in the front end of the project that takes away from the infrastructure that will be used to begin this development. He further stated if Six Flags is willing to put up the funding to develop that connection, that is fine.

In response to a question from Committee Member McConnell, Mr. Lindenlaub stated at this time, IRG/JLL's plan is to remain flexible, noting it is a balancing act between building infrastructure for what is already planned, but also not overbuilding infrastructure in case you must switch course in future phases.

In response to questions from Committee Member McConnell, Mr. Lindenlaub stated residential housing is not a planned site activator because without options already built to draw in interest from individuals wanting to relocate to this area, it will not create the economics to allow for market rents that will offset the expense of construction. He further stated the hotel will become a saleable destination and an option or venue that will accommodate conferences or sporting events with the thematic component of Six Flags

and the Field House or allow individuals to stay and visit Napa and the wineries. He further noted the hotel could also serve additional functions like catering for the fair grounds. He further stated it is their goal to give people more than they need. He noted the project does not need to be expensive, but it does need to be thoughtful, integral and attract to the emotions of the guests by exceeding their expectations.

Committee Member McConnell spoke in support of the project, noting he would like to see a large performance venue as part of the planned project, that could house up to 20,000 people which would attract national touring groups or large sporting events.

On motion of Committee Member Spering, seconded by Committee Member Dew, the Committee affirmed Industrial Realty Group, LLC/Jones Lang Lasalle Inc. proposed uses are consistent with the Adopted Specific Plan. So ordered by a 4-0 vote.

On motion of Committee Member McConnell, seconded by Committee Member Spering, the Committee directed staff to continue coordination with Industrial Realty Group, LLC/Jones Lang Lasalle Inc. on refining/developing a proposed land plan in consideration of comments submitted during this meeting. So ordered by a 4-0 vote.

ADJOURNMENT

This meeting of the Solano360 Committee was adjourned at 2:31 P.M.

ERIN HANNIGAN, Chairwoman
Solano360 Committee

By: _____
Alicia Draves, Chief Deputy Clerk