

Action Plan

Strategy B
Plan No. 3
Date: 7/9/2019

Strategy: We will identify and pursue Economic Development Opportunities.

Specific Result: To determine the highest/best use of the Cold Storage.

#	ACTION STEP (Number each one)	Assigned To:	Start Date:	Due Date:	Completed Date:
1	Develop and release an RFP for a \$2.8 million design/build Refurbishment and Stabilization (not a total replacement) of the Seawall in front of the Cold Storage.	Harmon & White	7/9/19	9/13/19	
2	Receive the responses to the Refurbishment and Stabilization RFP.	Harmon	11/4/19	11/4/19	
3	Report the outcome of Step 1 to the Assembly.	Harmon	11/12/19	11/12/19	
4	If a \$2.8 million refurbishment and stabilization is possible and practical, make the decision about public verses private ownership of the Cold Storage, considering what is in the best interest of the fishing industry and impact on future Economic Development.	Paxton & Assembly	11/12	11/26	
5	If the decision is to maintain CBS ownership, move forward to select the firm to do a design/build for the refurbishment and stabilization of the Seawall.	Harmon, White & Hanson	11/26	12/10	
6	Recommended firm is selected and approved by the Assembly and the refurbishment and stabilization of the Seawall proceeds.	Assembly & Harmon	12/10/19	11/1/2020 (year to complete)	
7	Ports and Harbors will be tasked with identifying potential revenue opportunities for the Seawall, Cold Storage and the adjacent vacant lot.	Ports & Harbors Commission	11/26/19	7/1/2020	
	If the Assembly determines that a \$2.8 million refurbishment and stabilization of the Seawall is not practical, continue on with the remainder of this Plan.				

8	Meet with interested user individuals, groups or companies to discuss options and accept recommendations from the interested parties.	White	2/12/19	5/1/19	3/25/19
10	Hold a second meeting of interested user individuals, groups or companies to discuss options.	Miller, Harmon & White	1/6/20	1/30/20	
11	Develop an RFP to put the property in private ownership.	B Hanson & Harmon	2/10/20	2/24/20	
	Within the RFP, include stipulations such as:				
	a. Necessary repairs shall be made to stabilize the seawall in front of the Cold Storage.	B Hanson Harmon & White	2/10/20	2/24/20	
	b. Property will continue to be operated as a Cold Storage. CBS shall have the first right of refusal if the property is being sold or otherwise disposed of.				
	c. Guaranteed access to the public.				
	d. Selection criteria will include: The most responsive proposal, considering price, operating plan and history of operating in the best interest of the CBS.				
12	RFP released to the public.	Harmon	2/24/20	3/23/2020	
13	Responses to the RFP will be reviewed by a committee of CBS staff and Assembly members, appointed by the Mayor.	Paxton & Miller	3/23/20	4/7/2020	
14	Recommendations will be made to the Assembly regarding the Responses to the RFP.	Miller & Committee	4/14/20	4/14/20	
15	Assembly will select the most responsive proposal, considering price, operating plan and history of operating in the best interest of the CBS and direct	Paxton and Assembly	4/14/20	4/28/20	
16	Complete the purchase agreement that will go to the Assembly for their approval.	Harmon & B. Hanson	4/28/20	5/4/20	
17	Assembly approves the purchase agreement.	Assembly	5/12/20	5/12/20	
18	Sale is completed.	Hanson & Harmon	5/12/20	6/1/20	
		Responsible:	Chief Miller		