



Special Meeting AGENDA

Ad-Hoc Downtown Project Advisory Committee

Fire Department E.O.C., 817 Mound Avenue
and via teleconference:

55 Woodbine Circle, Bridgeport, Connecticut, 06606

Thursday, April 11, 2013 6:30 p.m.

Members: Anita Artukovich, Frank Catania, Ellen Daigle,
John Fischer, Stuart Morkun, Jack Petee, Odom Stamps,

Council Liaisons: Marina Khubesrian M.D. and Philip C. Putnam

Call to Order

Roll Call

Pledge of Allegiance

1. Oath of office for all members
2. Welcome and introductions
3. Public Comment (3 minutes per speaker)
4. Selection of Chair and Vice Chair
5. Conflict of Interest, FPPC Form 700
6. Introduction of Jonathan Genton, Genton Property Group
7. Proposed modifications to project
8. Next steps, next meeting: May 29, 2013, Library Community Room

Adjournment

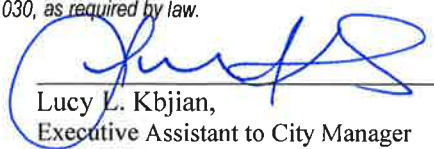
Accommodations



Meeting facilities are accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 403-7230. Hearing assistive devices are available in the Council Chambers. Notification at least 72 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of the City Hall at 1414 Mission Street, South Pasadena, CA 91030, as required by law.

4/4/13
Date


Lucy L. Kbjian,
Executive Assistant to City Manager

South Pasadena Downtown Revitalization Project

Proposed Project Changes

Ad Hoc Downtown Advisory Committee

April 11, 2013



South Pasadena Downtown Revitalization Project Genton Experience and Strengths



Jonathan Genton is the Founding Partner and Chief Executive Officer (“CEO”) of GPG. He is responsible for all aspects of operations for GPG, including acquisitions, development, financing, and asset management. Prior to forming GPG, Mr. Genton was the President and Managing Partner for Watt Genton Associates (“Watt Genton”) a real estate development company which developed over \$800 million of commercial and residential properties throughout the United States. Before forming Watt Genton, Mr. Genton acted as COO of Helios Property Company (“Helios”), a private real estate company affiliated with the Pritzker family. Helios was a development platform which invested in distressed development and entitlement opportunities throughout the United States. Previously, Mr. Genton was a Vice President of SunAmerica and President/COO of Solus Property Company, LLC (“Solus”), an affiliate and managing partner of SunAmerica Realty Partners. Solus acquired and managed properties and mortgage interests in over \$900 million of assets acquired from the Resolution Trust Company. Mr. Genton began his 25-year career with Murdock Development Company (“Murdock”) a real estate development and investment company based in Los Angeles. While at Murdock, Mr. Genton worked on the entitlement and development of large scale master communities throughout California and Hawaii. Mr. Genton is a graduate of the University of California, Los Angeles, with a degree in economics. Mr. Genton is an active member of the Policy Advisory Board, Fisher Center for Real Estate & Urban Economics, University of California, Berkeley and a full member of the Urban Land Institute.

Attached are selected examples of projects for your view consideration:

- Four Seasons Residences, Los Angeles
- bLackwelder Creative Office Campus
- Broadway Lofts, Historic Preservation Adapting Re-Use
- Smiley Creative Office Development

South Pasadena Downtown Revitalization Project Genton Case Study – Four Seasons At Los Angeles

- Branded Four Seasons Residences
- In design phase, construction to start in 2014
- Consisting of one-acre of land located immediately east of the Four Seasons Hotel Los Angeles at Beverly Hills.
- Since acquisition, GPG has obtained entitlements to build a 160,000 sq. ft., 12 story building containing 95 for-sale luxury residences.
- The project was structured as a joint venture between Genton Property Group and an institutional investor. The \$310,000,000 project was acquired, entitled, and is owned by Genton.




FOUR SEASONS
Hotels and Resorts

South Pasadena Downtown Revitalization Project Genton Case Study – bLackwelder

- Premier Creative Office Campus is West Los Angeles
- Adaptive Re-Use of 25 existing light industrial buildings originally constructed in the 1950's, totaling 145,000 sq. ft.
- The project has been repositioned as a collection of creative office buildings and is designed to meet LEED criteria for certification.



- Blackwelder is located at the intersection of La Cienega Blvd. and Fairfax Ave, and is proximate to the MTA's La Cienega Metro Station.



- The project was structured as a joint venture between Genton Property Group and an institutional investor. The \$90,000,000 project was acquired, entitled, constructed, and is owned by Genton.

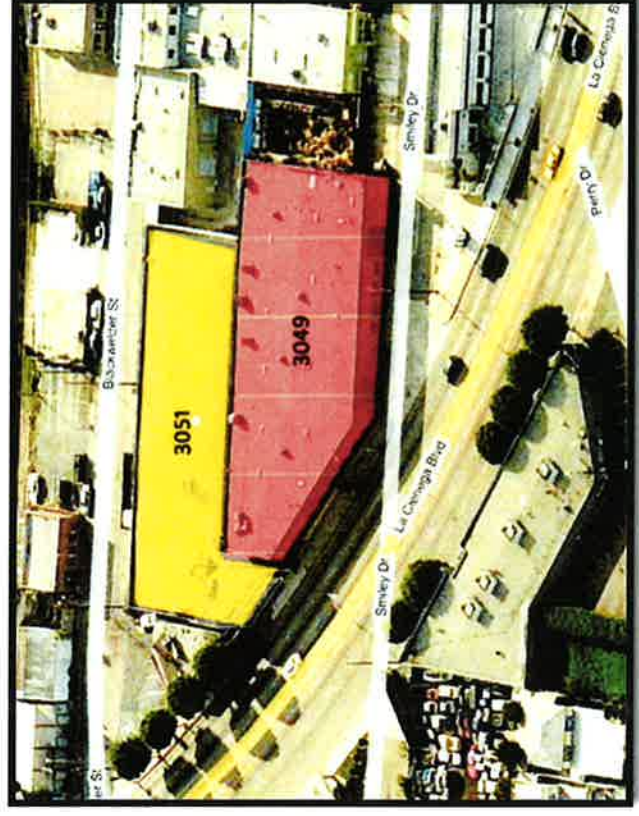
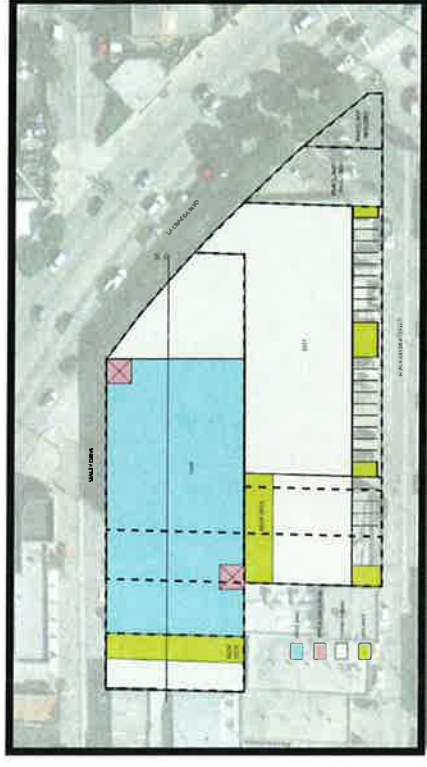
South Pasadena Downtown Revitalization Project Genton Case Study – Broadway Lofts

- Historic Preservation and Adaptive Re-Use
- Completed in 2007, sold in 2012
- Broadway Lofts is a 12-story, historic bank building originally constructed in 1909
- Located adjacent to Horton Plaza in the Gas Lamp District of San Diego, California.
- Broadway Lofts was structured as a joint venture between Watt Genton and an institutional investor. The project was acquired as a public-private partnership established through a protracted and competitive public process.
- The \$20,000,000 project was acquired, entitled, constructed, operated, and sold by Watt Genton.



South Pasadena Downtown Revitalization Project Genton Case Study – Smiley

- Currently in Escrow, Closing May 2012
- Assemblage of 4 existing parcels totaling 60,000 square feet of un-renovated creative office campus; and a 300 car parking garage
- Located near new light rail station Project in contract for purchase. Located adjacent to GPG Blackwelder Project at the intersection of La Cienega & Fairfax.



- Marketing program designed to attract new tenants to area Regional, national, and international employers Media, post production, fashion, software, and art gallery uses
- The project was structured as a joint venture between Genton Property Group and an institutional investor. The \$60,000,000 project was acquired, entitled, constructed, and is owned by Genton.