

Exhibit to Agenda Item #1

59th Street Reuse Project Update and Overview of Project Proposals.

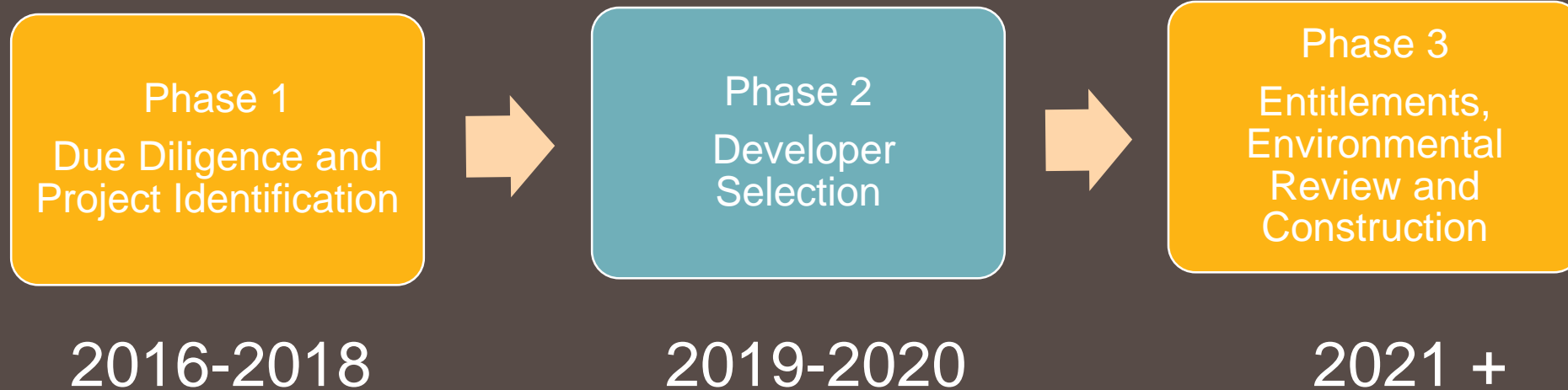
Board Finance & Audit Committee and Special SMUD Board of Directors Meeting
Tuesday, July 14, 2020 scheduled to begin at 5:30 p.m.

59th Street Reuse Project Objectives and Goals

SMUD's objective is to create a high-quality, revenue generating, state-of-the-art, sustainable, transit-oriented, mixed-use infill development.

SMUD is looking for a reuse concept that will enhance the vitality of our community, include innovative energy and climate elements and improve the value of the property.

59th Street Reuse Process Phases



59th Street Reuse Phase 2 Developer Selection Process

Request For Qualifications (RFQ) released on September 20, 2019

- Widely distributed
- Short list of developer teams identified and invited to submit proposals

Request For Proposal (RFP) released on March 3, 2020

- Proposals received on June 4, 2020
- More detailed than RFQ process
- Proposals are currently being evaluated

Recommendation to the full Board in September 2020

59th Street Reuse Phase 3 Post Selection Actions

Exclusive Right to Negotiate

- SMUD and Developer work through proposal and agree on term sheet

Disposition and Development Agreement (DDA) preparation

- SMUD and Developer prepare Disposition and Development Agreement
- Execution

Developer begins planning and entitlement process with City

SMUD remains involved in project as set forth in DDA

Developer Presentations

This evening's presentations will include the following:

1. Introductions of each development team
2. Description of the proposed development plan, including types, densities, design, and amenities
3. Identification of the energy and sustainability elements
4. Summary of the schedule of performance
5. Description of the public outreach strategy

Financial terms and proposed purchase price will not be presented or discussed.

Presentation Steps

Presentation 1

- Board Questions and Comments

Presentation 2

- Board Questions and Comments

Public Comment

Additional Board Comments