



**City Manager**  
Allen J. Parker

## NEWS RELEASE

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### **San Bernardino Mayor and Common Council Take Initial Steps to Redevelop The Carousel Mall and Downtown Area**

*City staff to move forward with Exclusive Negotiation Agreement with internationally known master development team, AECOM and The Fransen Company.*

SAN BERNARDINO, CA, November 2, 2015 – On Monday, Nov. 2, the Mayor and Common Council unanimously approved a resolution to enter into an Exclusive Negotiation Agreement with AECOM and The Fransen Company to redevelop the downtown area.

With a 7-0 vote, the newly established six-month Exclusive Negotiation Agreement (ENA) will allow city staff to move forward with the first phase of developing a comprehensive master plan for the 48.2 acre area known as The Carousel Mall and theater square sites. “Although the process to get to this point took longer than anticipated, we feel we have established a strong development team with [AECOM](#) and [The Fransen Company](#) that can redefine downtown,” said Deputy City Manager Bill Manis. AECOM, an internationally known master developer, in conjunction with The Fransen Company, known for revitalizing downtown retail zones, will be responsible for coordinating the redevelopment and reuse of the sites. The initial concept being considered consists of a mixed-use development that would include residential market-rate housing, with well-known residential builder [KB Home](#), and retail redevelopment with future phases of office, educational, and/or additional housing. A main focus will be to further capitalize and expand the pre-existing foot traffic brought in by the Regal Cinema and California Theatre. “The development is a much-needed shot in the arm for the City’s downtown area,” said City Manager Allen Parker. “It has been a top priority for staff to move this project forward as part of our bankruptcy recovery and economic development plans. It sets stage for a new era for City residents and surrounding businesses.”

The ENA process will lead to, if all parties agree, a master development agreement phase which will include opportunity for community input, a clear definition of the mix of uses, development phases, project financing and the master developer’s obligations. For more information and images, please see the staff report and presentation ([PDF](#)).

#### **About AECOM**

AECOM is a premier, fully integrated professional and technical services firm positioned to design, build, finance and operate infrastructure assets around the world for public- and private-sector clients. The firm’s global staff — including architects, engineers, designers, planners, scientists and management and construction services professionals — serves clients in over 150 countries around the world. AECOM is ranked as the #1 engineering design firm by revenue in *Engineering News-Record* magazine’s annual industry rankings, and has been recognized by *Fortune* magazine as a World’s Most Admired Company. The firm is a leader in all of the key markets that it serves, including transportation, facilities, environmental, energy, oil



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and gas, water, high-rise buildings and government. AECOM provides a blend of global reach, local knowledge, innovation and technical excellence in delivering customized and creative solutions that meet the needs of clients' projects. A *Fortune 500* firm, AECOM companies, including URS Corporation and Hunt Construction Group, had revenue of approximately \$19 billion during the 12 months ending June 30, 2015. More information on AECOM and its services can be found at [www.aecom.com](http://www.aecom.com).

**About The Fransen Company, Inc.**

The Fransen Company, based in Newport Beach, California, provides consulting services to cities and other government agencies, business districts, real estate developers, institutional investors, landowners, lenders, retail companies, and allied organizations. The company was founded in 1984. The firm's principals have been involved in the analysis and planning of projects across the United States, Canada, Mexico and the Caribbean. The company has conceptualized and assessed retail and mixed-use development opportunities for some of the nation's leading development organizations. In addition, the firm has extensive experience in predevelopment, downtown revitalizations and repositioning existing retail projects. They played an integral role in bringing Regal Cinema to downtown San Bernardino.

**About KB Home**

KB Home is one of the largest and most recognized homebuilders in the United States and an industry leader in sustainability, building innovative and highly energy- and water-efficient new homes. Founded in 1957 and the first NYSE-listed homebuilder (ticker symbol: KBH), the company has built nearly 600,000 homes for families from coast to coast. Distinguished by its personalized homebuilding approach, KB Home lets each buyer choose their lot location, floor plan, décor choices, design features and other special touches that matter most to them. To learn more about KB Home, call 888-KB-HOMES, visit [www.kbhome.com](http://www.kbhome.com) or connect on Facebook.com/KBHome or Twitter.com/KBHome.

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