



City of Suisun City  
701 Civic Center Blvd  
Suisun City, CA 94585

June 3, 2025

Dear Mayor Hernandez, Members of the City Council, and City Manager,

The entire team at California Forever is excited about the opportunity to work with Suisun City to bring new industries and wonderful new neighborhoods to an expanded Suisun City, while creating the tax base and investments that help Suisun's existing neighborhoods achieve the vibrancy and services they need and deserve.

Following the May 13th meeting of the Suisun City Council, we are aware of the serious financial challenges facing the city, and the hard choices that may lie ahead, including the risk of layoffs and impacts to vital community services. We recognize how difficult these circumstances are for the city and its staff, and the long-term implications for the well-being of Suisun City residents.

As we have always discussed with the community, we believe any expansion of Suisun City should be paired with new investments in Suisun City's existing downtown that help realize its potential as a lifestyle and entertainment destination. I am writing today because, in light of the city's current financial challenges, we wanted to offer the option of accelerating our investments in Suisun's downtown, if that would be helpful.

Specifically, we understand from the City Council meeting on May 13th that, even after potentially signing a Reimbursement Agreement with our company, the city will have a shortfall of \$1.3 million for the 2025/2026 budget.

To close that gap and save the city from being forced to use up reserves or lay off staff, we would like to propose purchasing up to \$1.5 million worth of the city's downtown properties, including the Lawler House/Theater block and the city-owned parcels on the adjacent 701 Main St block. We understand that these are parcels the city has previously listed for sale and already wants to sell for mixed use developments. Our offer would provide a fast, easy, and reliable way to achieve that, and in doing so generate the funds the city needs within the next few months. To ensure a fair and transparent process regarding the parcels to be included, we would suggest that the city retains independent appraisers to determine fair market values.

Our goal would be to not just buy the properties, but to immediately begin the process of working with you, city staff, and the Suisun community to design something wonderful. In such a process, we would seek to evaluate whether any of the existing buildings can be incorporated into the new project, or if we would need to do all new development. In either case, the goal would be to enhance the vibrancy of the downtown.



We want to be upfront and clear that we cannot commit to constructing a downtown property on a standalone basis, as we do not yet know whether we can identify a project that meets the city's requirements, that the community is excited about, and that can be commercially built. As you know, many of the cities in Solano County have been looking to redevelop lands in their downtowns, but generally it has been challenging for any such projects to be commercially viable.

We are excited about working with the community to find an exciting project that both the city and the community can stand behind and that meets the market place demand so it can be developed in a timely fashion. We are also open to a public benefit and a condition in the Development Agreement that we cannot commence construction on the larger project unless we are also investing the necessary funds into Suisun City's downtown, reflecting our commitment to all of Suisun City.

We hope this offer is a helpful option as you consider the path forward. If this is not of interest for whatever reason, we are happy to proceed with the Reimbursement Agreement alone.

Finally, and also separately from any of the above, we understand that many of Suisun's favorite community celebrations are about to be canceled due to budget constraints, including Music on the Waterfront, Sunday Jazz concert series, Movies in the park, Kwanzaa, National Night Out, Menorah lighting, and Suisun Pride. We also know the cost of fireworks for the 4th of July is a challenge. To support these vital parts of Suisun's community life, we would like to offer a grant of \$55,000 to help cover these costs.

California Forever is committed to being a strong partner for Suisun City for the next half a century. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink that reads "Jan Sramek". The signature is written in a cursive, slightly slanted style.

Jan Sramek  
Founder & CEO