

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA
and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 03/31/2009 by the following vote:

AYES: ☐

NOES: ☐

ABSENT: ☐

ABSTAIN: ☐

RECUSE: ☐



Resolution No. 2009/115

Designating Specified Parcels in the North Richmond Project Area as a Unified Development Area for Redevelopment by One or More Master Developers.

WHEREAS, pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Contra Costa County Board of Supervisors ("County") has adopted, and the Contra Costa County Redevelopment Agency (the "Agency") is responsible for implementing, the Redevelopment Plan for the North Richmond Redevelopment Project Area by Ordinance No. 87-50, adopted on July 14, 1987, as amended by Ordinance No. 94-63, adopted on December 6, 1994, as amended by Ordinance No. 99-06, adopted on February 23, 1999, as amended by Ordinance No. 99-31, adopted June 8, 1999, as further amended by Ordinance No. 2006-35, adopted July 18, 2006, as further amended by Ordinance No. 2007-25, adopted on June 5, 2007, as further amended by Ordinance No. 2008-20, adopted on May 20, 2008 (the "Redevelopment Plan"), which sets forth a plan for redevelopment of the North Richmond Redevelopment Project Area (the North Richmond Project Area"); and

WHEREAS, by Resolution No. 87-14 dated June 2, 1987, the Agency has adopted its Rules for Business Tenant Preference and Owner Participation in the North Richmond Redevelopment Project Area (the "Rules"); and

WHEREAS, a central purpose of the North Richmond Plan is to revitalize the North Richmond Project Area by, among other activities, redeveloping currently underutilized parcels; and

Contact: D. Wells, 5-7236

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: March 31, 2009

David J. Twa, County Administrator and Clerk of the Board of Supervisors

By: , Deputy

cc:

WHEREAS, the staff report accompanying this resolution demonstrates that it would be in the best interest of redevelopment of the North Richmond Project Area that all or substantial portions of select contiguous parcels on the eastern side of Third Street between Grove street and Chesley Avenue in the North Richmond Redevelopment Project Area (the "Unified Development Site") be developed in a unified manner by one or more master developer(s) as authorized by the Plan and Part III.A of the Rules; and

WHEREAS, Exhibit A attached to this Resolution and incorporated herein by this reference is a map showing the parcels that comprise the Unified Development Area; and

WHEREAS, the Agency shall prepare a request for proposals for redevelopment of the Unified Development Site, which, when completed, will enable the Agency to more precisely specify the most appropriate reuse of the Unified Development Site and shall include solicitation of proposals from qualified property owners and other development entities that will best achieve the central purpose of the North Richmond Plan described above; and

WHEREAS, upon completion of the request for proposals, the Agency will be able to complete the process for selection of one or more master developers for all or substantial portions of the Unified Development Site, as set forth in Part III.A of the Rules.

NOW THEREFORE BE IT RESOLVED that the Agency hereby determines that the above Recitals are true and correct and have served, together with the accompanying staff report, as the basis for the actions set forth.

BE IT FURTHER RESOLVED that, the Agency determines that it is in the best interest of the North Richmond Project Area to redevelop all or substantial portions of the Unified Development Area, consisting of the parcels shown in Exhibit A, as a unified development in accordance with the North Richmond Plan and Part III.A of the Rules, and designates Grove Point as a Unified Development Area under the North Richmond Redevelopment Plan and Part III.A of the Rules.

BE IT FURTHER RESOLVED that, the Agency hereby authorizes the Agency Executive Director, or the Redevelopment Director's designee, to prepare a request for proposal (the "RFP") for redevelopment of the Unified Development Area, consistent with the Plan and the Rules and distribute the RFP to the owners of the affected parcels and such other persons or entities that the Executive Director, or the Executive Director's designee, deem appropriate as potential master developers of the Unified Development Site. The RFP shall direct that proposals be submitted by April 24, 2009, provided that this deadline may be extended if the Redevelopment Director, or the Redevelopment Director's designee, determines that an extension of that deadline would be beneficial to the Agency.

BE IT FURTHER RESOLVED that, the Agency Redevelopment Director is authorized to obtain appraisals, make conditional purchase offers, and seek to negotiate voluntary purchase agreements subject to the final subsequent approval by the Agency Board, for any or all of the parcels comprising the Unified Development Area; provided, however, that nothing in this Resolution constitutes a commitment of decision of the Agency to acquire any property.

BE IT FURTHER RESOLVED that if, pursuant to subsequent final approval of the Agency Board, the Agency does acquire any of the parcels comprising the Unified Development Area, the owner(s) of such property shall be entitled to submit a proposal to serve as master developer for the Unified Development Area as provided in Part III.A.6 of the Rules.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon its passage and adoption

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Redevelopment Agency Governing Board on the date shown:

ATTESTED: March 31, 2009

David Twa, Clerk of the Board of Supervisors and County Administrator

By _____, Deputy