

OVERSIGHT BOARD RESOLUTION NO. 2014- 05

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PINOLE REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the Oversight Board of the Successor Agency to the Pinole Redevelopment Agency (the "Oversight Board") has been appointed pursuant to the provisions of Health & Safety Code Section 34179; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), upon the Successor Agency's receipt of a "Finding of Completion" form from the Department of Finance and pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a Long Range Property Management Plan ("LRPMP") for the former Agency's real property assets and submit the approved LRPMP to the Oversight Board and the Department of Finance for approval, all within six months of the date of the Finding of Completion; and

WHEREAS, on September 16, 2014, the Successor Agency adopted Resolution No. 2014-05, approving the Long Range Property Management Plan; and

WHEREAS, on September 23, 2014, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the Department of Finance; and

WHEREAS, by this Resolution, the Oversight Board desires to approve the LRPMP in the form submitted by the Successor Agency, and to authorize the Successor Agency to transmit said LRPMP to the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

NOW, THEREFORE, BE IT RESOLVED, by the Oversight Board as follows:

SECTION 1. The above recitals are true and correct and incorporated by reference herein.

SECTION 2. The Oversight Board hereby approves the Long Range Property Management Plan in the form submitted and authorizes the Successor Agency to transmit said Property Management Plan to the Department of Finance for approval.

PASSED, APPROVED AND ADOPTED by the Oversight Board at the meeting held on the 1st day of **October, 2014**.

AYES:	Boardmember	Marquez, Murray, Toms
NOES:	Boardmember	Drazba
ABSENT:	Boardmember	Dotson, Long, Martinez-Rubin,
ABSTAIN:	Boardmember:	None



CHAIR, OVERSIGHT BOARD

ATTEST:



Patricia Atherton, MMC
Secretary

**OVERSIGHT BOARD
RESOLUTION NO. 2015- 08**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE REDEVELOPMENT AGENCY OF THE CITY OF PINOLE APPROVING THE
AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN**

WHEREAS, the Oversight Board of the Successor Agency to the Pinole Redevelopment Agency (the "Oversight Board") has been appointed pursuant to the provisions of Health & Safety Code Section 34179; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), upon the Successor Agency's receipt of a "Finding of Completion" form the Department of Finance and pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a Long Range Property Management Plan ("LRPMP") for the former Agency's real property assets and submit the approved LRPMP to the Oversight Board and the Department of Finance for approval, all within six months of the date of the Finding of Completion; and

WHEREAS, on September 16, 2014, the Successor Agency adopted Resolution No. 2014-05 approving the Long Range Property Management Plan; and

WHEREAS, on September 23, 2014, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the Department of Finance; and

WHEREAS, on October 1, 2014, the Oversight Board adopted Resolution No. OB 2014-05 approving the Long Range Property Management Plan; and

WHEREAS, a parcel located at 830-850 Pinole Shores Drive (APN: 402-230-022) was inadvertently excluded when the original LRPMP was submitted and is now incorporated as part of the Amended Long Range Property Management Plan as Property #18; and

WHEREAS, the State Department of Finance ("DOF") has advised staff that the LRPMP must be amended prior to approval; and

WHEREAS, the Long Range Property Management Plan has been amended as required by the DOF; and

WHEREAS, by this Resolution, the Oversight Board desires to approve the Amended LRPMP in the form submitted by the Successor Agency, and to authorize the Successor Agency to transmit said Amended LRPMP to the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

NOW, THEREFORE, BE IT RESOLVED, by the Oversight Board as follows:

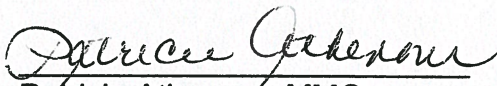
SECTION 1. The above recitals are true and correct and incorporated by reference herein.

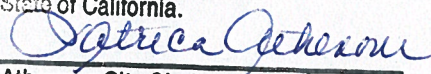
SECTION 2. The Oversight Board hereby approves the Amended Long Range Property Management Plan in the form submitted and authorizes the Successor Agency to transmit said Property Management Plan to the Department of Finance for approval.

SECTION 3. The Oversight Board hereby grants the authority to the City Attorney to make non-substantive changes to the Property Management Plan.

PASSED, APPROVED AND ADOPTED by the Oversight Board at the meeting held on the 4th day of **November, 2015**.

AYES: Boardmember: Drazba, Long, Murray, Martinez-Rubin, Toms
NOES: Boardmember: None
ABSENT: Boardmember: Dotson, Marquez
ABSTAIN: Boardmember: None


Patricia Athenour, MMC
Board Secretary
2544594.1

R-2015-08
Oversight Board
I hereby certify that the foregoing is a true and correct copy of the original document filed in the City Clerk's Office, City of Pinole, Contra Costa County, State of California.

Patricia Athenour, City Clerk of the City of Pinole
Date: 11/5/2015



**CITY OF PINOLE
SUCCESSOR AGENCY**

**AMENDED
PROPERTY MANAGEMENT PLAN
AB 1484 CLASSIFICATION**

November 4, 2015

Amended Long Range Property Management Plan Successor Agency to the Former Redevelopment Agency of the City of Pinole

Introduction

As part of the dissolution process of former redevelopment agencies, State Assembly Bill 26 (ABX1 26) required successor agencies to dispose of real property assets owned by former redevelopment agencies “expeditiously and in a manner aimed at maximizing value.” State Assembly Bill 1484 (AB 1484) clarified how successor agencies should dispose of these assets with direction to prepare a Long Range Property Management Plan (LRPMP) governing the disposition and use of the former Agency owned properties to be submitted to their Oversight Board and the State Department of Finance within six months of receiving a Finding of Completion. The Successor Agency to the former Redevelopment Agency of the City of Pinole (Successor Agency) received its Finding of Completion on September 23, 2014, which requires the LRPMP to be submitted no later than March 22, 2015.

Section 34191.5 of the Health and Safety Code, which was added by AB 1484, requires that the LRPMP include an inventory and site history of each of the former Agency owned properties as well as a plan for the future use or disposition of each site. AB 1484 allows for four permissible uses of the properties, including the retention of the property for governmental use, the retention of the property for future development, the use of the property to fulfill an enforceable obligation (either through sale of the property or revenue received), or the sale of the property.

This amended Long Range Property Management Plan (the “Amended Plan”) supersedes and replaces the Long Range Property Management Plan (“Original Plan”) approved by the Oversight Board on October 1, 2014, as Resolution No. 2014-05, and sets forth the strategy and process of the City of Pinole as Successor Agency (“Successor Agency”) to dispose of former Pinole Redevelopment Agency real property assets. The Amended Long Range Property Management Plan for the Successor Agency to the former Redevelopment Agency of the City of Pinole incorporates the following:

- Include an inventory of all properties in the Property Trust Fund. The inventory consist of all of the following information:
 - The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
 - The purpose for which the property was acquired.

- Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
- An estimate of the current value of the parcel including, if available, any appraisal information.
- An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
- The history of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts.
- A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
- A brief history of previous development proposals and activity, including the rental or lease of property.
- Address the use or disposition of all of the properties in the Property Trust Fund. Permissible uses include the retention of the property for governmental use, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The LRPMP shall separately identify and list properties in the Property Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:
 - If the LRPMP directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the City.
 - The proceeds from the sale of properties through either future development or sale/liquidation shall be sent to the County to be distributed to the taxing entities. Prior to the approval of the LRPMP, if any of the properties generate revenues through a lease, for any purpose other than to fulfill an enforceable obligation, the revenues will be sent to the County to be distributed to the taxing agencies.

According to Health and Safety Code § 34180 (f), if a City wishes to retain any properties or other assets for future redevelopment activities, it must enter into a compensation agreement with the taxing entities.

Of the 6 properties (#10 - #15) designated as future development, compensation agreements will be negotiated with the taxing entities.

Amendments to the Long Range Property Management Plan

Following review of the Agency’s Long Range Property Management Plan by the Department of Finance, the Agency was informed that an Agency owned property was not referenced on the Plan. That property is now included as part of the Amended LRPMP (See #18). The excluded parcel is one of six parcels which comprise the 830-850 San Pablo Ave – Pinole Shores II development site (See #16).

Summary of Property Owned by the Successor Agency

The Successor Agency owns and controls various properties within the City of Pinole. Each site and the required information under AB 1484 will be discussed in detail in the “Summary” matrix. Table 1 below is an overview of the classification of the Successor Agencies properties.

Table 1

	Property	AB 1484 Classification			
		Governmental Purpose Use	Enforceable Obligation Use	Future Development	Sale/ Liquidation
1	648 Tennant Ave. - Parking Lot	X			
2	2180 Prune St. - Parking Lot	X			
3	813 Fernandez Ave. - Parking Lot	X			
4	798 Fernandez Ave. - Parking Lot	X			
5	601 Tennent Ave. -Youth Center	X			
6	San Pablo Ave. - Fernandez Park	X			
7	San Pablo Ave. - Entrance Sign	X			
8	2131 Pear St. – City Hall Complex	X			
9	651 Pinole Shores - Animal Shelter	X			
10	2361 San Pablo Ave. - Former Bank			X	
11	Pinole Valley Rd. - Gateway Project - Restaurant			X	
12	1301 Pinole Valley Rd. & Henry Rd. – Gateway Project- Medical			X	
13	Pinole Valley Rd. - Gateway Project- Restaurant #2 (Caltrans)			X	
14	1300-1400 Pinole Valley Rd. - Gateway Project			X	
15	2301 San Pablo Ave. – Corner Lot			X	

16	830-850 San Pablo Ave. Pinole Shores II				X
17	600 Tennant Ave. - Blackies				X
18	* 830-850 San Pablo Ave. - Pinole Shores II – APN: 402-230-022				X

* While the excluded parcel (#18) is part of the 830-850 Pinole Shores Development (#16) it has been shown separately for purposed of disclosure.

Property Inventory

Health and Safety Code Section 34191.5 requires that the Long Range Property Management Plan include an inventory of all properties owned by the Former Redevelopment Agency of the City of Pinole, which are held in a Property Trust Fund. The Successor Agency to the former Redevelopment Agency of the City of Pinole has possession of eighteen (18) properties that were referenced in the previous section and have been included in this plan. The properties have been placed into different categories based upon the specifics of the property and approach to its disposition.

A. Properties that will be used for government purpose. These properties have no commercial value, including remnant pieces, landscape areas, ROW, slope area and properties that are governmental use. The staff recommends that these properties be transferred to the City. There are nine (9) properties listed under this category.

1. 648 Tennant Ave (Parking Lot) employee and Fernandez Park parking lot. This lot is used by Youth Center Staff and the public accessing the City's Park.
2. 2180 Prune Street (City Hall) parking lot which is primarily used by City for employee, police, and code enforcement staff for parking of vehicles as well as visitor parking.
3. 813 Fernandez Ave (Parking Lot) which is used as parking for direct access to the Bay Trail for walking, jogging and promotion of wetlands area.
4. 798 Fernandez Ave (Parking Lot) used to provide off-street parking to commercial and institutional (bank) businesses.
5. 601 Tennant Ave. (Youth Center) which serves as the center for City run youth programs and activities.
6. Fernandez Park Patio includes an outdoor gazebo located in Fernandez Park.

7. San Pablo Ave - vacant site which is the location of a City entrance sign with City logo.
8. 2131 Pear Street – (City Hall Building) which is the location for all development, administration and planning departments.
9. 651 Pinole Shores – a vacant parcel which is proposed to be used by the City's Public Works Department as a Corporation Yard.

B. Properties Transferred to the City for Future Development. The properties are intended to be transferred to the City on a short-term basis and soon thereafter sold to interested parties and/or developers to carry out the vision as approved by the Redevelopment Plan, the Three Corridors Specific Plan, and the Redevelopment Implementation Plan. There are six properties listed under this category.

10. 2361 San Pablo Ave – Former Bank of Pinole which was purchased from the City for the commercial and retail development.
11. Pinole Valley Road Gateway East – Vacant Pad which was purchased for development of a regional commercial, medical or retail development.
12. 1301 Pinole Valley Road & Henry Rd – Vacant Pad which was purchased for development of a regional commercial, medical or retail development.
13. Pinole Valley Road Gateway East – Vacant Pad (Caltrans) which was purchased for development of a regional commercial, medical or retail development or parking lot for commercial overflow.
14. 1300-1400 Pinole Valley Rd which was purchased for development of a regional commercial, medical or retail development.
15. 2301 San Pablo Ave – vacant site which is located in the Downtown and proposed for future development.

With respect to properties #11-14, the City has been in negotiations with Thomas Gateway LLC and Agape Assets LLC, for the sale of the properties for development, in the amounts of \$3,700,000 for properties No. 11, 13, & 14, and \$470,000 for property 12, respectively. The sale price represents the highest and best use and fair market value as determined by an appraisal conducted by an MAI appraiser.

The City will enter into Compensation Agreements with the affected taxing agencies.

C. Properties for Sale/Liquidation. Those properties are to be marketed through direct contact with interested parties and through the use of brokers. Proposals would be evaluated based upon acceptable development plans.

Appraisals of these properties will be obtained to maximize the sale value. The proceeds from the sale will be used to fulfill enforceable obligations and/or remitted to the County Auditor-Controller for distribution to the taxing agencies.

There are three (3) properties listed under this category.

16. 830-850 San Pablo Ave. – Pinole Shores II, this property along with an adjacent parcel was purchased with the intent of developing both sites but this property remains undeveloped and is proposed to be sold.
17. 600 Tennant Ave – Blackies was purchased with the intent to rehab the restaurant. The properties remain vacant and undeveloped and will be sold at Fair Market Value as interest is received.
18. 830-850 San Pablo Avenue – Pinole Shores II, APN: 402-230-022 - This parcel (#18) is part of the development site known as 830-850 Pinole Shores (#16). This parcel was previously excluded when the initial LRPMP was submitted. The parcel has been shown separately for purposed of disclosure.

Successor Agency:

PINOLE

County:

CONTRA COSTA

AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN - PROPERTY INVENTORY DATA - November 4, 2015

		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type	Address	APN #	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of RDA Acquisition	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income / Revenue	Contractual requirements for use of income / revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity	
1	Park Parking Lot	648 Tennent Ave.	401-142-013	Governmental Use	Public parking for park	Oct-07	\$ 225,000	\$ 130,639	Assessors value	8/7/2014	N/A	N/A	Public parking lot for youth center staff, Fernandez park users, memorial hall users and employees of City audio-video department.	5,000 sq. ft.	RMU- Residential Mixed Use	\$ 125,414	\$ -	No current revenue or income contract	Phase I was performed on the property on February of 2007. The report did not find any contamination on property.	None	Provides necessary parking for the adjacent youth center and park	None-this is a parking lot for the park	
2	Parking Lot	2180 Prune St.	401-168-012	Governmental Use	Employee parking in lot adjacent to City Hall	May-95	\$ 68,000	\$47,030	Assessors value	8/7/2014	N/A	N/A	To serve as a parking lot for City Hall, Police and Fire employees as well as parking for City, Police vehicles. As well as parking for St. Josephs School.	5,000 sq. ft.	R2-Medium Density Residential	\$ 47,030	A portion of the annual income, based on RDA's property to overall lot size, from St. Joseph School. 25% of annual income goes to RDA or \$2,472.50.	Lease entered in to on September 1, 1999 for 50 years plus 2 - 10 yr options. Annual CPI included. Revenue is used for annual maintenance and resurfacing/restriping	Phase I was performed on the property on February of 2007. The report did not find any contamination on property.	None	Provides necessary parking for the adjacent City Hall and Police and Fire Station.	None-this is necessary parking for City employees and City owned vehicles.	
3	Park Parking Lot	813 Fernandez Ave.	401-166-027	Governmental Use	Public parking for park	Jun-95	\$ 129,000	\$ 157,812	Assessors value	8/7/2014	N/A	N/A	Parking lot for citizens who want direct access to the "Bay Trail" for walking, biking, or jogging. Trail is approx. 2 miles.	5250 sq. ft.	CMU - Commercial Mixed use	\$ 157,812	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1. A residential home resided on the site.	None	Provides necessary parking for park	None	
4	Parking Lot	798 Fernandez Ave.	401-162-010	Governmental Use	Public parking for commercial businesses.	Jun-96	\$ 154,000	\$ 165,129	Assessors value	8/7/2014	N/A	N/A	Promote shopping of commercial and restaurants in close proximity to the downtown. City has a Reciprocal Parking Agreement with businesses.	6857 sq. ft.	CMU - Commercial Mixed use	\$ 165,129	Annual income of \$700.20 for parking lot which has ingress and egress access to Bank of West Bank and Pear Street Bistro.	The City entered into a Reciprocal Easement Agreement between the Bank, Roger Cook Trust, and the Agency for ingress, egress and parking on the lot. Income is used to pay maintenance expenses associated with the property.	No documents found related to performance of a Phase 1. Site was a parking lot when purchased.	None	Encourages citizens to patronize downtown businesses	None-Intent is to promote access to downtown businesses	
5	Youth Center	601 Tennent Ave.	401-141-014	Governmental Use	City run youth programs	Sep-02	\$ 3,461,000	\$ 3,836,789	Assessors value	8/7/2014	N/A	N/A	The Property was purchased for the purpose of constructing a Youth Center and Cable Access Center.	105,600 sq ft	PQI - Public / Quasi-Public / Institutional	\$ 870,408	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1. Two sites (existing building) were purchased to construct Youth Center.	None	Provides safe environment for youth activities	This property has always served as youth center for City run youth programs, a memorial hall, and site for Pinole's City run audio-video department.	
6	Portion of Fernandez Park	San Pablo Ave.	401-150-031	Governmental Use	Park	May-92	\$ -	\$ 37,330	Assessors value	8/17/2014	N/A	N/A	Property was donated by a private party to be utilized as a public park	1,307 sq. ft.	CMU - Commercial Mixed use	\$ 24,578	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1.	None	None-public park	None	
7	Vacant Site - Entrance Sign	San Pablo Ave.	401-200-017	Governmental Use	Right of Way	7-Aug-01	\$ 12,391	\$ 14,937	Assessors value	8/7/2014	N/A	N/A	To support the beautification efforts of the entrance to the City.	1,220 sq ft	RMU- Residential Mixed Use	\$ 14,937	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1.	None	None - public property	None	
8	City Hall	2131 Pear Street	401-163-004	Governmental Use	Governmental Offices	3/1/1995 & 3/1/1997	\$600,000 & \$3,571,600	\$ 8,741,520	Assessors value	8/7/2014	Not for sale	City Hall	The construction of the City Hall Offices. The Building is owned by the Agency.	17,369 sq ft	PQI - Public / Quasi-Public / Institutional	\$ 199,985	\$ -	No current revenue or income contract	None, site had existing portable units used as City Hall offices	None	None - Government Use	City Hall constructed on property.	
9	Vacant Pad - Development Site	651 Pinole Shores	402-220-021	Governmental Use	Public Works Storage Facility	01/5/2006	\$ 794,019	\$ 769,210	Assessors value	8/7/2014	N/A	N/A	The property was acquired as part of a property swap and purchase. The purpose for acquiring the site was to use and construct a building as a future City Public Work Corporation Yard.	56,628 sq ft	OIMU - Office Industrial Mixed use	\$ 769,210	\$ -	No current revenue or income contract	In 2006, ACC Environmental conducted a hazardous assessment of the property. Property required mitigations, in July 2006 city approved \$75,760 for Asbestos Management Group to clean site.	None	None - Government Use	In 2004 and 2005, conceptual plans were completed to relocate the City's Corp Yard to the property, but plans were put on hold due to lack of funding.	
10	Former Bank - Commercial Site	2361 San Pablo Ave.	401-162-003	Future Development	Transfer to City for future development - Commercial development within constraints of historic designation	May-92	\$ 225,000	\$ 339,644	Appraisal	6/30/2015	\$440,000	Once LRPMP is approved and development is proposed.	The property was purchased for commercial and retail lease or development in the downtown.	6,100 sq ft	CMU - Commercial Mixed use	\$ 130,640	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1.	None	Provides downtown commercial or retail space.	City has reviewed and rejected previously proposed restaurant and tea house use. The building has been vacant since 2010.	

		HSC 34191.5 (e)(1)(C)		HSC 34191.5 (e)(2)		HSC 34191.5 (e)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (e)(1)(B)	HSC 34191.5 (e)(1)(C)		HSC 34191.5 (e)(1)(D)	HSC 34191.5 (e)(1)(E)		HSC 34191.5 (e)(1)(F)		HSC 34191.5 (e)(1)(G)		HSC 34191.5 (e)(1)(H)
No.	Property Type	Address	APN #	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of RDA Acquisition	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income / Revenue	Contractual requirements for use of income / revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity	
11	Vacant Pad - Development Site	Pinole Valley Rd- Gateway Project	401-211-032	Future Development	Transfer to City for future development	Jan-00	\$ 128,797	\$348,000 - \$590,000	Appraisal	11/26/2013	No. 11, 13, & 14 will be transferred to the City and sold to a developer.	Once LRPMP is approved.	Purchased for development of regional commercial use or medical facilities.	18,295 sq ft	OPMU - Office Professional Mixed Use	\$ 189,721	\$ -	No current revenue or income contract	Phase I on entire site was performed by Kaiser which purchased the majority of the site. City does not have copies of Phase 1.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In January 2011, the Agency received an offer for the property from Market Street Development, LLC. The Agency and Market Street Development negotiated a price for the property. The developer was unable to obtain financing with agreement terminated on August 10, 2011. City has negotiated agreements for sale of the property for retail development.	
12	Vacant Pad - Development Site	1301 Pinole Valley Rd & Henry Rd - Gateway Project	401-211-033	Future Development	Transfer to City for future development	Jan-96	\$ 193,406	\$ 470,000	Appraisal	6/27/2013	Property to be sold to Developer once LRPMP is approved.	Once LRPMP is approved.	Purchased for development of regional commercial use or medical facilities.	26,136 sq. ft	OPMU - Office Professional Mixed Use	\$ 682,465	\$ -	No current revenue or income contract	Phase I on entire site was performed by Kaiser which purchased the majority of the site. City does not have copies of Phase 1.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In January 2011, the Agency received an offer for the property from Market Street Development, LLC. The Agency and Market Street Development negotiated a price for the property. The developer was unable to obtain financing with agreement terminated on August 10, 2011. City has negotiated agreements for sale of the property for retail development.	
13	Vacant Pad - Development Site(Caltrans)	Pinole Valley Rd- Gateway Project	401-211-034	Future Development	Transfer to City for future development	Nov-09	\$ 425,000	\$ 375,000	Appraisal	11/26/2013	No. 11, 13, & 14 will be transferred to the City and sold to a developer.	Once LRPMP is approved.	Purchased for development of commercial use or medical facilities and/or intended for commercial overflow parking.	25,991 sq. ft	OPMU - Office Professional Mixed Use	\$ 407,598	\$ -	No current revenue or income contract	Phase I was performed by Thomas Properties as part of a pending development between the Successor Agency and Thomas Properties.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In 2009, Kaiser Medical had option to purchase property but chose not to exercise its option. A developer is interested in purchasing the site for development.	
14	Vacant Pad - Development Site	1300-1400 Pinole Valley Rd- Gateway Project	401-410-017	Future Development	Transfer to City for future development - Serving regional commercial use	Between 2002-2007, 4 parcels at time, now 1 large parcel	\$ 3,216,763	\$2,340,000 to \$3,260,000	Appraisal	11/26/2013	No. 11, 13, & 14 will be transferred to the City and sold to a developer.	Once LRPMP is approved.	Purchased for development of regional commercial use or medical facilities.	197,327 sq. ft	OPMU - Office Professional Mixed Use	\$ 4,125,101	\$ 1,000.00	Not applicable. The Agency submitted the income to the County to be distributed to the taxing entities.	Phase I was performed by Thomas Properties as part of a pending development between the Successor Agency and Thomas Properties.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In 2008, former negotiations with Alta Bates Summit Medical Center for medical use were unsuccessful. Exclusive Negotiating Agreement terminated in 2009. Agency is currently working with Developer for sale and development of the site.	
15	Vacant Site - Development Site (Corner Lot)	2301 San Pablo Ave.	401-162-001	Future Development	Transfer to City for future development Commercial and retail development	Nov-03	\$ 300,000	\$ 225,746	Appraisal	6/26/2015	\$290,000	2015	Originally Housing fund purchased for housing development but then RDA purchased property from housing fund for retail development	7,860 sq ft	CMU - Commercial Mixed use	\$ 225,746	\$ -	No current revenue or income contract	A Shell Gas Station at the site closed in the fall of 2000. In 2001, Shell initiated on-site demolition, tank removal, and soil and groundwater remediation of the contaminated soil. Shell ultimately received clearance and closure from the Regional Water Quality Control Board in 2007.	None	To provide commercial and/or retail space in our downtown consistent with the City's Downtown Plan.	In 2005, BH Development proposed development of the site. In 2007, the economic conditions led to the developer withdrawing from the project.	
16	Vacant Pad - Development Site	830-850 San Pablo Ave. - Pinole Shores II	402-230-020 402-230-018 402-230-017 402-230-016 402-230-015	Future Development	Sale Property	Dec-02	\$ 3,425,246	\$ 3,145,923	Assessors value	8/7/2014	Will need to be determined at the time of the sale	2015	Purchased for development of regional commercial use.	321,780 sq ft	OIMU - Office Industrial Mixed use	\$ 3,145,923	\$ -	No current revenue or income contract	In 2002, the Agency purchased a house and a former auto wrecking yard and completed extensive environmental remediation to prepare the site for future development.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	A 2005 DDA with developer terminated in 2009 due to economic conditions at the time.	
17	Vacant site/building - Development Site	600 Tennant Ave.	401-142-010	Future Development	Sale Property	3/01/2005	\$ 681,533	\$ 313,536	Assessors value	8/7/2014	Unknown. Appraisal will need to be obtained	2015	Site purchased for mixed use development.	5,000 sq ft	RMU - Residential Mixed Use	\$ 182,896	\$ -	No current revenue or income contract	None, site still has existing building when purchased	None	To provide commercial and/or retail space and eliminate blight.	At time of purchase, some consideration was given to demolishing the buildings and constructing temporary parking. In 2006, development proposals were received from three developers for three completely different types of projects: mixed-use commercial/residential, performing arts annex, and restaurant. A development agreement was not reached for any of the concepts.	
18	Vacant Undeveloped Pad - Development Site	830-850 San Pablo Ave. - Pinole Shores II	402-230-022	Future Development	Sale Property	Dec-02	Parcel is part of #16 - Price for all six (6) lots is \$3,425,246	\$ 8,808	Assessors value	10/28/2015	Will need to be determined at the time of the sale	2015	Purchased for development of regional commercial use. This parcel part of the overall site but is dedicated as open space	20,419 sq ft	OIMU - Office Industrial Mixed use	\$ 3,145,923	\$ -	No current revenue or income contract	In 2002, the Agency purchased a house and a former auto wrecking yard and completed extensive environmental remediation to prepare the site for future development.	None	The sale of the property will provide commercial and retail opportunity consistent with the original planning objective for the property.	A 2005 DDA with developer terminated in 2009 due to economic conditions at the time.	