



Contra
Costa
County

To: Board of Supervisors

From: Julia R. Bueren, Public Works Director/Chief Engineer

Date: March 14, 2017

Subject: Donation of 3939 Bissell Ave. to RYSE, Inc., Richmond Area

RECOMMENDATION(S):

1. DECLARE the real property located at 3939 Bissell Avenue in Richmond (APNs 517-320-018 and -019) (Property) to be surplus and no longer necessary for County purposes. Project No.: WLG 130;
2. APPROVE the donation of the Property from Contra Costa County (County) to RYSE, Inc., a California non-profit organization (RYSE) as permitted by Government Code Section 25372(b)(1);
3. AUTHORIZE the Chair, Board of Supervisors, to execute a Grant Deed on behalf of the County to transfer the Property to RYSE, Inc.; AUTHORIZE the Public Works Director, or designee, to execute the Real Property Sales Agreement, and all ancillary documents necessary to implement the transfer of the Property, on behalf of the County; and
4. DIRECT the Real Estate Division of the Public Works Department to cause said Grant Deed to be recorded in the Office of the Clerk Recorder and delivered to RYSE, Inc., 205 41st Street, Richmond, CA 94805.

FISCAL IMPACT:

The terms of the donation require that RYSE Inc., make payment of \$18,000 to cover Real Estate and Survey staff time to administer the transfer as well as to off-set a portion of the

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **03/14/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V Supervisor

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 14, 2017

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

By: Stacey M. Boyd, Deputy

Contact: Angela Bell (925)
313-2337

\$22,020 in costs related to a previous demolition of improvements on the Property. 100% of the funds will be deposited into the General Fund.

BACKGROUND:

In September 1976, Contra Costa County (County) acquired the real property located at 3939 Bissell Avenue, also identified as Assessor's Parcel Numbers 517-320-018 & -019, Lots 33-36 (Property) in Richmond, California, for the purpose of constructing future County buildings. The Property is described in Exhibit "A" attached hereto. The Property is zoned CM-3 and the General Plan designation is Medium-Intensity Mixed-Use (Commercial Emphasis).

The structures located on the Property, were previously leased to Ujima Family Recovery Services, a non-profit agency dedicated to helping families recover from alcoholism, drug addiction and behavioral health problems. In 2014 Ujima relocated and the structures remained vacant for two years.

On August 15, 2016, a fire occurred due to trespassers. The structures were red tagged and became a health and safety issue. The structures were demolished and on December 6, 2016, the Board of Supervisors approved the Notice of Completion. The Property is now vacant land.

In 2008, the RYSE Youth Center (RYSE), a non-profit organization, opened its doors to create a safe space for young people thirteen to sixteen years of age in West Contra Costa County by providing services that include health and wellness, media, technology, arts, culture, education and career programs as well as youth leadership and advocacy, trauma-informed case management and care, youth re-entry programming and supports.

In 2009 the County entered into a lease with RYSE for use of 205 41st Street as the location for the RYSE Youth Center (Center). The back of the Center is adjacent to the Property which presents an opportunity for RYSE to build on the Property to create additional work space for its staff and clients. As a non-profit organization, RYSE can take advantage of tax benefits that would increase the funds available to build on the Property; enabling RYSE to extend its service, its work space and the ability to provide additional services to its community. RYSE has requested that the County donate the Property to them.

After review of RYSE's request, the Real Estate Division of the Public Works Department (Department) recommends donating, instead of selling, the Property to RYSE because the Property is no longer necessary for County purposes; there is a auction beginning bid value ranging from \$25,000-\$35,000; RYSE is a vital part of the West County Community providing services to improve the lives of its youth; the County will reserve a Power of Termination which allows the County and its assigns to terminate RYSE's estate if the Property isn't used and held for public purposes directly related to youth after school programs, education or the administration of such purposes.

RYSE will be required to make payment of \$18,000 to cover Real Estate, Survey and County Counsel staff time to administer the transfer and off-set a portion of the \$22,020

in costs related to a previous demolition of improvements on the Property.

On September 27, 2016 County Board of Supervisors approved a Notice of Exemption (DCD CP# 16-44) related to the sale of the Property.

CONSEQUENCE OF NEGATIVE ACTION:

The County would continue to own and maintain the vacant property and RYSE, Inc., will not be able to extend the Center's work space for its staff and its clients.

ATTACHMENTS

Sale of 3939 Bissell Ave, Real Prop. Agreement

Sale of 3939 Bissell Ave, Grant Deed