

RESOLUTION NO. 07-18

RESOLUTION OF THE MEMBERS OF THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY, RICHMOND, CALIFORNIA DETERMINING THAT IT IS IN THE BEST INTEREST OF THE DOWNTOWN 10-A PROJECT AREA TO DESIGNATE A MASTER DEVELOPER FOR CERTAIN PARCELS BOUNDED BY 8TH STREET, NEVIN AVENUE, BISSELL AVENUE AND HARBOUR WAY

WHEREAS, the Richmond Community Redevelopment Agency (“Agency”) is charged with the implementation of the Amended Downtown 10-A Redevelopment Plan; and

WHEREAS, the area bounded by 8th Street, Nevin Avenue, Bissell Avenue and Harbour Way (the “Site”) exhibits pockets of blight, has underutilized buildings that have been vacant for several years, and is not configured to realize its development potential; and

WHEREAS, pursuant to the Agency’s “Rules for Business Tenant Preference and Owner Participation” (the “OP Rules”), the Agency may determine that it is in the best interest of a Project Area to determine that parcels be developed by a master developer;

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. Pursuant to the OP Rules, the Agency has given all record owners of affected property ten (10) days written notice that the Agency would be considering a resolution to determine if the Site should be developed by a single master developer, and that such property owner(s) would be given an opportunity to be heard on the matter.

Section 2. After considering all testimony and proposals, both written and oral, the Agency hereby determines that it is in the best interest of development of the Downtown 10-A Project Area that the aforementioned Site be assembled and developed by a single master developer as a unified development. This finding is based upon current market and development considerations, and the goals of the Agency and Amended Downtown 10-A Redevelopment Plan as well as the programs established by the Macdonald Area Economic Revitalization Plan to stimulate commercial and residential development.

Section 3. The Agency shall notify the owners of all affected property owners of this determination and shall invite the owners to submit proposals to become the master developer. The Agency shall establish objective criteria for the selection of the master developer for the Site.

I hereby certify that the foregoing resolution of the Richmond Community Redevelopment Agency was duly passed and adopted at the regular meeting thereof held October 2, 2007, by the following vote:

AYES: Councilmembers Bates, Lopez, Marquez, Rogers, Sandhu, Thurmond

NOES: Councilmembers Butt, and Mayor McLaughlin

ABSTENTIONS: None

ABSENT: Councilmember Viramontes

DIANE HOLMES
Clerk of the Redevelopment Agency

(SEAL)

Approved:

GAYLE McLAUGHLIN
Agency Chairperson

Approved as to form:

LOUISE RENNE, Interim
Agency Attorney

State of California }
County of Contra Costa : ss.
City of Richmond }

I certify that the foregoing is a true copy of Resolution No. 07-18, finally passed and adopted by the Redevelopment Agency at a meeting held on October 2, 2007.