

RESOLUTION NO. 07-23

RESOLUTION OF THE MEMBERS OF THE BOARD OF THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY, RICHMOND, CALIFORNIA DETERMINING THAT IT IS IN THE BEST INTEREST OF THE DOWNTOWN REDEVELOPMENT PROJECT AREA 10A TO DESIGNATE A MASTER DEVELOPER FOR THE AREA BOUND BY MACDONALD AVENUE, 38TH STREET, THE BART RIGHT-OF-WAY, AND 41ST STREET

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

WHEREAS, the Agency has received a proposal from the representative of a property owner in the area bound by Macdonald Avenue, on the west by 38th Street, on the south by the BART right-of-way, and on the east by 41st Street (the “Site”) to develop a retail shopping center; and

WHEREAS, the Site is blighted, with portions underutilized and/or partially vacant for several years; and

WHEREAS, the Site includes certain smaller parcels owned by other persons or entities; 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 assembled and developed by a single master developer;

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. Pursuant to the OP Rules, the Agency has given all record owners of all affected property ten (10) days written notice that the Agency would be considering a resolution to determine if the Site should be assembled and 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 the Downtown Redevelopment Project Area 10A that the 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 the Amended Downtown Redevelopment Plan 10A to stimulate retail development.

Section 3. The Agency shall notify the owners of all affected property 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.

