

**RESOLUTION NO. 09-04**

**A RESOLUTION OF THE MEMBERS OF THE RICHMOND COMMUNITY REDEVELOPMENT AGENCY BOARD, RICHMOND, CALIFORNIA SELECTING RH PROPERTIES I, LLC AS THE MASTER DEVELOPER FOR THE I-80 SHOPPING CENTER AND AUTHORIZING EXECUTION OF AN EXCLUSIVE RIGHT TO NEGOTIATE AGREEMENT WITH RH PROPERTIES I, LLC PERTAINING TO THE DEVELOPMENT OF THE I-80 SHOPPING CENTER WITHIN PROJECT AREA 10-A (DOWNTOWN)**

WHEREAS, on November 27, 2007, the Agency Board approved a resolution, pursuant to the Agency's Owner Participation Rules, which resolved that it is in the best interest of the Downtown 10A Redevelopment Project Area that the I-80 Shopping Center Project be developed by a single Master Developer; and

WHEREAS, the proposed I-80 Shopping Center project site ("Site") is located on property generally bound on the north by Macdonald Avenue, on the west by 39<sup>th</sup> Street and the County Court Facility, on the south by the BART right-of-way, and on the east by 41<sup>st</sup> Street and the recently constructed Target Store; and

WHEREAS, on September 3, 2008, Agency staff mailed letters to all property owners within the affected Project Site offering an opportunity to submit proposals to become the Master Developer of the proposed project. The property owners were provided a period of thirty days to respond to the Agency's solicitation. The thirty day period expired on October 3, 2008; and

WHEREAS, the Agency received one proposal from RH Properties I, LLC to be the Master Developer of the I-80 Shopping Center project. RH Properties I, LLC is a retail developer that represents the owners of the former Toys 'R Us property, Richard Lompa and Ernest Lompa.

NOW THEREFORE BE IT RESOLVED by the Members of the Richmond Community Redevelopment Agency Board that they hereby select RH Properties I, LLC as the Master Developer for the I-80 Shopping Center Project.

BE IT FURTHER RESOLVED THAT THE Agency Board hereby authorizes the Agency Executive Director to execute an Exclusive Right to Negotiate Agreement for a period of 120-days, with an option to extend the term administratively for up to 90-days, with RH Properties I, LLC pertaining to the development of the I-80 Shopping Center Project within Project Area 10-A (Downtown).

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I hereby certify that the foregoing resolution of the Members of the Richmond Community Redevelopment Agency was duly passed and adopted at a meeting thereof held January 6, 2009 by the following vote:

AYES: Boardmembers Bates, Lopez, Rogers, Sandhu, Viramontes, and Vice Chairperson Marquez.

NOES: Boardmember Butt and Chairperson McLaughlin

ABSTENTIONS: None.

ABSENT: None.

DIANE HOLMES  
Clerk of the Redevelopment Agency

[SEAL]

Approved:

GAYLE McLAUGHLIN  
Agency Chairperson

Approved as to form:

RANDY RIDDLE  
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. 09-04, finally passed and adopted by the Redevelopment Agency at a meeting held on January 6, 2009.