

RESOLUTION NO. 16-11

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND MAKING IT A PUBLIC POLICY OBJECTIVE TO OPTIMIZE ECONOMIC AND CULTURAL BENEFITS AT POINT POTRERO MARINE TERMINAL AND TO AUTHORIZE CONTRACTING FOR THE PREPARATION OF CONSTRUCTION DOCUMENTS FOR SHELL REHABILITATION OF THE RIGGERS LOFT

WHEREAS, Point Potrero Marine Terminal, historically known as Shipyard 3, is a unique economic and cultural asset of the City of Richmond that includes state of the art infrastructure designed and constructed as a port of entry and rail transshipment facility for imported automobiles, a spur of the San Francisco Bay Trail, six historic buildings and five historic graving basins that are listed in the National Register of Historic Places, are a California Historic Landmark and part of Rosie the Riveter WW II Home Front National Historical Park by an Act of Congress (Public Law 106-352), and

WHEREAS, the six buildings listed below constitute 258,518 square feet of usable space, 203,388 of which is vacant or underutilized (the Machine Shop and Forge are used by Auto Warehousing Company for vehicle preparation), and

Building	Area (SF)
Cafeteria	14,268
First Aid Station	4,500
Machine Shop	49,750
General Warehouse	157,600
Riggers Loft, Paint Shop,	27,000
Forge Shop	5,400
TOTAL	258,518

WHEREAS, additional historic resources that are also part of Rosie the Riveter WW II Home Front National Historical Park include the Whirley Crane and the S.S. Red Oak Victory, and,

WHEREAS, these six buildings and the five basins are not likely to be removed are altered due to provisions of CEQA, NEPA, Section 106 of the National Historic Preservation Act, Richmond Municipal Code Chapter 6.06, City Council Resolution 129-99, Resolution 46a-00, Resolution 25-02, Resolution 91-06, Goal OSC-E of the General Plan and Policies LU-A.5, CF-K.2, ED-C.3 and OSC-E.2 of the General Plan, and

WHEREAS, Chapter 6.02 of the Richmond Municipal Code defines “demolition by neglect” as “permitting a structure or its components to deteriorate to a state that it becomes economically or functionally impractical to rehabilitate due to damage to structural components or those that define the essential historic characteristics (also see Chapter 9.22),” and requires “the owner, lessees and any other person in actual charge or possession of an historical resource shall prevent demolition by neglect,” and

WHEREAS, it is in the interest of the City of Richmond to be a good steward of its real estate assets, lead by example to conform to Chapters 6.02 and 9.22 of the Richmond Municipal Code and maximize revenue from City-owned resources, particularly those assigned to enterprise funds, and

WHEREAS, on September 11, 2007, the Richmond City Council unanimously passed Resolution 100-07, entitled “RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND MAKING IT A PUBLIC POLICY OBJECTIVE TO MAXIMIZE ECONOMIC BENEFIT FROM UNDERUTILIZED REAL ESTATE ASSETS IN THE PORT OF RICHMOND,” but implementation was later placed in abeyance.

From Minutes of September 11, 2007: A proposed resolution in support of making it a public policy objective to maximize economic benefit from underutilized real estate assets in the Port of Richmond was presented (Vice Mayor Bates left the meeting). Councilmember Butt and Jim Matzorkis gave an overview of the item. Following

discussion, a motion was made by Councilmember Butt, seconded by Councilmember Rogers, to adopt the resolution. Discussion ensued and a friendly amendment to the motion was offered by Councilmember Thurmond to include as investors are identified, this information will come back to the Council for review. Any requests for money would have to come back to the Council for approval. The amendment was accepted and Resolution No. 100-07 was adopted by the following vote: Ayes: Councilmembers Butt, Lopez, Marquez, Rogers, Sandhu, Thurmond, Viramontes, and Mayor McLaughlin. Noes: None. Abstentions: None. Absent: Vice Mayor Bates.

and,

WHEREAS, on February 2, 2009, the City Council adopted Resolution 8-09 entitled: “RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND MAKING IT A PUBLIC POLICY OBJECTIVE TO MAXIMIZE ECONOMIC BENEFIT FROM UNDERUTILIZED REAL ESTATE ASSETS IN THE PORT OF RICHMOND, which updated Resolution 100-07, but still has not been effectively implemented:

From Minutes of February 2, 2009: In the matter to adopt a resolution in support of the City of Richmond making it a public policy objective to maximize economic benefit from underutilized real estate assets in the Port of Richmond. Councilmember Butt gave an overview of the item. Corky Booze spoke on this item. A motion was made by Councilmember Butt, seconded by Councilmember Rogers to adopt the resolution. Port Director Jim Matzorkis spoke on this item. Following discussion, adopted Resolution No. 8-09 by the following vote: Ayes: Councilmembers Butt, Rogers, Ritterman, Viramontes, Vice Mayor Lopez, and Mayor McLaughlin. Noes: None. Abstentions: Councilmember Bates. Absent: None.

WHEREAS, now with the Honda Port of Entry Project and the Point Potrero Bay Trail Spur Completed and operational and a prospective contract with Subaru announced, it is appropriate to reinvigorate the effort to inject profitability into other unutilized and underutilized assets of the Port of Richmond, and

WHEREAS, the City of Richmond previously completed a competitive bidding process in accordance with City of Richmond policies, and subsequently awarded a contract for historical preservation planning and survey services for the Riggers Loft to Wiss, Janney, Elstner Associates to prepare a Historic Structures Report; and,

WHEREAS, because of the work already performed by Wiss, Janney, Elstner Associates, they are uniquely suited to continue with the construction documents, and a sole-source contract with them is in the City’s best interest because another consultant would need to expend time and money to arrive at the level of understanding of the facility and the work required that Wiss Janney Elstner Associates has already reached; and

WHEREAS, the City may fund the work to be performed through its general fund, to be repaid by proceeds from the Subaru project; and

WHEREAS, preparation of construction documents for rehabilitation of the Riggers Loft is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15061(b)(3); and

NOW THEREFORE, BE IT RESOLVED, that the Richmond City Council authorizes the execution of sole-source contract not to exceed \$200,000 with Wiss, Janney, Elstner Associates to complete construction documents and provide construction administration services for rehabilitation of the Riggers Loft.

THEREFORE BE IT FURTHER RESOLVED, that the City Council directs the city manager to prepare and implement a plan for the rehabilitation and adaptive reuse of all vacant or underutilized historical buildings and the five dry dock basins that will result in meeting the following long-term objectives:

1. Preservation of the assets for the use, enjoyment and education of future generations.
2. Beneficial occupancy by paying tenants.
3. Positive cash flows that exceed existing cash flows when possible.
4. Opportunities for new jobs, particularly for Richmond residents.

5. Uses consistent with Resolution 129-99, Resolution 46a-00, Goal OSC-E of the General Plan and Policies LU-A.5, CF-K.2, ED-C.3 and OSC-E.2 of the General Plan and the adopted General Management Plan for Rosie the Riveter WW II Home Front National Historical Park and the updated Richmond General Plan.

THEREFORE BE IT FURTHER RESOLVED, that the City Council directs that such plans to include consideration of public-private partnerships, public-public partnerships, grants, tax benefits and other creative incentives to achieve these objectives, and

THEREFORE BE IT FURTHER RESOLVED, that the stewardship and profitability of these resources be given as high a priority as any other project of the Port of Richmond, with particular attention to immediate stabilization of the Riggers Loft/Paint Shop, which is in danger of collapse.

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond, California at a joint meeting thereof held March 1, 2011, by the following vote:

AYES: Councilmembers Beckles, Booze, Ritterman, Rogers, Vice Mayor Butt, and Mayor McLaughlin.

NOES: None.

ABSTENTIONS: None.

ABSENT: Councilmember Bates.

DIANE HOLMES
Clerk of the City of Richmond

[SEAL]

Approved:

GAYLE MCLAUGHLIN
Mayor

Approved as to form:

RANDY RIDDLE
City Attorney

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

I certify that the foregoing is a true copy of **Resolution No. 16-11**, finally passed and adopted by the City Council of the City of Richmond at a joint meeting held on March 1, 2011.