

RICHMOND, CALIFORNIA, June 5, 2007

The Special Joint Meeting of the Richmond Redevelopment Agency/City Council was called to order at 8:08 p.m. by Mayor Gayle McLaughlin.

ROLL CALL

Present: Boardmembers/Councilmembers Sandhu, Thurmond, Rogers, Bates, Butt, Lopez, Viramontes, and Chairperson/Mayor McLaughlin. **Absent:** Boardmember/Councilmember Marquez. (Boardmember/Councilmember Marquez arrived late).

STATEMENT OF CONFLICT OF INTEREST

None

AGENCY/COUNCIL AS A WHOLE

In the matter to discuss and consider options for window systems and heating, ventilation and air conditioning (HVAC) for the City Hall and existing Hall of Justice and direct staff to implement one of four window system and HVAC scenarios. This item was continued from May 1, 2007. Mayor McLaughlin stated that this item was continued for staff to gather more lifecycle study costs. Steve Duran, Community and Economic Development, gave an overview of the item and introduced Dr. Breaker, a national-recognized expert on mixed-mode operable windows, gave a PowerPoint presentation of the window options. She stated that the benefits of operable windows are: (1) reduced energy consumption, (2) improved health and productivity, (3) improved occupant comfort, (4) flexibility, and (5) greater personal control. Dr. Breaker introduced three options for Richmond. Option 2, window interlocks and individual thermostats, Option 2A, red-green lights and individual thermostats, and Option 2B, red-green lights and shared thermostats. Dr. Breaker stated Option 2B would be nearly half the cost of Option 2A. She also stated that for Richmond, the potential financial benefits resulting from health and productivity gains (annual savings of \$275,000) are at least 75 times larger than those from energy conservation. Alice Lupier, City of Berkeley's Housing Department, talked about her positive experience with the mixed-mode operable windows. Ted Tiffany, Energy Soft, gave a report on the energy modeling. Millie Cleveland and Jim Jenkins spoke in support of mixed-mode and operable windows. Following discussion, a motion was made by Councilmember Rogers, seconded by Mayor McLaughlin to direct staff to fully analyze the various window options and report back to the Council. An amendment to the motion was made by Councilmember Rogers, seconded by Mayor McLaughlin, to adopt Option 2B. The motion failed by the following vote: **Ayes:** Councilmembers Butt, Rogers, Thurmond, and Mayor McLaughlin. **Noes:** Councilmember Lopez and Vice Mayor Bates. **Abstentions:** Councilmembers Marquez, Sandhu, and Viramontes. **Absent:** None. A motion was made by Vice Mayor Bates, seconded by Councilmember Marquez to proceed with the original recommendation from staff. The motion passed by the following vote: **Ayes:** Councilmembers Lopez, Marquez, Sandhu, Viramontes, and Vice Mayor Bates. **Noes:** Councilmembers Butt, Rogers, Thurmond, and Mayor McLaughlin. **Abstentions:** None. **Absent:** None.

In the matter to adopt resolutions authorizing the city manager and the Executive Director of the Agency to execute the Lease by and between the City of Richmond, as landlord, and the Richmond Community Redevelopment Agency, as tenant, for approximately 11,534 rentable square feet on the 2nd and 3rd floors of the building at 401 27th Street,

Richmond, California, with prepaid rent for 30 years in the amount of \$7,974,345. Steve Duran, Community and Economic Development gave an overview of the item. On motion of Councilmember Marquez, seconded by Vice Mayor Bates, adopted Richmond Redevelopment Agency Resolution No. 07-08 and City Council Resolution No. 53-07 by the unanimous vote of the Council.

ADJOURNMENT

There being no further business the meeting adjourned at 9:50 p.m.

Clerk of the Richmond Redevelopment Agency
Clerk of the City of Richmond

(SEAL)

Approved:

Chairperson/Mayor