

**RICHMOND, CALIFORNIA, December 19, 2006**

The meeting of the Richmond Community Redevelopment Agency was called to order at 6:38 p.m. by Chairperson Irma L. Anderson who led the Pledge to the Flag.

**ROLL CALL**

**Present:** Boardmembers Marquez, McLaughlin, Thurmond, Viramontes, and Chairperson Anderson. **Absent:** Boardmembers Bates, Butt, Griffin and Rogers arrived later as indicated in these minutes.

**STATEMENT OF CONFLICT OF INTEREST**

None.

**CONSENT CALENDAR**

On motion of Boardmember Marquez, seconded by Boardmember Viramontes, all items marked with an asterisk (\* -) were approved by the unanimous vote of the Boardmembers.

\* - Adopted **Resolution No. 06-29** authorizing the Executive Director to execute a contract amendment with PES Environmental, Inc. in an amount not to exceed \$395,750, for a total contract amount not to exceed \$985,180, for the remediation of "Area T," Marina Bay and authorizing a budget adjustment in the amount of \$390,000 to fund the amendment.

*(Boardmembers Bates arrived at 6:40 p.m., and Boardmembers Butt, Griffin, and Rogers arrived at 6:41p.m.)*

A proposed resolution authorizing the Executive Director to execute the Amended and Restated Agreement between EAH and the Agency pertaining to the payment of ad valorem property taxes for the Crescent Park Apartments was presented. Vice-Mayor asked for clarification on the financing. Steve Duran, Executive Director, replied that as a result of the requested exemption from payment of ad valorem property taxes, the Crescent Park Property would pay less in taxes resulting in a loss to the Agency of approximately \$1 million, between 2006/07 and 2019/2020 in tax revenues based on current property tax payments. On motion of Vice Chairperson Viramontes, seconded by Boardmember Marquez **Resolution No. 06-30** was adopted, by the unanimous votes of the members. The motion passed by the unanimous vote of the members. Boardmember Bates asked for clarification on the possibility of the property being sold in the future and the potential loss of tax revenue to the City. Lisa Hamburger, Redevelopment Agency, replied that should the property be sold and the regulatory agreement is taken away, due to the property not being maintained for the same purpose, the tax exemption would be removed as well. An amendment to the original motion was made by Vice Chairperson Viramontes, seconded by Boardmember Marquez to approve the agreement, in the event of a private sale for market-rate rent, the tax exemption would no longer apply. The motion passed, inclusive of the amendment, by the unanimous vote of the Boardmembers.

\* - Authorized the Executive Director to negotiate and execute a contract with Moore Iacofano Goltsman (MIG) for facilitation of a design charrette process for the Point Richmond Shores Project, in an amount not to exceed \$64,186 in accordance with the scope of work of work set forth in the attached proposal dated November 28, 2006, from MIG, subject to final approval of contract language by the Agency Attorney was presented.

A proposed lease between the Richmond Community Redevelopment Agency and Ford Point, LLC for tenant parking associated with the Ford Assembly Building and Port of Richmond use parking at the Ford Assembly Building was presented by Alan Wolken, Redevelopment Agency. Mr. Wolken stated that last December the Agency entered into a one-year lease with the City for the Port of Richmond use of the Agency-owned property located at the foot of Harbour Way South adjacent to Sheridan Park. This action will generate, beginning in year three of the lease, \$64,032 a year in lease revenue to

Richmond Community Redevelopment Agency, with annual CPI adjustments until the end of the lease term. The owner of the Ford Assembly Building, Ford Point, LLC, has approached staff regarding a lease for a portion of the Agency property to provide employee parking associated with the lease for 115,000 square feet of the building with PowerLight Corporation. Boardmember Butt stated that the Council adopted Resolution 15-06 designating this location as the preferred future ferry site. Alan Wolken replied that he has been working with the transit authority regarding ferry locations and City of Richmond is in competition with the City of Hercules, which has enough rooftops to merit a ferry terminal. Currently, the preferred location for a ferry terminal is on Marina Way South just south of the Harbormaster's Building. Tom Dimwity, owner and CEO of PowerLight, gave a background on his company. On motion of Boardmember Viramontes, seconded by Boardmember Griffin, authorized the lease, by the unanimous vote of the Board.

\* - Approved the minutes of the meeting held on December 12, 2006.

**OPEN FORUM FOR PUBLIC COMMENT**

No speakers.

There being no further business, the meeting adjourned at 7:18 p.m.

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Clerk of the Richmond Community  
Redevelopment Agency

(SEAL)

Approved:

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Chairperson

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