SPECIAL MEETING OF THE OVERSIGHT BOARD FOR THE REDEVELOPMENT AGENCY OF THE CITY OF CONCORD SUCCESSOR AGENCY

Thursday, January 16, 2014
9:30 a.m.
Permit Center Conference Room
1950 Parkside Drive, Concord

Oversight Board Members:

Guy Bjerke, Contra Costa County
Ed Estrada, CCC Fire Protection Dist.
Peter Garcia, Diablo Valley College
Howard Jenkins, Concord Resident
Dick Allen, CCC Office of Education
Karen Mitchoff, Contra Costa County Supervisor, District IV
Joan Ryan, City of Concord

I. ROLL CALL

II. PUBLIC COMMENT PERIOD
(This is the time set aside for comment on any matter not listed on the agenda. We request all speakers complete a blue speaker card.)

III. APPROVAL OF SEPTEMBER 16, 2013 MEETING MINUTES

IV. OVERSIGHT BOARD CONSIDERATION ITEMS:

A. CONSIDERATION OF RESOLUTION NO. 14-018 APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN FOR THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CONCORD'S PROPERTIES INCLUDING BUSINESS TERMS FOR SALE OF PROPERTIES LOCATED AT 1956 COLFAX STREET AND 1880 MARKET STREET- REPORT BY JOHN MONTAGH

V. UPDATE ON DEPARTMENT OF FINANCE'S DETERMINATION OF ROPS 13-14B- REPORT BY JOHN MONTAGH

VI. ADJOURNMENT

NOTICE TO PUBLIC

ADA ACCOMMODATION

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3025, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

SPEAKER'S CARD

Members of the audience who wish to address the Oversight Board are requested to complete a speaker's card available in the Permit Center Conference Room. Submit the completed card to staff before the item is called, preferably before the meeting begins.

PUBLIC COMMENT

This is the time set aside for public comment on any matter not listed on the agenda. A completed Speaker's Card inclusive of name and address is requested, and comments should be limited to three minutes.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Board to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Board Member prior to the time Board votes on the motion to adopt.

CORRESPONDENCE

Correspondence and writings received within 72 hours of the scheduled Oversight Board for the Successor Agency City of Concord meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at 1950 Parkside Drive, Concord. For additional information, contact John Montagh, Economic Development and Housing Manager, at (925) 671-3082.

ROUTINE AGENDA ITEMS AND CONTINUED ITEMS

All routine and continued items will be considered by the Oversight Board at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Oversight Board considers the motions.

SPECIAL MEETING OF THE OVERSIGHT BOARD FOR THE REDEVELOPMENT AGENCY OF THE CITY OF CONCORD SUCCESSOR AGENCY

Monday, September 16, 2013
2:00 p.m.
Permit Center Conference Room
1950 Parkside Drive, Concord

Oversight Board Members:

Guy Bjerke, Contra Costa County
Ed Estrada, CCC Fire Protection Dist.
Peter Garcia, Diablo Valley College
Howard Jenkins, Concord Resident
Dick Allen, CCC Office of Education
Karen Mitchoff, Contra Costa County Supervisor, District IV
Joan Ryan, City of Concord

I. ROLL CALL - Dick Allen, Peter Garcia, Joan Ryan, Howard Jenkins, Guy Bjerke present; Ed Estrada, Karen Mitchoff, absent

II. PUBLIC COMMENT PERIOD – None from the public

III. APPROVAL OF AUGUST 1, 2013 MEETING MINUTES

ACTION: Minutes approved: 4-1-2 (Ryan abstained, Estrada, Mitchoff absent)

IV. OVERSIGHT BOARD CONSIDERATION ITEMS:

A. CONSIDERATION OF RESOLUTION NO. 13-016 RATIFYING SUCCESSOR AGENCY AGREEMENT WITH CAGWIN AND DORWARD LANDSCAPE, INC. AND AUTHORIZING SUCCESSOR AGENCY TO ENTER INTO AGREEMENTS WITH UNIVERSAL BUILDING SERVICES, SUN VALLEY HEATING AND AIR CONDITIONING AND LONG & TAYLOR LANDSCAPING FOR MAINTAINING SUCCESSOR AGENCY PROPERTIES PURSUANT TO DISSOLUTION ACT – Report by John Montagh

John Montagh, Economic Development & Housing Manager, spoke about the continued maintenance needed on the Successor Agency properties and the companies we are contracting with to do the maintenance. The Board considered the recommendation and approved the resolution.

ACTION: Resolution 13-016 "Ratifying Successor Agency Agreement with Cagwin and Dorward Landscape, Inc. and Authorizing Successor Agency to Enter into

Agreements with Universal Building Services, Sun Valley Heating and Air Conditioning and Long & Taylor Landscaping for Maintaining Successor Agency Properties Pursuant to the Dissolution Act" adopted. (5-0-3, Estrada and Mitchoff were absent)

B. CONSIDERATION OF RESOLUTION NO. 13-017 APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (13-14B) FOR JANUARY 1 THROUGH JUNE 30, 2014 OF THE REDEVELOPMENT AGENCY OF THE CITY OF CONCORD SUCCESSOR AGENCY – Report by John Montagh

Suzanne McDonald, Financial Operations Manager gave a brief overview of the ROPS report that will be submitted to the Department of Finance. Several Board members inquired about the consequences of not meeting our obligations on time and in full. John Montagh stated the Successor Agency will make sure the obligations are met to the State.

ACTION: Resolution 13-017 "Approving the Recognized Obligation Payment Schedule (13-14B) for January 1 through June 30, 2014 of the Redevelopment Agency of the City of Concord Successor Agency**"** adopted. (5-0-3, Estrada and Mitchoff were absent)

V. STAFF REPORTS

John Montagh announced the October 3, 2013 Oversight Board meeting will be cancelled.

VI. ADJOURNMENT - The meeting adjourned at 2:37 p.m.

AGENDA ITEM NO._____

REPORT TO OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE CITY OF CONCORD

DATE: January 16, 2014

SUBJECT: APPROVE LONG RANGE PROPERTY MANAGEMENT PLAN FOR THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF CONCORD'S PROPERTIES INCLUDING BUSINESS TERMS FOR SALE OF PROPERTIES LOCATED AT 1956 COLFAX STREET AND 1880 MARKET STREET

Report in Brief

On June 27, 2012 Governor Brown signed Assembly Bill 1484 (AB 1484), resulting in substantial changes to the Redevelopment Agency dissolution process implemented by Assembly Bill 1X 26. A key component of AB 1484 is the requirement that each Successor Agency develop a Long Range Property Management Plan (LRPMP) that governs the disposition and use of the former non-housing Redevelopment Agency properties.

Successor Agency staff prepared the final LRPMP (Attachment 1) in accordance with Health and Safety Code (HSC) §34191.5 for the nine properties owned by the former Redevelopment Agency of the City of Concord. The final LRPMP is required to be submitted to the Department of Finance (DoF) within six months of receiving the Successor Agency's Finding of Completion from DoF. The Successor Agency of the former Redevelopment Agency of the City of Concord's LRPMP is due to DoF by February 7, 2014.

Staff recommends the Oversight Board review the LRPMP, take public comment and adopt Resolution #14-018 (attachment 2) approving the LRPMP and directing staff to forward to LRPMP to DoF for its review.

Background

AB 26 and AB 1484, the "Dissolution Act." eliminated Redevelopment Agencies throughout the state on February 1, 2012 and initiated the "wind down" of the former Redevelopment Agencies' activities and obligations.

The Successor Agency for the Redevelopment Agency for the City of Concord has complied with all facets of the Dissolution Act including:

- Prepared and received approval from the Concord Oversight Board and the Department of Finance on five Recognized Obligation Payment Schedules.

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- Prepared and received approval from the Concord Oversight Board and the Department of Finance on two mandated Due Diligence Reviews: Low/Moderate Income Housing Funds and Non-Affordable Housing Funds.
- Complied with the mandated True Up Payment to Contra Costa County.
- Complied with the DoF's Housing Asset Transfer requirements.
- Filed and received a Finding of Completion from DoF on August 7, 2013 stating that the Successor Agency has complied with Due Diligence Reviews and True up Payments.

California Health & Safety Code Section 34191.5 directs that after a Successor Agency receives a Finding of Completion from the DoF, it shall prepare a LRPMP that addresses the disposition and use of the former Redevelopment Agency's real properties. The LRPMP must be submitted to the Agency's Oversight Board and DoF for approval no later than six months following the issuance of the Finding of Completion. This provision is considered by the State as a benefit to Cities as it could allow a City to retain certain properties for governmental purposes and for future development that fulfilled the former Redevelopment Agency's plan.

The Successor Agency received its Finding of Completion on August 7, 2013 and the LRPMP is therefore due to the DoF by February 7, 2014.

Discussion

The final LRPMP was prepared as required by statute and as directed by the DoF, and is attached for review and approval by the Oversight Board. The LRPMP contains property inventory information including**:**

Parcel Data

- Address
- Assessor parcel number
- Lot size
- Current zoning

Acquisition Information

- Date of acquisition
- Value of the property at time of acquisition
- Purpose for which the property was acquired

Current Value and Revenue Generation

- Estimate of current value (Independent Broker's Opinion of Value)
- Date/value basis for estimate (appraisal information if available)
- Estimate of any lease, rental or other revenues generated by the property
- Description of any contractual requirements regarding the disposition of such revenues

Environmental Information

- History of environmental contamination
- Designation as a brownfield site
- Summary of related environmental studies
- History of remediation efforts

Development Plans and Activity

- History of previous development proposals and activity for the property

Potential for Transit Oriented Development and Advancement of Planning Objectives

- Description of the property's potential

Property Disposition

- Proposed disposition of property

Successor Agency's LRPMP Recommendation

Nine sites are included in the LRPMP, totaling approximately 11 acres. A location map of these properties is provided as Attachment 3. The nine sites included in the report are:

- Port Chicago Highway, a roadway median
- 2255 Salvio Street, the Salvio Street Garage
- 1701 Concord Avenue, a vacant parcel
- Town Center II/Galindo Street, a vacant parcel
- Oak Street West, a vacant parcel
- Oak Street East, a vacant parcel
- 1601 Sutter Street, an office building
- 1956 Colfax Street, a paved parking lot
- Pine Street, (1880 Market Street), a vacant parcel

AB 1484 sets forth the following permissible uses or disposition categories under the LRPMP process:

A. Retention of the property for governmental use pursuant to HSC §34181(a)
B. Retention of the property for future development
C. Sale of the property
D. Use of the property to fulfill an enforceable obligation

Below is a summary of the LRPMP recommendations for disposition of the former Redevelopment Agency of the City of Concord's properties:

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A. Properties to be Transferred to City and Retained for Governmental Use

HSC Section 34181 states "The oversight board shall direct the successor agency to….(a) dispose of all assets and properties of the former redevelopment agency; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset…."

The Successor Agency has two properties that should be transferred to the City and retained for government purpose: Port Chicago Highway Median property and 2255 Salvio Street Garage (located next to Plaza Towers). These two properties were created and serve as government purpose assets.

Port Chicago Highway Median. The Port Chicago Highway Median property is a triangular-shaped street median bounded by Sunset Avenue to the north, Port Chicago Highway to the east, and East Street to the west. It is part of the roadway network of the City. The property is approximately 10,280 square feet and is not contiguous to other parcels. The property does not meet the City's zoning standards for minimum lot depth of 100 feet for development within the Downtown Mixed Use zone. Nor could access be safely provided to this parcel given its location as a median between three adjoining streets. The median landscape is maintained by the City. Because it is part of the City's street network, this property should be transferred to the City and retained for government purpose/use.

2255 Salvio Street Garage. The Salvio Street Garage is located in Downtown Concord on the northwest corner of Colfax Street. The former Redevelopment Agency developed the 512-space garage in 1984 with the proceeds of tax-exempt bonds from the City and former Redevelopment Agency, repayment of which was secured by revenues from the City's Parking Assessment District No. 60, in lieu fees and the former RDA's Central Concord Redevelopment Project Area Tax increment. The garage provides free covered parking to Todos Santos Plaza, which is a heavily programmed public park. Additionally, the garage provides free parking to downtown businesses—including those that paid in-lieu fees to support the garage. The garage also hosts an approximately 200 square foot office for use by Concord Police.

While the Dissolution statute does not include "public parking facilities" specifically among the government purpose uses, the draft LRPMP provides key information that the Salvio Street Garage is a government purpose asset and needs to be transferred to the City, including::

- Downtown merchants had identified insufficient parking as a significant deterrent to their ability to compete with other retail and business centers in Concord and formed an assessment district to fund the development of this garage: Tax-Exempt Bond Financing and Parking Assessment District No. 60.

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- The City used the assessment proceeds to finance tax-exempt bonds in 1978 for the purpose of acquiring the land for the Salvio Garage. In addition, the former RDA issued a tax-exempt Series A bond for $4 million in 1977 supported by tax increment revenues from the Project Area to assist with the development of the Salvio Garage.

- The use of tax-exempt bonds (exempt both as to state and federal income taxes) by both the City and the former RDA in order develop the parking structure represents a binding obligation under state and federal tax law to maintain the Salvio Street Garage as a publicly-owned governmental purpose asset—an asset that must remain available to the general public without discrimination or private preference.

- The use of tax-exempt bond proceeds to create this governmental capital asset precludes its "sale" to a private entity for use in connection with a for-profit development or for parking use on preferential basis.

- These bonds could not have been considered tax-exempt under law but for the fact that these parking structures were being permanently devoted to a public governmental use on a non-discriminatory basis.

- The Parking Assessment District No. 60 generated the revenues used to finance the bonds. This represents a fiduciary and statutory obligation, which precludes this public municipal parking asset from being converted into a privately-owned parking lot or structure operated on a for-profit basis

- The City maintains and operates the Salvio Street Garage with General Fund moneys. This operational structure is an integral part of the Salvio Garage serving a "governmental purpose" by keeping the City's Downtown competitive and economically viable.

- The Salvio Garage is the primary parking facility for Todos Santos Plaza—a heavily programmed public park. More than 100,000 public visitors attend public events at Todos Santo Plaza and use the Salvio Street Garage as the primary free parking facility. The park is also used by families accessing the children's play structure and general users of the park's passive recreational amenities.

- The former Redevelopment Agency entered into a Disposition and Development Agreement (DDA) with I.R.M Corporation for development of a mixed-use development across the street from the 2255 Salvio Street Garage. The DDA set forth that the Agency was required to construct and complete the development of the garage for the required public parking spaces to be provided offsite for this development. In turn the developer paid in-lieu fees for the off-site parking to be provided at 2255 Salvio Street Garage.

It should be noted that the DoF has been reluctant to consider parking facilities as "government purpose" assets, and has overturned Oversight Board resolutions from other jurisdictions, directing successor agencies to transfer those properties to their respective cities under the government purpose provision. The DoF did allow the Santa Barbara Successor Agency to transfer its parking properties to the City for continued government purpose.

This approval made by DoF on parking assets and was made very early on in the dissolution process. Recently DoF has ruled that certain public parking owned by the former Santa Monica Agency could be transferred due to the City of Santa Monica passed an ordinance levying a fee for maintenance of the parking facilities. Agency staff feels strongly that the unique circumstances of the Salvio Street Free Public Parking Garage support the finding that it is a governmental use.

B. Properties to be Transferred to City and/or Retained for Future Development

The former RDA has three sites that should be transferred to the City for Future Development: the Concord Avenue site, Town Center II/Galindo Street site and Oak Street West site and one site to be transferred to the City of Concord: Oak Street East site. These sites are key catalyst sites that will have a significant impact on the future development and economic vitality of downtown Concord. The sites are heavily relied upon in the on-going Downtown Specific Planning Process which is explained in the LRPMP.

The LRPMP highlights the former Agency's Redevelopment Plan goals, and objectives that provide the back ground on the property acquisition and the need for the properties to be retained to fulfill the former Agency's goals and objectives, including the following goals:

- To establish the Project Area as the center of the community in symbolic, functional and economic terms.
- To maximize opportunities wherever possible for the retention of existing property interests, for local investors as well as for the continuation, revitalization and expansion of existing commercial enterprises within the Project Area.
- To accomplish these goals with a minimum displacement of any residential homeowner who may wish to remain within the Project Area.

The Redevelopment Plan also set forth major activities to be undertaken to accomplish the goals and objectives, including the following:

- To intensify and diversify the existing retail, service and entertainment area which surrounds Todos Santos Plaza.
- To expand the City's employment base by encouraging new office development in proximity to the BART station and along the Willow Pass corridor.
- To expand the City's employment base by encouraging new commercial, office and business park development in the Project Area between I-680 and Route 242.
- To locate public facilities in the Project Area whose character will enhance the Downtown area.
- To provide new opportunities for living close to BART and to jobs and to guide a major share of the City's future population growth in the mixed-use commercial area.

An attempt to move forward with the Agency's Redevelopment Plan resulted in the former RDA acquiring key parcels in the project area to achieve its objectives and goals. In particular, the former RDA purchased land in close proximity to downtown BART and at key gateway entry points into the Downtown.

Concord Avenue Site. Located on the north side of Concord Avenue near the intersection of California Street, 1701 Concord Avenue is a .95 acre vacant lot. The flat, rectangular site includes several mature trees at the back of the site and is located just over a half a mile from the Downtown Concord BART Station. The site was purchased on December 12, 2006 and was the first step in assembling a larger site for potential residential development. At the time, the site's size was too small to create much interest from either affordable or market rate housing developers.

Because the site is located adjacent to service commercial and retail uses and also has Concord Avenue (a major arterial) frontage, the potential for residential development may not be the best use for the site. The current downtown Priority Development Area Plan has identified commercial development as the best use for the site.

By retaining the property for future development, the City will be able to achieve the former RDA's goals and objectives. The City will also be able to ensure that a project is developed that meets the City General Plan and Zoning Goals and meets the objectives of the Downtown Concord Specific Plan that is currently underway. In addition, by retaining the property, the City can identify a developer with the necessary experience and expertise to complete a project in a realistic timeframe while avoiding a buyer who is interested in a more speculative real estate investment.

The Concord Avenue Site will be disposed of to a qualified real estate developer to develop the property in a timely manner in accordance with an approved Disposition and Development Agreement (DDA), which will set the terms of the land acquisition between the City and the developer. The Developer will be selected through an appropriate selection process involving solicitation of interested prospective developers through a Request for Qualifications (RFQ), Request for Proposals (RFP), qualified bid or similar selection process. An agreement with affected taxing entities may be required, and the disposition of any sales proceeds will be determined in accordance with the requirements of AB 1484.

Disposition Timeline. While the timing of disposition and development of the property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that developer selection would occur within 12 months of LRPMP approval.

Town Center II/Galindo Street Site. The Galindo Street Site is an approximately 3 acre, triangular shaped property bounded by Galindo Street to the east, Concord Boulevard to the north, and Clayton Road to the south. Between 2000 and 2008, the former RDA assembled 10 parcels (all the parcels on the block, except for one located on the southwestern corner) and subsequently demolished several structures to prepare the site for future development. The site is a key strategic site for transit-oriented residential or commercial/mixed use development, due to its size and proximity to the BART station.

Initially, the former RDA's vision for this Galindo Street Site was to pursue a hotel development with ground floor retail. Subsequent market downturns required reassessment of the site to achieve the former Redevelopment Agency's goals and objectives. The former RDA received a proposal to develop the Galindo site (Town Center Site II) with 200 residential units. However, this project also suffered delays and ultimately with the downturn in the economy in 2008, the proposed development did not move forward.

Located within 1/4 mile of the Downtown Concord BART Station, the site has excellent potential for transit-oriented residential or mixed use development. The property could accommodate a number of uses, including residential, commercial or hotel. Future development of the site should further the City's planning objectives. The property's zoning designation is Downtown Mixed Use, which is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord. It allows for a variety of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses.

The site is also located in a Specific Plan study area as part of the Priority Development Area (PDA) Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). The Existing Conditions Report prepared for the Specific Plan project identified the Galindo Street Site as a potential location for future residential development that would help to meet the goals of the City's Housing Element.

By retaining the property for future development, the City will be able to achieve the former RDA's plans for the site as outlined in the Redevelopment Plan and the Five-Year Implementation Plan. The City will also be able to ensure that a project is developed that meets the City General Plan and Zoning Goals and meets the objectives of the Downtown Concord Specific Plan that is currently underway through a community planning process. In addition, by retaining the property, the City can identify a developer with the necessary experience and expertise to complete a development in a realistic timeframe and avoid those interested in a more speculative real estate investment.

Disposition Timeline. While the timing of disposition and development of the property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that developer selection would occur within six months of LRPMP approval or within six months of commencement of the Oak Street site development. The rationale for this timeline is to avoid flooding the market with residential development at one time or within a time period that may cause future development to be delayed or devalued.

Oak Street West Site. The 3.16 acre Oak Street West Site is a parcel bounded by Laguna Street to the south, Galindo Street to the west, Oak Street to the north, and Mt. Diablo Street to the to the east. The Oak Street West property is located very close to the Downtown Concord BART Station. The site is currently vacant, except for several mature trees.

The combined Oak Street West and East Sites was a project envisioned in the Redevelopment Plan goals, objectives and activities, and was identified in several redevelopment plan documents. The Oak Street West Site is an underutilized site at a highly visible and strategic location. The former RDA assembled the combined sites, and in 1998 the former RDA entered into a disposition and development agreement with John F. Kennedy University (JFKU) to develop the combined sites with a college campus. JFKU did not implement the agreement, which subsequently lapsed due to JFKU finding an alternative location in a neighboring community.

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The FY 2009/10 Five-Year Implementation Plan for the Central Concord Project Area envisioned the combined Oak Street Sites being developed with an office, residential, or mixed use project: The site, if developed as a dense catalyst anchor project for Downtown Concord, would fulfill the former RDA's goals and objectives by creating an anchor use whereby people would live Downtown and support the amenities such as restaurants, retail and other services supporting the vibrant area within walking distance of BART and the historic town center.

Future development of the site could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use, which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. The site is also located in a Specific Plan study area as part of the Priority Development Area Planning grant program funded by ABAG and MTC. The Existing Conditions Report identified the Oak Street Site as a potential location for future residential development.

Disposition Timeline. While the timing of disposition and development of the property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that developer selection would occur within six months of LRPMP approval.

Oak Street East Site. The Oak Street East Site is bounded by Mt. Diablo Street to the west, BART Station Parking lot to the east, Oak Street to the north, and BART property to the south. The nearly rectangular site is located adjacent to the Downtown Concord BART Station parking lot. The site is currently vacant, except for several trees.

As stated above, the combined Oak Street West and East Sites was a project envisioned in the Redevelopment Plan goals, objectives and activities, and was identified in several redevelopment plan documents. The Oak Street East Site is an underutilized vacant sit. The former RDA assembled the combined sites, and in 1998 the former RDA entered into a disposition and development agreement with John F. Kennedy University (JFKU) to develop the combined sites with a college campus. JFKU did not implement the agreement, which subsequently lapsed due to JFKU finding an alternative location in a neighboring community.

Future development of the site as a dense office project could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use (DMX), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses.

Family Justice Center

The Successor Agency envisions that the City would retain the property for a future development to house a government-purpose nonprofit organization office use (Family Justice Center) of approximately 30,000 square feet on the Oak Street East Site. This use would provide regional services to victims of domestic or sexual violence, elder abuse and related crimes, including crisis response, case management, legal and health resources and access to safe housing.

The State of California is home to some of the most successful Family Justice Centers in the world. These centers, such as the Alameda County, Anaheim, and San Diego Family Justice Centers, host visitors from all over the world to study their success. These centers combine community based organizations, law enforcement agencies and private entities into a very effective team to increase resources and bring attention to the harmful effects on a community that are the result of family violence.

Local governments and advocacy groups have benefited from Family Justice Centers, which attract thousands of dollars in federal grants to reduce domestic violence, homicides, human trafficking, and near death strangulation cases. A center also allows public agencies to access certain cultural communities that do not historically turn to local government or even report acts of family violence.

Developing a Family Justice Center at this site would support the former Redevelopment Agency's effort to expand the City's employment base by encouraging new office development in proximity to the BART station and to locate public facilities in the project area. It would also fulfill and advance the City's and former Redevelopment Agency's goals and planning objectives of creating jobs in the downtown, and developing dense office development next to BART in the downtown.

Disposition Timeline : The Agency recommends the property be retained for future development as a Family Justice Center pursuant to HSC §34191.5(c)(2)(A). The Successor Agency will transfer the property to the City within 45 days of the LRPMP being approved by the Department of Finance. By retaining the property for development of a future Family Justice Center, the City will be able to achieve the former RDA's plans for the site as outlined in the Redevelopment Plan and Five-Year Implementation Plan. The City will also be able to ensure that a project is developed that meets the City General Plan and zoning policies.

C. Properties to Be Sold

1601 Sutter Street Office Building. 1601 Sutter Street is a one-story, 3,600 square foot multi-tenant office building located on a 9,600 square feet lot on the northeastern corner of Sutter Street at Fremont Street. The office building includes eight suites averaging approximately 300 square feet in size. The Concord Historical Society rents two suites on a month-to-month basis, and has secured a space to relocate to once the building is sold.

The property is zoned High Density Residential (HDR). This designation is intended for residential development at densities ranging from a minimum of 33 units per net acre to a maximum of 100 units per net acre. It would accommodate compact, high density, multifamily residential development including apartment buildings, townhomes and condominiums. This designation is intended for areas in and adjacent to central Concord and near BART stations, where higher densities may be appropriate. Office uses are allowed (grandfathered) up to one year once the office use ceases to operate within the building. Office uses could not be expanded on the property.

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Property Disposition. This property will be sold by the Successor Agency, and the net proceeds of the sale of the property will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). The property would be listed for sale within six months of DoF's approval of the LRPMP.

1956 Colfax Street Parking Lot. Located on the east side of Colfax Street between Salvio Street and Willow Pass Road, 1956 Colfax Street is a 10,890 square foot acre surface parking lot. The flat, regularly shaped parcel is within walking distance of the Downtown Concord BART Station. The former RDA considered the property to be a strategic site for downtown revitalization, accommodating commercial or residential development. The site is currently leased to La Piñata Restaurant at 2301 Willow Pass Road through June 30, 2014.

The property is zoned Downtown Pedestrian and under the current zoning, the property would accommodate a mixed-use development with a limited number of residential units. Due to its small size, it is unlikely that a residential or a commercial developer would develop the site.

Property Disposition. The Successor Agency has received a Letter of Intent (LOI) (attachment 1 to the LRPMP) from the Vivian Leon for $170,000 for the purchase of this property; $5,000 above the Broker's Opinion of value obtained by Successor Agency staff for the LRPMP. The Agency recommends this property be sold to Ms. Leon at $5,000 above the offer amount of Broker's opinion of value based upon recent comparables of similar land sales as well as site constraints. The net proceeds of the sale of the property will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). The disposition of the property as provided in the LRPMP and LOI further the Dissolution Act's purposes by ensuring the expeditious~~ly~~ sale of the property at fair market value.

The following are LOI key terms:

- $170,000 cash offer (exceeds broker's opinion of value: $165,000)
- 14 days following completion of Inspection Period (30 days from entering into purchase and sale agreement)
- "As Is" Condition

Agency staff is in support of selling the property to Vivian Leon as it achieves the State's and City's objectives. In particular, the sale of property would be done in an expeditious manner which furthers the State's and taxing entities' interest in quickly winding down the affairs of the former redevelopment agency. The sale would unify control of the property with the adjacent land owner that owns the La Piñata property. One of the strategies used by the former Redevelopment Agency was to assemble properties to create larger sites to promote economic vitality and avoid piecemeal development. Currently the Successor Agency leases the property to La Piñata for its customers' parking. The use of the parking lot by La Piñata would most likely continue and support the successful operation of the restaurant and support the downtown's economic vitality. The LOI sets forth a process for the buyer and seller to expeditiously negotiate a purchase and sales agreement consistent with the terms described in the LRPMP and the LOI and the requirements of applicable law.

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Disposition Process

The Agency intends to sell this property at fair market value through a negotiated sales agreement.

Disposition Proceeds

The net proceeds of the sale of the property will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). (From the disposition proceeds, the Successor Agency may "net out" and retain an amount to cover its reasonable costs in connection with the disposition process, attorneys' fees, title insurance premiums, closing costs, and transfer taxes.)

Disposition Timeline

It is anticipated that the property's sale will occur within six months of LRPMP approval.

Pine Street Site (1880 Market Street). The Pine Street Site at 1880 Market Street is an irregular shaped parcel located at a key gateway/entrance leading into Downtown Concord bounded by Market Street, Pine Street, and Clayton Road and at the Clayton Road off ramp from State Highway 242. The site is approximately 49,484 square feet and is currently vacant. The site is triangular and somewhat landlocked except from the western and eastern side of the parcel, and is encumbered by a high voltage pole and associated lines on the south side of the lot.

In 2008 this site, along with an adjacent 7,400 square foot City-owned parcel (located contiguous to the Pine Street site on the west side) was offered through a Request for Proposal for a hotel development. However, development at the site was not pursued due to poor economic and market conditions. With the improving economic climate, the Successor Agency and City may consider combining the Successor Agency property, a City-owned property, and a portion of Pine Street (that would be vacated) to create a project that would fulfill the City's and former RDA's goals. Consideration of including the City owned property and vacating a portion of Pine Street would come to the City Council for its full consideration, prior to the sale of the Pine Street property.

The property is zoned Regional Commercial and under current zoning would allow regional shopping centers, big box retail, new automobile dealerships, and associated services.

<u>Property Disposition</u> The Successor Agency has received a Letter of Intent (LOI) (attachment 2 to the LRPMP) from the Del Grande Dealer Group for the purchase of this property at the Broker's Opinion of value obtained by Successor Agency staff for the LRPMP. The Agency recommends this property be sold to Del Grande Dealer Group at the Broker's opinion of value based upon recent comparables of similar land sales as well as site constraints. The net proceeds of the sale of the property will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). The disposition of the property as provided in the LRPMP and LOI will further the Dissolution Act's purposes by ensuring the expeditious~~ly~~ sale of the property at fair market value.

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The following are LOI key terms:

- The purchase price shall be $25.00 per square foot, based on an updated survey which identifies the actual square footage of the Property. (Meets independent broker's opinion of value)
- Close of escrow to occur within 15 business days following completion of the Due Diligence Period (45 days after Purchase and Sale Agreement is executed
- "As Is" Condition

The Del Grande Dealership Group operates Concord Mazda at 1981 Market Street and a number of dealerships throughout the Bay Area. In particular they have dealerships located in Concord, San Jose, Stevens Creek, Fremont, Gilroy, San Francisco, and Oakland. The Del Grande Dealer Group operate successful dealerships including Volkswagen, Mazda, Nissan, Subaru, Hyundai, Chevrolet, FIAT, Kia, Buick, GMC, Chrysler, Jeep, Dodge and Ram.

Agency staff is in support of selling the property to Del Grande Group as it achieves the State's and City's objectives. In particular, the sale of property would be done in an expeditious manner which furthers the State's and taxing entities' interest in quickly winding down the affairs of the former redevelopment agency. The site's physical constraints as well as the City zoning and general plan can accommodate only certain types of regional commercial uses/development with new car sales being one of those uses. The sale to Del Grande Dealer Group would allow for development of a new auto dealership development at this gateway site which supports the Agency's vision to have signature type of development on this key entryway point. The development would assist an existing business to expand, generating new jobs and revenue for the City. The new dealership would also attract new shoppers to Concord leading into downtown Concord. . The LOI sets forth a process for the buyer and seller to expeditiously negotiate a purchase and sales agreement consistent with the terms described in the LRPMP and the LOI and the requirements of applicable law.

Disposition Process

The Agency intends to sell this property at fair market value through a negotiated sales agreement.

Disposition Proceeds

The net proceeds of the sale of the property will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). (From the disposition proceeds, the Successor Agency may "net out" and retain an amount to cover its reasonable costs in connection with the disposition process, attorneys' fees, title insurance premiums, closing costs, and transfer taxes.)

Disposition Timeline

It is anticipated that the property's sale will occur within six months of LRPMP approval

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Public Contact

Notice of the meeting has been posted in accordance with Dissolution Act. The Successor Agency of the former Redevelopment Agency of the City of Concord Board and Concord Chamber of Commerce received notices.

Recommendation for Action

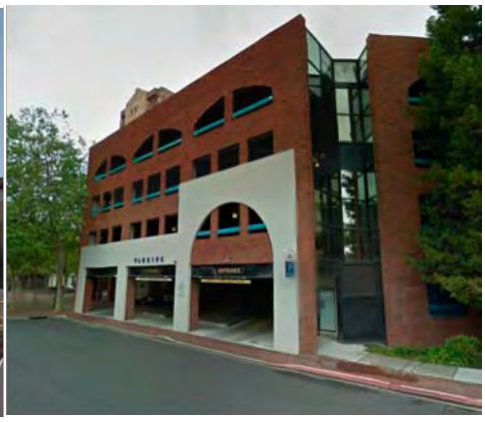
Adopt Resolution 14-018 approving the Long Range Property Management Plan and associated letters of intent

Prepared by: John Montagh
Economic Development and
Housing Manager
john.montagh@cityofconcord.org

Attachment No.1	Long Range Property Management Plan
Attachment No. 2	Resolution #14-018
Attachment No.3	Successor Agency Properties Map

ATTACHMENT 1

Long Range Property Management Plan



Prepared by
Successor Agency to the
Concord Redevelopment Agency

January 2014

I. Introduction

One of the key components of the dissolution of redevelopment is the requirement that all successor agencies prepare a Long Range Property Management Plan (LRPMP) that governs the disposition and use of the non-housing properties owned by the former redevelopment agency. This document is the LRPMP for the Successor Agency to the former Redevelopment Agency of the City of Concord (Successor Agency). The Successor Agency has prepared the LRPMP in accordance with Health and Safety Code (HSC) §34191.5.

A. LRPMP Requirement

The former Redevelopment Agency of the City of Concord (former RDA) was dissolved on February 1, 2012, pursuant to ABx1 26, as amended by AB 1484. These Redevelopment Dissolution Statutes govern the dissolution of the former RDA, which includes the disposition of the former RDA's real property. At the time of its dissolution, the former Redevelopment Agency owned properties located at nine sites. Pursuant to the dissolution laws, ownership of the non-housing properties transferred to the Successor Agency on February 1, 2012. All of the properties are located within the boundaries of the Central Concord Redevelopment Project Area and are subject to the provisions of the Central Concord Redevelopment Plan, the Concord General Plan, and the City's zoning and land use regulations, as set forth in City of Concord (City) codes and ordinances. Figure 1 provides a general location map of the properties.

Pursuant to HSC §34179.7, a Successor Agency is required to submit the LRPMP to its Oversight Board and the State of California Department of Finance (DOF) no later than six months following DOF's issuance of the Finding of Completion (FOC) to the Successor Agency. DOF approved the FOC for the Successor Agency on August 7, 2013. Thus, the LRPMP is due to DOF by February 7, 2014. The Successor Agency is now responsible for disposition of the properties in accordance with the procedures and requirements of the Redevelopment Dissolution Statutes, and the first step is to prepare the LRPMP. Upon approval by Oversight Board and DOF, the LRPMP will govern and supersede all other provisions relating to the disposition and use of the Agency's real property assets. (Note, the dissolution laws do not specify a statutory deadline for DOF to complete its review of the LRPMP.)

In accordance with HSC §34191.5(c), this LRPMP contains specific information related to the properties, and sets forth the proposed plan for disposition and use of the properties. Accompanying this LRPMP is the information checklist requested by the DOF and the DOF Tracking Worksheet.

B. LRPMP Organization

The LRPMP is organized as follows:

I. Introduction

- A. LRPMP Requirements
- B. LRPMP Organization
- C. Correction to State Controller's Asset Transfer Assessment Schedule
- D. Background

II. Property Inventory and Disposition and Use

A. Properties to be transferred to City and retained for Governmental Use

- Port Chicago Highway Median
- 2255 Salvio Street Garage

B. Properties to be transferred to City and retained for Future Development

- Concord Avenue Site
- Galindo Street Site
- Oak Street West Site
- Oak Street East Site

C. Properties to be sold

- 1601 Sutter Street
- 1956 Colfax Street
- 1880 Market Street (Pine Street Site)

Appendix A: Tracking Worksheet (attached)

Appendix B: Information Checklist (to be completed by staff and sent to DOF with LRPMP)

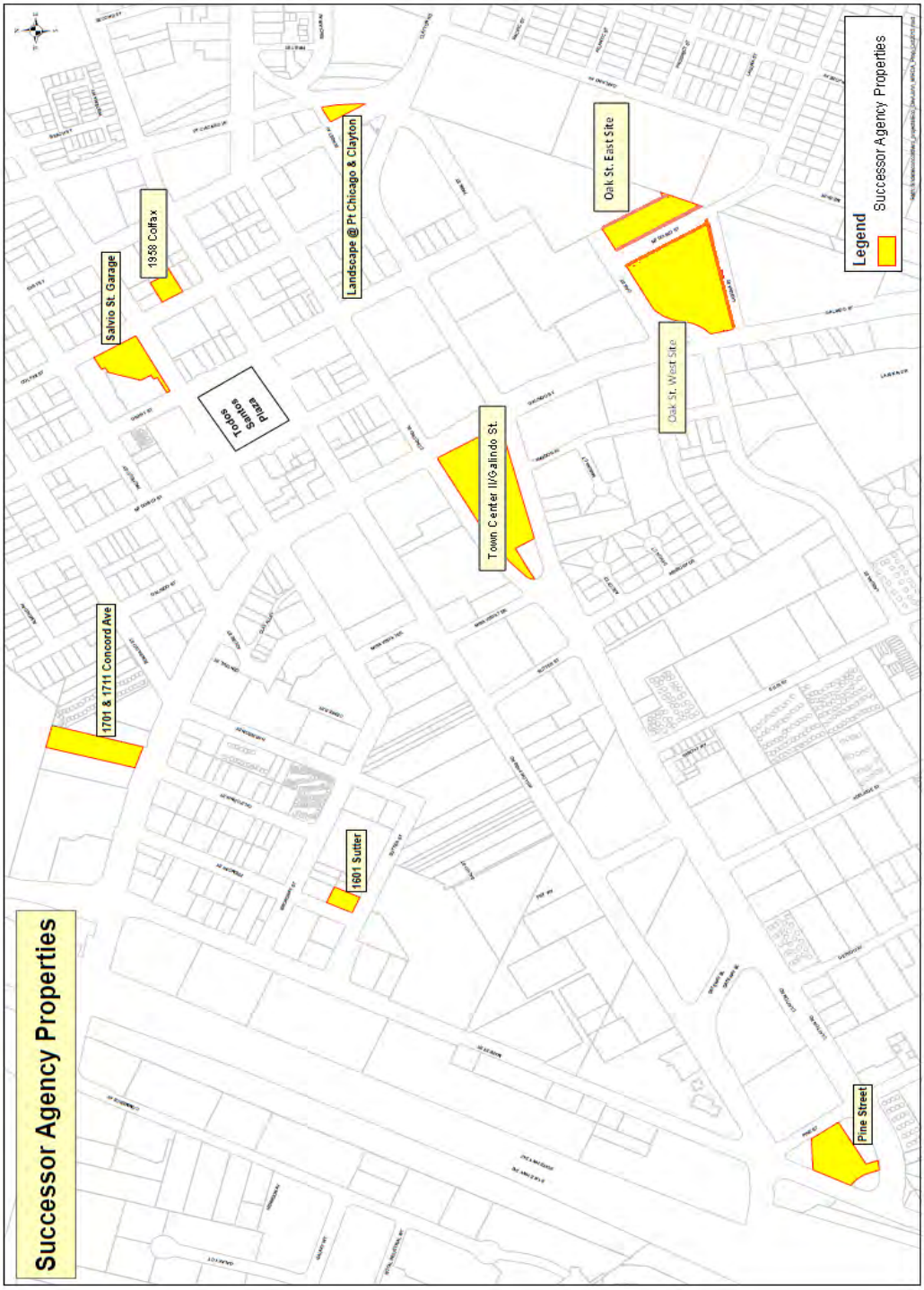
C. Correction to State Controller's Asset Transfer Assessment Schedule

Successor Agency staff alerted State Controller staff of two errors in the State Controller's Office (SCO) Asset Transfer Assessment schedule submitted by the Successor Agency on April 23, 2012. In particular, Line 19: Police Station – 1350 Galindo Street and Line 20: 2051 Salvio Street Parking Structure were incorrectly identified on the schedule as having been transferred to the City on March 10, 2011 (i.e. during the pre-dissolution claw back period).

Upon further review of the City's and former RDA's records, Agency staff determined that the City of Concord has owned these assets in fee since February 13, 1991 and February 27, 2001, respectively. Copies of the grant deeds were provided to SCO staff showing the former Redevelopment Agency conveyed these properties to the City. Because these properties were transferred to the City well before any discussion of redevelopment dissolution, they are clearly not subject to claw back by the Successor Agency and therefore will be retained by the City. As a result, SCO staff asked Successor Agency staff to remove the two properties from the Asset Transfer Assessment schedule and did not require any further changes from Agency Staff on the Asset Transfer Assessment.

Successor Agency staff is providing this information in the LRPMP in the event the April 23, 2012 SCO Asset Transfer Assessment schedule is used as part of the LRPMP review.

Figure 1
Location of Properties of the Former Redevelopment Agency



D. Background

The City of Concord grew rapidly after World War II. The City's 1940 population of 1,400 grew exponentially to 36,000 by the 1960s, when the freeways were being built and the Sunvalley Shopping Center was being proposed. In 1963, the Central Concord Development Plan was created with the intention of obtaining the "maximum efficiency, beauty, amenity, and monetary profit from private and public investments." By 1970, BART was on its way and this new form of transportation needed to be integrated into the existing pattern of Concord. The City's elongated central core—extending from the Civic Center (City Hall) to Sunvalley Shopping Center—was planned to integrate commerce, employment, transportation, government, entertainment and culture.

1. Redevelopment

The City established the Concord Redevelopment Agency in 1974 with the principal objective of establishing the Central Business District as the hub of the community in symbolic, functional, and economic terms. In 1974, the City adopted the Central Concord Redevelopment Plan and Project Area, which encompassed the Downtown business district. The Redevelopment Plan was amended in 1976, 1979 and 2006 to include additional areas, including parcels adjacent to the Downtown business district, and portions of West Concord, Commerce Avenue, Willow Pass, Monument Corridor, and North Concord. The redevelopment efforts undertaken in the Project Area have played a central role in the development and vitality of the City as a whole.

Redevelopment Goals and Objectives

The Redevelopment Plan sets forth redevelopment goals and objectives to improve the Project Area, including:

- To establish the Project Area as the center of the community in symbolic, functional and economic terms.
- To maximize opportunities wherever possible for the retention of existing property interests, for local investors as well as for the continuation, revitalization and expansion of existing commercial enterprises within the Project Area.
- To accomplish these goals with a minimum displacement of any residential homeowner who may wish to remain within the Project Area.

The Redevelopment Plan also sets forth major activities to be undertaken to accomplish the goals and objectives:

- To intensify and diversify the existing retail, service and entertainment area which surrounds Todos Santos Plaza.
- To expand the City's employment base by encouraging new office development in proximity to the BART station and along the Willow Pass corridor.
- To expand the City's employment base by encouraging new commercial, office and business park development in the Project Area between I-680 and Route 242.
- To eliminate the inadequate traffic circulation system throughout the Project Area, which is necessary for the effective redevelopment of the entire Project.
- To locate public facilities in the Project Area whose character will enhance the Downtown area.
- To provide new opportunities for living close to BART and to jobs and to guide a major share of the City's future population growth in the mixed-use commercial area.
- To unify various segments of the Project Area so that they functionally and visually become one inter-related center for a variety of activities.

Redevelopment Accomplishments

The former RDA made significant strides towards reaching its goals and objectives. The 1,072-acre Central Corridor Project Area has been the focus of most economic activity in the City and includes important regional transportation corridors. During the former RDA's early years, economic conditions provided the opportunity for significant office development. The former RDA capitalized on this through aiding in the construction of the Bank of America Technology Center, One Concord Center, Concord Airport Plaza, and Sutter Square building. Ultimately, the Project Area included the City's Central Business District, the downtown Concord BART station, major shopping centers, hotels, key commercial corridors, and industrial areas.

Road and freeway improvements largely funded by the former RDA made the downtown area attractive for other office development including the Gateway Office Towers, One Concord Center, and the Galaxy office complex. There is currently over 4 million square feet of Class A office space in central Concord. The premier office project is the Metroplex Office Center, the first of two 230,000-square-foot Class A office towers.

The former RDA supported development of mixed-use projects that combine retail, restaurant, office, and entertainment uses in Salvio Pacheco Square, Park Plaza, and Brenden Theatre Concord. By including a combination of uses, these projects create an active street frontage and a more urban building form in the core of the older downtown area.

Integration of housing into the mix of uses in the Downtown area had been an important component of the former RDA's redevelopment strategy. Downtown housing enlivens overall activity as residents frequent local shops, restaurants, and entertainment venues. The former RDA's Downtown residential projects include Broadway Plaza Condominiums, Plaza Tower, Park Terrace Apartments, Broadway Apartments, California Hill Senior Apartments, Concord Residential Club, Habitat for Humanity homes, and the luxury apartment complex Park Central.

The former RDA made significant investments in utilities, streets, and parking. Utility improvements have consisted of storm drain and utility repairs, upgrades and relocations. Road improvements include interstate highway on-ramp and off-ramp upgrades and the development of arterial streets. The former RDA also funded most of the development of public downtown parking structures, including the 512-space Salvio Street Parking Structure and the 432-space Todos Santos Parking Center, which serve as critical public parking resources to Todos Santos Plaza (Public Park) downtown businesses, organizations and visitors.

Enhancing the overall appearance of the downtown was an integral component of this effort. Renovation of Todos Santos Plaza, Salvio Pacheco Square, Salvio Street at Adobe, Shops at Todos Santos, as well as utility undergrounding, landscaping, downtown streetscape and median improvements, façade improvements, and tree lights in and around Todos Santos Plaza have raised the aesthetic standard throughout the Downtown Business District. Historic renovations of older buildings in the Downtown area are also an important part of this effort. Historic renovations include the Maltby-McKinnon House, the Ivey House and the Beebe House.

2. Current Downtown Planning Efforts

All nine of the property sites are located in the Downtown Concord BART Station Priority Development Area (PDA). The PDA includes the portion of the Downtown that is roughly within a 2to 24 minute walk from the Downtown Concord BART station. The City submitted and successfully secured a PDA Planning Grant from the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) to fund the majority of the planning effort to develop a specific plan for the PDA. The PDA Planning Program is an initiative to finance planning in PDAs that will result in intensified land uses around public transit hubs and bus and rail corridors, geared toward the following:

- Increasing housing supply, including affordable housing and jobs.
- Increasing land use intensities, thereby boosting transit ridership.
- Increasing walking, bicycling, carpooling and car sharing by promoting multimodal connections.
- Locating key services and retail within the planning area.

The City has partnered with San Francisco Bay Area Rapid Transit (BART) and the Contra Costa Transportation Authority in order to achieve realistic solutions through the planning effort. The vision for the Downtown Concord BART Station PDA Study Area is to promote Downtown Concord as the historic, economic, and cultural heart of the City in a way that enhances its strong business climate and bolsters the City's high quality of life.

The City is in the final stages of developing the Specific Plan for the Downtown Concord BART PDA (Specific Plan), which is a community planning effort to direct short and long term development and improvement in Downtown Concord. The Specific Plan will provide further specificity to the General Plan and Development Code work that has already occurred. The City's Development Code was recently adopted (effective Aug. 23, 2012) and aims to streamline development review and intensify downtown development. The Specific Plan will identify areas to be conserved, enhanced or changed and provide regulatory controls, incentives, and implementation strategies for the incremental intensification of parcels identified for change. One primary opportunity is key vacant sites (owned by the former Redevelopment Agency) and underutilized parcels within the PDA, proximate to the Downtown Concord BART Station and north to Todos Santos Plaza. Staff's goal for the Specific Plan is to assure orderly property development and the appropriate amount of public facilities and public improvements to accommodate increased density planned downtown. The development of the downtown will shape the City's future character and quality of life.

Section II of this report includes the required inventory information and data and describes the planned disposition or use for each of the eight sites.

II. Property Inventory and Disposition

As set forth in AB 1484, the LRPMP must include a plan addressing the use or disposition of each property and an inventory of all properties and property interests.

Property Disposition Categories

AB 1484 sets forth the following permissible uses or disposition under the LRPMP process:

A. Retention of the property for governmental use pursuant to HSC §34181(a)
B. Retention of the property for future development
C. Sale of the property
D. Use of the property to fulfill an enforceable obligation

Property Inventory Information

The inventory must contain the following information for each property:

Parcel Data

- Address
- Assessor parcel number
- Lot size
- Current zoning (in Redevelopment Plan or Specific, Community or General Plan)

Acquisition Information

- Date of acquisition
- Value of the property at time of acquisition
- Purpose for which the property was acquired

Current Value and Revenue Generation

- Estimate of current value
- Date/value basis for estimate (appraisal information if available)
- Estimate of any lease, rental or other revenues generated by the property
- Description of any contractual requirements regarding the disposition of such revenues

Environmental Information

- History of environmental contamination
- Designation as a brownfield site
- Summary of related environmental studies
- History of remediation efforts

Development Plans and Activity

- History of previous development proposals and activity for the property

Potential for Transit Oriented Development and Advancement of Planning Objectives

Property Disposition

- Proposed disposition or use of property

The following sections present the required inventory and disposition information for each property.

A. Properties to be Transferred to City and Retained for Governmental Use

Port Chicago Highway Median

Summary

The Port Chicago Highway Median property is a triangular-shaped street median bounded by Sunset Avenue to the north, Port Chicago Highway to the east, and East Street to the west. Rock work and associated landscaping have been completed on the site. The property is approximately 10,280 square feet and is not contiguous with other parcels. The property does not meet the City's zoning code for minimum lot depth of 100 feet for development within the Downtown Mixed Use zone. The City of Concord maintains the site.

Property Inventory Information

Parcel Data

Address	1660 East Street, Concord, CA 94520
APN	113-288-001
Lot Size	10,280 square feet (0.2 acre)
Current Zoning	Downtown Mixed Use (DMX)
Current Use	Public (Landscaped street median)

Acquisition Information

RDA Acquisition Date	August 3, 1981
Value at Time of Acquisition	$121,550
Acquisition Purpose	To facilitate right of way and street extension within the Project area as part of the Agency's goals to improve circulation and access within the Project Area

Current Value and Revenue Generation

Estimate of Current Value	$0
Date/Value Basis for Estimate	November 2013 broker estimate of current market value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

There is no known record of environmental contamination at the site.

Development Plans and Activity

There are no known development proposals or activity at the site and no known restrictions on the disposition of the property.

Potential for TOD and Advancement of Planning Objectives

The property does not have development potential under the current zoning guidelines.

The zoning designation is Downtown Mixed Use (DMX), which intended for a high density and intensity mix of residential, commercial and office development in Central Concord. It allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0. DMX is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial and office, and mixed-uses, This designation encourages well-designed vertical mixed use within a single building with retail at ground level and office and multifamily residential on upper floors. Single uses and horizontal mixed use with retail, office, and residential uses located in separate buildings but within a single development may also occur.

The site is also located in a Specific Plan study area as part of the PDA Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). Refer to Section I.D.2. of this report for a more detailed description of current Downtown planning efforts, and information on the Downtown Concord BART Station PDA.

However, there is no potential for TOD development at this site or development that would advance planning objectives due to the site's irregular shape and deficient development size per City development codes. In addition, given that major arterials and roadways bound the site on all sides, no contiguous properties could be assembled to make a larger developable site.

Property Disposition

The Successor Agency recommends the property be retained for governmental purpose so that it can continue to be used as a street median.

The City of Concord will continue to maintain the street median.

2255 Salvio Street Garage

Summary

The 2255 Salvio Street Garage is located in Downtown Concord at 2255 Salvio Street, on the northwest corner of Colfax Street. The former RDA developed the 512-space garage in 1984 with the proceeds of tax-exempt bonds from the City and former Redevelopment Agency, repayment of which was secured by revenues from the City's Parking Assessment District No. 60 and the former RDA's Central Concord Redevelopment Project Area. The garage provides free covered parking in the Downtown to Todos Santos Plaza—a public park located kitty-corner from the Salvio Street Garage, downtown businesses, organizations and visitors. The garage also provides an approximately 200 square foot office for use by Concord Police.

Property Inventory Information

Parcel Data

Address	2255 Salvio St., Concord, CA 94520
APN	112-136-019
Lot Size	Approximately 33,976 square feet (0.78 acre)
Current Zoning	Downtown Pedestrian (DP)
Current Use	Public parking garage

Acquisition Information

RDA Acquisition Date	Approximately May 12, 1983
Value at Time of Acquisition	Unknown
Acquisition Purpose	To provide off-street public parking facilities to assist with intensifying/diversifying uses in the downtown

Current Value and Revenue Generation

Estimate of Current Value	$ 400,000 to $500,000
Date/Value Basis for Estimate	November 2013 broker estimate of current market value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

There is no known record of environmental contamination at the site. The property has not been designated as a brownfield site, and no remediation has been required.

Development Plans and Activity

The City and former Redevelopment Agency undertook the effort to provide offsite parking to achieve the goals and objectives to the Redevelopment Plan, specifically to provide off-street public parking facilities to assist with intensifying/diversifying uses in the downtown and support the use of Todos Santos Plaza public park as a social and community gathering spot for the community. By providing offsite parking, development could be intensified without providing onsite parking.

The property is zoned Downtown Pedestrian and the former RDA developed the property as a public parking garage. There are no plans to change the existing use of the property.

In the former RDA's 2000 report *Central Concord Embraces the Future*, the Salvio Street Parking Structure is cited as a completed infrastructure project in the pedestrian-oriented Todos Santos Town Center District (downtown). The report describes the Todos Santos Plaza and the downtown BART station as a vibrant area within walking distance of BART and the historic town center. The former RDA envisioned the Todos Santos/BART Town Center district as a livable, pedestrian-friendly area with strong linkages to surrounding neighborhoods. Future development envisioned a mix of retail, office, housing, restaurants, and arts and culture. The Salvio Street Garage was developed to support and facilitate the development of the downtown and serve as public parking for those visiting and doing business in the downtown including serving the public using Todos Santos Plaza (public park).

Potential for TOD and Advancement of Planning Objectives

The former RDA's development of the site achieved redevelopment goals and objectives and also advanced the planning objectives of the City of Concord. The provision of public parking spaces in the Salvio Garage has allowed for higher intensity development in the surrounding area and has helped to create a more walkable area for pedestrians and transit users.

Property Disposition

The 2255 Salvio Street Garage serves a governmental purpose in the Downtown and was developed using tax-exempt bonds secured by revenues from Parking Assessment District No. 60 and Redevelopment Agency tax increment revenue. The garage serves as the primary public parking area for community members and the public using Todos Santos Plaza (a public park). Concord Police use the garage to store police vehicles serving downtown patrol and use the approximately 200 square foot office to write reports, take messages and for other related police work.

Parking Structure's Governmental Purpose

The former RDA was established in 1974 with the principal objective of establishing the Central Business District as the hub of the community in symbolic, functional, and economic terms. Downtown merchants had identified insufficient parking as a significant deterrent to their ability to compete with other retail and business centers in Concord. One of the former RDA's goals for the Project Area was to intensify and diversify the existing retail, service and entertainment area. The former RDA identified the need for a significant concentration of public off-street parking facilities to attract new businesses and to permit expansion of existing businesses.

Over its lifetime, the former RDA supported development of mixed-use projects that combined retail, restaurant, office, and entertainment uses in Salvio Pacheco Square, Park Plaza, and Brenden Theatre

Concord. By including a combination of uses in coordination with the provision of free public parking, these projects create an active street frontage and a more urban building form in the core of the Downtown area and support the economy including business owners and their employees and customers.

The City maintains and operates two free public parking garages in the Downtown—the Salvio Garage and the Todos Santos Garage, a 432-space parking garage located at 2051 Salvio Street—that are critical public parking resources to downtown businesses, organizations and visitors. There is not a surplus of parking in the Downtown area. The loss of the Salvio Garage as free parking would remove more than half of the parking spaces from the Downtown developed by the Agency. Furthermore, the City's general fund subsidizes the Salvio Garage, as the garage does not generate any revenue. The costs of the operation and maintenance of the garage are paid for by the City. This operational structure is an integral part of the Salvio Garage serving a "governmental purpose" by keeping the City's Downtown competitive and economically viable. The loss of the Salvio Garage would have a negative impact on the economic viability of Downtown, which in turn would have a negative fiscal impact on the taxing entities.

Tax-Exempt Bond Financing and Parking Assessment District No. 60

The City of Concord adopted its Parking Assessment District No. 60 to assist with the cost and expenses of establishing off-street parking facilities as described in the document titled "Todos Santos Plaza Design and Parking Program."[1] As part of the Parking Assessment District No. 60, the City levied a special assessment not to exceed $1.50 per square foot of assessable property to allocate toward project costs. The City used the assessment proceeds to finance tax-exempt bonds in 1978 for the purpose of acquiring the land for the Salvio Garage. In addition, the former RDA issued a tax-exempt Series A bond for $4 million in 1977 supported by tax increment revenues from the Project Area to assist with the development of the Salvio Garage.

The use of tax-exempt bonds (exempt both as to state and federal income taxes) by both the City and the former RDA in order to develop the parking structure and to construct the actual structure represents a binding obligation under state and federal tax law to maintain the involved parking improvement as a publicly-owned governmental purpose asset—an asset that must remain available to the general public without discrimination or private preference. The use of tax-exempt bond proceeds to create this governmental capital asset precludes its "sale" to a private entity for use in connection with a for-profit development or for parking use on preferential basis. These bonds could not have been considered tax-exempt under law but for the fact that these parking structures were being permanently devoted to a public governmental use on a non-discriminatory basis.

Furthermore, assessed real property owners in Parking Assessment District No. 60 and in the Project Area generated the revenues used to finance the bonds. This represents a fiduciary and statutory obligation, which precludes this public municipal parking asset from being converted into a privately-parking lot or structure operated on a for-profit basis.

Disposition and Development Agreement

On August 28, 1980, the former Redevelopment Agency entered into a Disposition and Development Agreement (DDA) with I.R.M Corporation for development of a mixed-use development across the street from the 2255 Salvio Street Garage. The DDA set forth that the Agency was required to construct and complete the development of the garage for the required public parking spaces to be provided offsite for this development. In turn the developer paid in-lieu fees for the off-site parking to be provided at 2255 Salvio Street Garage.

Through the DDA, the Developer elected to form an Assessment District to generate the revenue needed to pay the in lieu parking fees assessed on the development. The DDA and assessment districts are enforceable obligations that support the continued operation of the Salvio Street as public parking.

Public Park

The Salvio Street Garage was developed to support and facilitate the development of the downtown and serve as public parking for those visiting and doing business in the downtown including serving the public using Todos Santos Plaza—a public park. The Salvio Street Garage is located in close proximity (across an intersection) to this downtown park, which serves as the community-gathering place for the City and is host to numerous community events. Each year, more than 100,000 visitors attend free community special events held at Todos Santo Plaza and use the Salvio Street Garage as their primary parking facility. The park is also used by families accessing the children's play structure as well as people enjoying the park for passive recreational purposes.

Concord Police

The Concord police use the facility to store active police vehicles for downtown patrols and use the garage's 200 square foot office to conduct police related work.

[1] Parking Assessment District No. 60 is generally bounded on the west by the alley that lies between Adobe Street and Concord Avenue, on the north side of Pacheco Street, on the east by East Street, and on the south by Willow Pass Road.

B. Properties to be Transferred to City and Retained for Future Development

Concord Avenue Site

Summary

Located on the north side of Concord Avenue near the intersection of California Street, 1701 Concord Avenue is a 0.95-acre vacant lot. The flat, rectangular site includes several mature trees and is located just over a half a mile from the Downtown Concord BART Station.

Property Inventory Information

Parcel Data

Address	1701 and 1711 Concord Avenue, Concord, CA 94520
APN	112-101-022
Lot Size	41,380 square feet (0.95 acre)
Current Zoning	Downtown Mixed Use (DMX)
Current Use	Vacant lot

Acquisition Information

RDA Acquisition Date	December 12, 2006
Value at Time of Acquisition	$1,325,000
Acquisition Purpose	In accordance with Redevelopment Plan goals and objectives and to implement the former RDA's Strategic Plan, the former RDA acquired the site in order to assemble a larger site for potential residential development

Current Value and Revenue Generation

Estimate of Current Value	$1,866,105
Date/Value Basis for Estimate	November 2013 broker estimate of current market value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

Phase I and II testing were performed on the site and no significant contamination was found to preclude the purchase of the property.

Development Plans and Activity

The Redevelopment Agency purchase of this site was the first step in assembling a larger site for potential residential development. The site's size was too small to create much interest from either affordable or market rate housing developers. The Agency purchase of the property allowed for the Agency to be in control of the timing of the project, the selection of the developer and the product to be developed on the site. If enough property were aggregated and market conditions were supportive, the Agency Board would have issued an RFQ/RFP to not-for-profit and for-profit developers and sought proposals based on the Agency's development and financial requirements.

There are no known prior development proposals or activities at the site and no known restrictions on the disposition of the property. There was interest by residential developers (affordable and market rate) in this location but the relatively small size of the lot made developers reticent to pursue development.

Potential for TOD and Advancement of Planning Objectives

The property has some potential for transit-oriented development, as it is located in the Downtown Concord BART Station PDA. The property is just over a half mile from the BART station, and any future residents or workers at the property would have a 20-minute walk to utilize BART services. Because the site is located adjacent to service commercial and retail uses and also has Concord Avenue (a major arterial) running in front of the property, the potential for residential development may not be the best use for the site. Commercial development may be the best use of the site and currently the Downtown Specific Plan has identified commercial development.

Future development of the site could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use (DMX), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

The site is also located in a Specific Plan study area as part of the PDA Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). Refer to Section I.D.2. of this report for a more detailed description of current Downtown planning efforts, and information on the Downtown Concord BART Station PDA.

Under current zoning restrictions, the property would accommodate residential or commercial development.

Property Disposition

The Agency recommends the property be transferred to the City and retained for future development pursuant to HSC §34191.5(c)(2)(A).

Retain Property for Project Identified in Approved Redevelopment Plan

HSC §34191.5(c)(2)(A)

The 2009 Five Year Implementation Plan identified 1701 Concord as a site with significant development potential due to its location in Downtown Concord and proximity to the Downtown Concord BART Station and other public transit options. The 2009 Implementation Plan stated that in the previous five-year period the former RDA had acquired a 0.95-acre site—comprised of two parcels at 1701 and

1711 Concord Avenue—for future development opportunities in the Downtown. The former RDA acquired the site in order to assist in implementing the goals and objectives included in the Central Concord Redevelopment Plan. In particular, the Agency envisioned a potential residential development if additional properties could be assembled.

Specific goals and objectives to be achieved through acquiring and facilitating the development of the site include (Five-Year Implementation Plan, FY 2009/10–FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-1–2):

- To establish the Project Area as the center of the community in symbolic, functional and economic terms.
- To provide new opportunities for living close to BART and to jobs and to guide a major share of the City's future population growth in the mixed-use commercial area.
- To unify various segments of the Project Area so that they functionally and visually become one interrelated center for a variety of activities.

The development of the property is also an activity specified in the Redevelopment Plan and its most recent Implementation Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-4):

- Promoting mixed-use development and facilitating the development of office, residential, business, and industrial park development in accordance with the General Plan.

The development of the assembled parcels as a unified development will effectuate the former RDA's plans to develop a high density, transit oriented mixed-use project at this location as outlined in the Redevelopment Plan for the Central Concord Project Area and the 2009 Five Year Implementation Plan for the Central Concord Project Area. Development of the parcels as a unified development will also eliminate the following blighting conditions that were identified in the Redevelopment Plan (Five-Year Implementation Plan, FY 2009/10–FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-6):

- Underutilized and/or vacant buildings;
- Substandard lots of irregular form, size and shape for proper development in multiple ownership; and
- Economic indicators of distressed buildings or lots.

Disposition Process

By retaining the property for future development, the City will be able to achieve the former RDA's plan for the site. The City will also be able to ensure that a project is developed that meets the City General Plan and zoning policies and meets the objectives of the Downtown Concord Specific Plan that is currently being planned. In addition, by retaining the property, the City can identify a developer with the necessary experience and expertise to complete a development in a realistic timeframe while avoiding a buyer who is interested in a more speculative real estate investment.

The Concord Avenue Site will be disposed of to a qualified real estate developer to acquire and develop the property in a timely manner in accordance with an approved Disposition and Development Agreement (DDA), which will set the terms of the land acquisition between the City and the developer.
The Developer will be selected through an appropriate selection process involving solicitation of interested prospective developers through a Request for Qualifications (RFQ), Request for Proposals (RFP), qualified bid or similar selection process.

An agreement with affected taxing entities may be required, and the use of any sales proceeds will be determined in accordance with the requirements of AB 1484.

Disposition Proceeds

The purchase price to be paid by the developer of the Concord Avenue Site under the DDA will be not less than the fair reuse value of the property and with the covenants and conditions and the development costs authorized pursuant to the DDA, as determined by formal action of the City Council. If required, the agreement with the taxing entities will provide for the net proceeds of sale to be distributed as property taxes to the affected taxing entities. (From the disposition proceeds, the City may “net out” and retain an amount to cover its reasonable costs in connection with the disposition process, including marketing costs, attorneys’ fees, title insurance premiums, closing costs, and transfer taxes, and any site maintenance and site preparation costs incurred by the City.)

Disposition Timeline

While the timing of disposition and development of the property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that such disposition and development may occur generally in accordance with the following timeframe:

- Developer selection: Within 12 months of LRPMP approval
- DDA Negotiation/Approval: Within six months after developer selection
- Satisfaction of Conditions/Property Conveyance: Within six months after DDA approval
- Commencement of Construction: Within three months after property conveyance
- Completion of Construction: Within two years after commencement of construction

Town Center II/Galindo Street Site

Summary

The Town Center II/Galindo Street Site is an approximately 3-acre, triangular shaped property bounded by Galindo Street to the east, Concord Boulevard to the north, and Clayton Road to the south. Between 2000 and 2008, the former RDA assembled 10 parcels (all the parcels on the block, except for one located on the southwestern corner) and subsequently demolished several structures to prepare the site for future development. The site is a key strategic site for transit-oriented mixed-use commercial or residential development.

Property Inventory Information

Parcel Data

Address	1753 Galindo Street, Concord, CA 94520
APN	126-043-012[2]
Lot Size	135,036 square feet (3.1 acres)
Current Zoning	Downtown Mixed Use (DMX)
Current Use	Vacant

Acquisition Information

RDA Acquisition Dates	7/25/00, 12/21/01 and 12/22/08[2]
Value at Time of Acquisition	7/25/00–$800,000; 12/21/01–$235,000 12/22/08–$4,834,000
Acquisition Purpose	To eliminate blight and implement the former RDA's Strategic Plan by facilitating the future disposition of the site for development

Current Value and Revenue Generation

Estimate of Current Value	$ 3,773,000
Date/Value Basis for Estimate	November 2013 broker estimate of current market value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

[2]Historical APN Numbers: **Acquired 7/25/00:** 126-143-001, 126-143-008, 126-143-009; **Acquired 12/21/01:** 126-143-002; **Acquired 12/22/08:** 126-062-011, 126-143-003, 126-143-010, 126-143-011, 126-153-006, 126-153-007

Environmental Information

The Phase I and II environmental site assessments conducted at the site revealed no environmental contamination.

Development Plans and Activity

The purchase of the site eliminated blight and implemented the former RDA's Strategic Plan.
The acquisition helped to facilitate the future disposition of the site for development. Initially, the former RDA's vision for this Town Center II/Galindo Street Site was to pursue hotel with ground floor retail. Subsequent market downturns required reassessment of the site and the former RDA pursued transit-oriented residential development to achieve the former Redevelopment Agency's goals and objectives.

Development of the Town Center II/Galindo Street site had long been a priority project for the former Redevelopment Agency, as it is identified as a project in numerous former RDA documents.

The former RDA's 2000 Central Concord Redevelopment Strategy and Implementation Action Plan identifies the Town Center II/Galindo Site as a "Current Project" as a mid-to-upper-end extended stay or limited service hotel of not less than 165 rooms, with ground floor retail.

According to the Central Concord Redevelopment Agency 2004/05 Budget and Five-Year Implementation Plan (Five-Year Implementation Plan, FY 2004/05-FY 2009/10, Concord Redevelopment Agency, June 2004, p. 2):

> *Revitalization of Concord's downtown has been, and will continue to be, a primary goal of the Redevelopment Agency. The Redevelopment Agency has attempted to restore the downtown as the symbolic center of the community to give Concord a sense of place and to retain and emphasize Concord's history. The Redevelopment Agency has and will continue to rectify problems caused by incompatible land uses and small parcelization in the Redevelopment Area. Parcel consolidation allows for the development of new catalyst projects that will realize the vision set forth in the Strategic Plan. Urban design has, and will continue to be, an important aspect of Redevelopment Agency revitalization efforts. The objective of urban design is to link the newer development in Concord with its historical heritage, to provide an exciting urban context for new development projects, and to provide a framework for preserving the pedestrian downtown core in the Todos Santos Town Center District.*

The 2004/05 Implementation Plan identifies the former RDA goals, two of which were as follows:

- To utilize the City's redevelopment powers to redevelop underutilized and undesirable uses at high visibility and strategic locations, and
- To take advantage of continuing development opportunities as they arise in the redevelopment area to achieve the Redevelopment Agency's vision.

The Galindo site was an underutilized site at a highly visible and strategic location.

The Galindo site was specifically identified as Town Center Site II in the 2004/05 Budget and Five-Year Implementation Plan:

> *Town Center Site I and II: Development of two central downtown blocks totaling eight acres located on Galindo Street between Willow Pass Road and Clayton Road. The project was anticipated to include 400,000 square feet of office and a hotel of not less than 165 rooms, with ground floor retail. Changes in the market have made this development option infeasible and it is anticipated that these sites will be developed as high-density residential projects. Signature Properties has submitted an application to the City for the development of the 5-acre Town Center 1 site with 300 condominiums. The smaller 3-acre Town Center II site is anticipated to be developed with 150 units. The budget projections assume that Town Center 1 will be built in three phases with tax increment revenues beginning in 2006-07 and revenues from all phases received by 2009-10. Tax increment from development of the Town Center 2 site is assumed to be received by 2006-07.*

The former RDA received a proposal to develop the Town Center Site II/Galindo site with 200 residential units. However, given the downturn in the economy, the proposed development did not move forward.

Currently, there are no known restrictions on the disposition of the property. The City anticipates a dedication of approximately 5,000 square feet of property along Galindo Street to improve multi-modal mobility along this main arterial. The Successor Agency continues to maintain the property with debris removal and weed abatement.

Potential for TOD and Advancement of Planning Objectives

Located within 1/4 mile of the Downtown Concord BART Station, the site has excellent potential for transit-oriented development. The property could accommodate a number of uses, including residential, commercial or hotel.

Future development of the site could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use (DMX), which is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord. It allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

DMX is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation encourages well-designed vertical mixed use within a single building with retail at ground level and office and multi-family residential on upper floors. Single uses and horizontal mixed use with retail, office and residential uses located in separate buildings but within a single development may also occur.

The site is also located in a Specific Plan study area as part of the PDA Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). The Existing Conditions Report prepared for the Specific Plan for the Downtown Concord BART PDA identified the Town Center II/Galindo Street Site as a potential location for future residential development and to meet the goals of the housing element. (Refer to Section I.D.2. of this report for a more detailed description of
current Downtown planning efforts, including efforts to develop a Specific Plan for the Downtown Concord BART Station PDA.)

The Town Center II/Galindo site is also identified in the Housing Element as an opportunity site (Concord Housing
Element, November 2010, Appendix A, Page A-33).

Property Disposition

The Agency recommends the property be retained for future development pursuant to HSC §34191.5(c)(2)(A).

Liquidation of Property for Project Identified in Approved Redevelopment Plan
HSC §34191.5(c)(2)(A)

Prominently located in the Downtown in close proximity to BART, the property is a crucial catalyst site for the City of Concord. The former RDA assembled the 10 parcels constituting the site with the intention of facilitating its development in accordance with the Redevelopment Plan goals and objectives.

The specific goals and objectives of the Redevelopment Plan to be met by the site's development include the following (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-1-2)**:**

- To establish the Project Area as the center of the community in symbolic, functional and economic terms.
- To provide new opportunities for living close to BART and to jobs and to guide a major share of the City's future population growth in the mixed-use commercial area.
- To expand the City's employment base by encouraging new office development in proximity to the BART station and along the Willow Pass corridor.
- To unify various segments of the Project Area so that they functionally and visually become one interrelated center for a variety of activities.

The development of the property is also an activity specified in the Redevelopment Plan and its Implementation Plans**:**

- Promoting mixed-use development and facilitating the development of office, residential, business, and industrial park development in accordance with the General Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-4).
- The 2004/05 Five-Year Implementation Plan states that the former RDA had "and will continue to rectify problems caused by incompatible land uses and small parcelization in the Redevelopment Area. Parcel consolidation allows for the development of new catalyst projects that will realize the vision set forth in the Strategic Plan." (Five-Year Implementation Plan, FY 2004/05 – FY 2008/09, Concord Redevelopment Agency, June 2004, p. 2).
- The 2009/10 Five-Year Implementation Plan states that under the former RDA's Economic Development Accomplishments in the previous Five-Year period, the former RDA had acquired a 2.3-acre site at Galindo Street and Concord Boulevard, for future development opportunities in the Downtown (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. I-7).

The development of the assembled parcels as a unified development will effectuate the former RDA's plans for future development opportunities in the downtown, including a high density, transit oriented mixed-use project at this location as described above and in the 2004/05 Five-Year Implementation Plan. A hotel development could also achieve the former RDA's goals as set forth in the Central Concord Embraces the Future document. Development of the parcels as a unified development will also capitalize on the opportunity to redevelop areas in the Downtown, as cited in the Update to the City of Concord Economic Vitality Strategy. Development would eliminate the following blighting conditions that were identified in the Redevelopment Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-7):

- Underutilized and/or vacant buildings;
- Obsolete buildings;
- Substandard lots of irregular form, size and shape for proper development in multiple ownership; and
- Economic indicators of distressed buildings or lots.

Disposition Process

By retaining the property for future development, the City will be able to achieve the former RDA's plans for the site as outlined in the Redevelopment Plan and the Five-Year Implementation Plan. The City will also be able to ensure that a project is developed that meets the City General Plan and zoning policies and meets the objectives of the Downtown Concord Specific Plan that is currently being prepared through a community planning process. In addition, by retaining the property, the City can identify a developer with the necessary experience and expertise to complete a development in a realistic timeframe while avoiding a buyer who is interested in a more speculative real estate investment.

The Town Center II/Galindo Site will be disposed of to a qualified real estate developer to acquire and develop the property in a timely manner and in accordance with an approved Disposition and Development Agreement (DDA), which will set the terms of the land acquisition between the City and the developer. The Developer will be selected through an appropriate selection process involving solicitation of interested prospective developers through a Request for Qualifications (RFQ), Request for Proposals (RFP), qualified bid or similar selection process.

An agreement with affected taxing entities may be required, and the use of any sales proceeds will be determined in accordance with the requirements of AB 1484.

Disposition Proceeds

The purchase price to be paid by the developer of the Town Center II/Galindo property under the DDA will be not less than the fair reuse value of the property with the covenants and conditions and the development costs authorized pursuant to the DDA, as determined by formal action of the City Council. If required, the agreement with the taxing entities will provide for the net proceeds of sale to be distributed as property taxes to the affected taxing entities. (From the disposition proceeds, the City may "net out" and retain an amount to cover its reasonable costs in connection with the disposition process, including marketing
costs, attorneys' fees, title insurance premiums, closing costs, and transfer taxes, and any site maintenance and site preparation costs incurred by the City.)

Disposition Timeline

While the timing of disposition and development of the property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that such disposition and development may occur generally in accordance with the following timeframe:

- Developer selection: May occur within six months of LRPMP approval or within six months of commencement of the Oak Street West site development. The rationale for commencing developer selection within six months of the Oak Street West site development is to avoid flooding the market with residential development at one time or within a time period that may cause future development to be delayed or devalued.
- DDA Negotiation/Approval: Within six months after developer selection.
- Satisfaction of Conditions/Property Conveyance: Within six months after DDA approval.
- Commencement of Construction: Within three months after property conveyance.
- Completion of Construction: Within two years after commencement of construction.

Oak Street Site- West Site

Summary

The Oak Street West Site is bounded by Laguna Street to the south, Galindo Street to the west, Oak Street to the north, and Mt. Diablo Street to the east. The site is located in close proximity to the Downtown Concord BART Station. The site is currently vacant, except for several mature trees.

Property Inventory Information

Parcel Data

Address	Several street addresses[3]
APN	126-112-026
Lot Size	3.16 acres
Current Zoning	Downtown Mixed Use (DMX)
Current Use	Vacant

Acquisition Information

RDA Acquisition Date	November 7, 1983 and December 16, 1998
Value at Time of Acquisition	$1,200,000 (1983) and $1,219,204 (1998) -estimate
Acquisition Purpose	Land planned to be developed to create anchor type uses in the downtown such as residential, retail, office and higher education

Current Value and Revenue Generation

Estimate of Current Value	$3,871,000
Date/Value Basis for Estimate	November 2013 broker estimate of current market value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

[3] See page at the end of the Oak Street Site description for street addresses and parcel numbers.

Environmental Information

A study conducted in 1998 revealed no evidence of recognized environmental contamination at the site.

Development Plans and Activity

The Oak Street West Site is a project envisioned in the Redevelopment Plan goals, objectives and activities, and was identified in several redevelopment plan documents. The Oak Street West Site was an underutilized site at a highly visible and strategic location. The former RDA assembled the Oak Street West Site and the Oak Street East Site, and in 1998 entered into a disposition and development agreement with John F. Kennedy University (JFKU) to develop the combined site for JFKU campus. The 2000 Central Concord Redevelopment Strategy and Implementation Action Plan identify the combined site as a Current Project/Site. At the time, the combined site was known as the John F. Kennedy University (JFK) Campus (Central Concord Redevelopment Strategy and Implementation Action Plan, Concord Redevelopment Agency, December 2000, p. 15-16):

> *The Redevelopment Agency has entered into a Disposition and Development Agreement with JFK to develop a 160,000 square foot central campus across from the Downtown Concord BART station on Mt. Diablo Street in the Todos Santos Town Center District. JFK's intent is to consolidate its Orinda and Walnut Creek campuses by incorporating its School of Management, School of Law, School of Liberal Arts, and Graduate Schools of Professional Psychology and Holistic Studies at the Concord location. The campus will provide an important resource to downtown businesses as well as provide a strong source of demand for downtown retail and restaurant outlets from its estimated 2,500 students. Thus, JFK will add substantially to both the image and the level of activity in the downtown.*

JFKU did not implement the agreement, which subsequently lapsed due to JFKU finding an alternative location in a neighboring community.

The 2004/05 Implementation Plan identifies the former RDA goals, two of which were as follows (Five-Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 2-3):

- *To utilize the City's redevelopment powers to redevelop underutilized and undesirable uses at high visibility and strategic locations and*
- *To take advantage of continuing development opportunities as they arise in the redevelopment area to achieve the Redevelopment Agency's vision.*

The FY 2004/05 – FY 2009/10 Five-Year Implementation Plan for the Central Concord Project Area envisioned the combined Oak Street Site to be developed with an office, residential, or mixed-use project (Five- Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 7):

Oak Street Site (West and East parcels): This 5-acre site is located on Oak Street at the corner of Galindo Street, adjacent to the downtown Concord BART station, and is owned by the Redevelopment Agency. This site could be developed as an office project, a residential project or as a mix of office and residential. The Agency has not made a decision regarding a final development program for the site. The Fiscal Year 2004-05 budget projection assumes it is developed as a high-density residential project at 60 units per acre with a total of 300 dwelling units. The first phase of the project is assumed to generate tax increment in Fiscal Year 2009-10.

No capital improvements or investments have occurred on the site. The City maintains the site free and clear of debris and weeds.

Currently, there are no known development proposals or activity at the site and no known restrictions on the disposition of the property.

Potential for TOD and Advancement of Planning Objectives

The site is approximately 300 yards from the Downtown Concord BART Station. Proximity to the BART Station makes this site an excellent candidate for future transit-oriented development.

The site, if developed as a dense catalyst anchor project for Downtown Concord, would fulfill the former RDA's goals and objectives by creating an anchor use whereby people would live in the Downtown and support the amenities such as restaurants, retail and other services supporting the vibrant area within walking distance of BART and the historic town center. According to the former RDA's 2004/05 Five-Year Implementation Plan, this site was envisioned as a viable pedestrian friendly area with strong linkages to surrounding neighborhoods. Future development was contemplated to include a mix of retail, office, housing, restaurants and arts and culture.

Future development of the site could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use (DMX), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

The site is also located in a Specific Plan study area as part of the PDA Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). The Existing Conditions Report identified the Oak Street Site as a potential location for future residential development. Refer to Section I.D.2 of this report for a more detailed description of current Downtown planning efforts, and information on the Downtown Concord BART Station PDA.

Property Disposition

The Agency recommends the property be retained for future development pursuant to HSC §34191.5(c)(2)(A).

Liquidation of Property for Project Identified in Approved Redevelopment Plan

HSC §34191.5(c)(2)(A)

In 1983 and 1998, the former RDA purchased 20 parcels comprising the Oak Street Site (West and East sites). The Redevelopment Plan for the Central Concord Redevelopment Area, as well as the 2009 Five-Year Implementation Plan, identifies the site as having strong potential for development of an anchor use. Development of the site would help achieve the goals and objectives outlines in the Redevelopment Plan, including (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009,
p. II-1–2):

- To establish the Project Area as the center of the community in symbolic, functional and economic terms.
- To provide new opportunities for living close to BART and to jobs and to guide a major share of the City's future population growth in the mixed-use commercial area.
- To unify various segments of the Project Area so that they functionally and visually become one interrelated center for a variety of activities.

The development of the property is also an activity specified in the Redevelopment Plan and its most recent Implementation Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-4)**:**

1. Promoting mixed-use development and facilitating the development of office, residential, business, and industrial park development in accordance with the General Plan.

The 2004/05 RDA Budget and Implementation Plan described the Oak Street Site as being well suited for a variety of uses, including office, residential or mixed-use. FY 2004/05 budget projections assumed the development of a high-density project with approximately 300 dwelling units.

The development of this parcel will effectuate the former RDA's plans for future development opportunities in the downtown, including a high density, transit oriented mixed-use project at this site as described above and in the 2004/05 Five-Year Implementation Plan. Development of the parcel will also capitalize on the opportunity to redevelop areas in the Downtown, as cited in the Update to the City of Concord Economic Vitality Strategy. Development would eliminate the following blighting conditions that were identified in the Redevelopment Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-7)**:**

- Underutilized and/or vacant buildings;
- Substandard lots of irregular form, size and shape for proper development in multiple ownership; and
- Economic indicators of distressed buildings or lots.

Disposition Process

By retaining the property for future development, the City will be able to achieve the former RDA's plans for the site as outlined in the Redevelopment Plan and Five-Year Implementation Plan. The City will also be able to ensure that a project is developed that meets the City General Plan and zoning policies and meets the objectives of the Downtown Concord Specific Plan that is currently being prepared through a community planning process. In addition, by retaining the property, the City can identify a developer with the necessary experience and expertise to complete a development in a realistic timeframe while avoiding a buyer who is interested in a more speculative real estate investment.

The Oak Street West Site will be disposed of to a qualified real estate developer to acquire and develop the property in a timely manner and in accordance with an approved Disposition and Development Agreement (DDA). The Developer will be selected through an appropriate selection process involving solicitation of interested prospective developers through a Request for Qualifications (RFQ), Request for Proposals (RFP), qualified bid or similar selection process.

An agreement with affected taxing entities may be required, and the use of any sales proceeds will be determined in accordance with the requirements of AB 1484.

Disposition Proceeds

The purchase price to be paid by the developer of the Oak Street West property under the DDA will not be less than the fair reuse value of the property with the covenants, conditions, and development costs authorized pursuant to the DDA, as determined by formal action of the City Council. If required, the agreement with the taxing entities will provide for the net proceeds of sale to be distributed as property taxes to the affected taxing entities. (From the disposition proceeds, the City may "net out" and retain an amount to cover its fair share of land proceeds for its contribution of land from Mt. Diablo Street vacation, reasonable costs in connection with the disposition process, including marketing costs, attorneys' fees, title insurance premiums, closing costs, transfer taxes, and any site maintenance and site preparation costs incurred by the City.)

Disposition Timeline

While the timing of disposition and development of the property will depend on market conditions and interest of the private real estate development and financing community, it is currently anticipated that such disposition and development may occur generally in accordance with the following timeframe:

- Developer selection: Within six months of LRPMP approval.
- DDA Negotiation/Approval: Within six months after developer selection.
- Satisfaction of Conditions/Property Conveyance: Within six months after DDA approval.
- Commencement of Construction: Within three months after property conveyance.
- Completion of Construction: Within two years after commencement of construction.

Oak Street East Site

Summary

The Oak Street East Site is bounded by BART property to the south, Mt. Diablo Street to the west, Oak Street to
the north, and BART Station Parking lot to the east. The nearly rectangular site is located adjacent to the Downtown Concord BART Station. The site is currently vacant, except for several trees.

Property Inventory Information

Parcel Data

Address	Several street addresses[3]
APN	126-112-024
Lot Size	1.06 acres
Current Zoning	Downtown Mixed Use (DMX)
Current Use	Vacant

Acquisition Information

RDA Acquisition Date	December 16, 1998
Value at Time of Acquisition	$731,389.82 -estimate
Acquisition Purpose	Land planned to be developed to create anchor type uses in the downtown such as residential, retail, office and higher education

Current Value and Revenue Generation

Estimate of Current Value	$936,250
Date/Value Basis for Estimate	November 2013 broker estimate of current market value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

[3]See page at the end of the Oak Street Site description for street addresses and parcel numbers.

Environmental Information

A study conducted in 1998 revealed no evidence of recognized environmental contamination at the site.

Development Plans and Activity

The Oak Street East Site is a project envisioned in the Redevelopment Plan goals, objectives and activities, and was identified in several redevelopment plan documents. The Oak Street East Site was an underutilized site at a strategic location. The former RDA assembled the Oak Street West Site and the Oak Street East Site, and in 1998 entered into a disposition and development agreement with John F. Kennedy University (JFKU) to develop the combined site for JFKU campus. The 2000 Central Concord Redevelopment Strategy and Implementation Action Plan identify the combined site as a Current Project/Site. At the time, the combined site was known as the John F. Kennedy University (JFK) Campus (Central Concord Redevelopment Strategy and Implementation Action Plan, Concord Redevelopment Agency, December 2000, p. 15-16):

> *The Redevelopment Agency has entered into a Disposition and Development Agreement with JFK to develop a 160,000 square foot central campus across from the Downtown Concord BART station on Mt. Diablo Street in the Todos Santos Town Center District. JFK's intent is to consolidate its Orinda and Walnut Creek campuses by incorporating its School of Management, School of Law, School of Liberal Arts, and Graduate Schools of Professional Psychology and Holistic Studies at the Concord location. The campus will provide an important resource to downtown businesses as well as provide a strong source of demand for downtown retail and restaurant outlets from its estimated 2,500 students. Thus, JFK will add substantially to both the image and the level of activity in the downtown.*

JFKU did not implement the agreement, which subsequently lapsed due to JFKU finding an alternative location in a neighboring community.

The 2004/05 Implementation Plan identifies the former RDA goals, two of which were as follows (Five-Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 2-3):

- *To utilize the City's redevelopment powers to redevelop underutilized and undesirable uses at high visibility and strategic locations and*
- *To take advantage of continuing development opportunities as they arise in the redevelopment area to achieve the Redevelopment Agency's vision.*

The FY 2004/05 – FY 2009/10 Five-Year Implementation Plan for the Central Concord Project Area envisioned the combined Oak Street Site to be developed with an office, residential, or mixed-use project (Five- Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 7):

> *Oak Street Site* (West and East parcels)*: This 5-acre site is located on Oak Street at the corner of Galindo Street, adjacent to the downtown Concord BART station, and is owned by the Redevelopment Agency. This site could be developed as an office project, a residential project or as a mix of office and residential. The Agency has not made a decision regarding a final development program for the site. The Fiscal Year 2004-05 budget projection assumes it is developed as a high-density residential project at 60 units per acre with a total of 300 dwelling units. The first phase of the project is assumed to generate tax increment in Fiscal Year 2009-10.*

No capital improvements or investments have occurred on the site. The City maintains the site free and clear of debris and weeds.

Currently, there are no known development proposals or activity at the site and no known restrictions on the disposition of the property.

Potential for TOD and Advancement of Planning Objectives

The site is adjacent to the Downtown Concord BART Station. Proximity to the BART Station makes this site an excellent candidate for future transit-oriented development.

The site, if developed as a 30,000 square foot catalyst office anchor project for Downtown Concord, would fulfill the former RDA's goals and objectives by creating an anchor use whereby people would work in the Downtown and support the amenities such as restaurants, retail and other services supporting the vibrant area within walking distance of BART and the historic town center. According to the former RDA's 2004/05 Five- Year Implementation Plan, this site was envisioned as a viable pedestrian friendly area with strong linkages to surrounding neighborhoods. Future development was contemplated to include a mix of retail, office, housing, restaurants and arts and culture.

Future development of the site could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use (DMX), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. Residential densities range from a minimum of 33 units per net acre to a maximum of 100 units per net acre. The FAR ranges from a minimum of 1.0 to a maximum of 6.0.

Family Justice Center

The Successor Agency envisions that the City would retain the property for a future development to house a government-purpose nonprofit organization office use (Family Justice Center) of approximately 30,000 square feet on the Oak Street East Site. This use would provide regional services to victims of domestic or sexual violence, elder abuse and related crimes, including crisis response, case management, legal and health resources and access to safe housing.

The State of California is home to some of the most successful Family Justice Centers in the world. These centers, such as the Alameda County, Anaheim, and San Diego Family Justice Centers, host visitors from all over the world to study their success. These centers combine community based organizations, law enforcement agencies and private entities into a very effective team to increase resources and bring attention to the harmful effects on a community that are the result of family violence.

Local governments and advocacy groups have benefited from Family Justice Centers, which attract thousands of dollars in federal grants to reduce domestic violence, homicides, human trafficking, and near death strangulation cases. A center also allows public agencies to access certain cultural communities that do not historically turn to local government or even report acts of family violence.

Developing a Family Justice Center at this site would support the former Redevelopment Agency's effort to expand the City's employment base by encouraging new office development in proximity to the BART station and to locate public facilities in the project area. It would also fulfill and advance the City's and former Redevelopment Agency's goals and planning objectives of creating jobs in the downtown, and developing dense office development next to BART in the downtown.

Property Disposition

The Agency recommends the property be retained for future development as a Family Justice Center pursuant to HSC §34191.5(c)(2)(A).

Use of Property for Project Identified in Approved Redevelopment Plan

HSC §34191.5(c)(2)(A)

In 1998, the former RDA purchased eight parcels comprising the Oak Street East Site. The Redevelopment Plan for the Central Concord Redevelopment Area, as well as the 2009 Five-Year Implementation Plan, identifies the site as having strong potential for development of an anchor use. Development of the site would help achieve the goals and objectives outlines in the Redevelopment Plan, including (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-1–2):

- To establish the Project Area as the center of the community in symbolic, functional and economic terms.
- To provide new opportunities for employment close to BART and to guide a major share of the City's future population growth in the mixed-use commercial area.
- To unify various segments of the Project Area so that they functionally and visually become one interrelated center for a variety of activities.

The development of the property is also an activity specified in the Redevelopment Plan and its most recent Implementation Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-4)**:**

1. Promoting mixed-use development and facilitating the development of office, residential, business, and industrial park development in accordance with the General Plan.

The 2004/05 RDA Budget and Implementation Plan described the Oak Street Site as being well suited for a variety of uses, including office, residential or mixed-use. FY 2004/05 budget projections assumed the development of a high-density project with approximately 300 dwelling units.

Development of the parcel will also capitalize on the opportunity to redevelop areas in the Downtown, as cited in the Update to the City of Concord Economic Vitality Strategy. Development would eliminate the following blighting conditions that were identified in the Redevelopment Plan (Five-Year Implementation Plan, FY 2009/10 – FY 2013/14, Concord Redevelopment Agency, November 2009, p. II-7)**:**

- Underutilized and/or vacant buildings;
- Substandard lots of irregular form, size and shape for proper development in multiple ownership; and
- Economic indicators of distressed buildings or lots.

Disposition Process

By retaining the property for development of a future Family Justice Center, the City will be able to achieve the former RDA's plans for the site as outlined in the Redevelopment Plan and Five-Year Implementation Plan. The City will also be able to ensure that a project is developed that meets the City General Plan and zoning policies.

An agreement with affected taxing entities may be required, and the use of any sales proceeds will be determined in accordance with the requirements of AB 1484.

Disposition Proceeds

If required, the agreement with the taxing entities will provide for the net proceeds of any future sale to be distributed as property taxes to the affected taxing entities.

Disposition Timeline

The Successor Agency will transfer the property to the City within 45 days of the LRPMP being approved by the Department of Finance.

Oak Street West and Oak Street East Acquisition Information

Acquisition date: 12/16/98

Former APN		Current APN	
126-122-019	Oak Street Site/1390 Galindo	(126-122-024)	$2,000,000
126-122-001	Oak Street Site/1421 Mt Diablo	(126-122-024)	
126-122-002	Oak Street Site/1419 Mt Diablo Blvd	(126-122-024)	
126-122-003	Oak Street Site/1433 Mt Diablo St	(126-122-024)	
126-122-004	Oak Street Site/1449 Mt Diablo St	(126-122-024)	
126-122-005	Oak Street Site/1445 Mt Diablo St	(126-122-024)	
126-122-006	Oak Street Site/Mt Diablo St	(126-122-024)	
126-122-007	Oak Street Site/1405 Mt Diablo St	(126-122-024)	
126-122-008	Oak Street Site/2051 Laguna Street	(126-122-024)	
126-122-009	Oak Street Site/Mountain View St	(126-122-024)	
126-122-022	Oak Street Site/Mountain View St	(126-122-024)	
126-112-015	Oak Street Site/Mt Diablo & Oak St	(126-112-026)	
126-112-016	Oak Street Site/1420 Mt Diablo	(126-112-026)	
126-112-017	Oak Street Site/1416 Mt Diablo	(126-112-026)	
126-112-018	Oak Street Site/Mt Diablo St	(126-112-026)	
126-112-021	Oak Street Site/Mt Diablo St	(126-112-026)	
126-112-022	Oak Street Site/1406 Mt Diablo St	(126-112-026)	
126-112-024	Oak Street Site/Mt Diablo St	(126-112-026)	
126-112-025	Oak Street Site/1402 Mt Diablo St	(126-112-026)	

Acquisition date: 11/07/83

126-122-023	Oak St/Laguna St	(126-122-024)	$1,200,000.00

C. Properties to Be Sold

1601 Sutter Street

Summary

1601 Sutter Street is located on the northeastern corner of Sutter Street at Fremont Street. A one-story, 3,600 square foot multi-tenant office building is located on the 9,600 square foot parcel. The office building includes eight suites averaging approximately 300 square feet in size. The Concord Historical Society rents two suites on a month-to-month basis, and has secured a space to relocate to once the building is sold.

Property Inventory Information

Parcel Data

Address	1601 Sutter Street, Concord, CA 94520
APN	113-288-001
Lot Size	9,600 square feet (0.2 acre)
Current Zoning	Residential High Density (RH)
Current Use	Predominantly vacant office building

Acquisition Information

RDA Acquisition Date	February 24, 1986
Value at Time of Acquisition	$405,000
Acquisition Purpose	To maximize land use opportunities in, and establish the Project Area as, the center of the community in symbolic, functional and economic terms

Current Value and Revenue Generation

Estimate of Current Value	$482,936
Date/Value Basis for Estimate	November 2013 broker estimate of current market value
Revenue Generated by Property	$600 per year
Requirements for Revenue Use	No contractual requirements for use of lease revenue

Environmental Information

There is no known record of environmental contamination at the site.

Development Plans and Activity

- When it acquired this parcel, the former RDA was potentially seeking to aggregate additional parcels in the future in order to facilitate the development of multi-family housing. The former RDA had undertaken similar projects in the area.
- There are no known previous or current development plans or activities for this site.

There are no known restrictions on the disposition of the property. The site is located in a zoning district that does not allow office uses. Office uses are allowed (grandfathered) up to one year once the office use ceases to operate within the building. A buyer would not be able to expand office use on the property. An existing tenant, the Concord Historical Society, is on a month-to-month lease and has secured a space to relocate to once the building is sold.

Potential for TOD and Advancement of Planning Objectives

Transit-oriented development is generally considered as development located within a radius of one-quarter to one-half mile from a transit stop, as this is considered to be an appropriate scale for pedestrians. As 1601 Sutter is approximately a mile from the Downtown Concord BART Station, it does not have potential for transit-oriented development. However, three bus routes that include the BART station—#19 local, #649 limited services, and #91X express—travel along Concord Avenue, which is two blocks north of the property.

The property is zoned High Density Residential (HDR). This designation is intended for residential development at densities ranging from a minimum of 33 units per net acre to a maximum of 100 units per net acre. It would accommodate compact, high density, multifamily residential development including apartment buildings, townhomes and condominiums. This designation is intended for areas in and adjacent to central Concord and near BART stations, where higher densities may be appropriate.

The site is located in a Specific Plan study area as part of the PDA Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). Refer to Section I.C. of this report for a more detailed description of current Downtown planning efforts, including efforts to develop a Specific Plan for the Downtown Concord BART Station PDA. Thus, potential future redevelopment of this property could further the advancement of planning objectives to be established in the specific plan.

Property Disposition

This property will be sold by the Successor Agency, and the net proceeds of the sale of the property will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). (From the disposition proceeds, the Successor Agency may “net out” and retain an amount to cover its reasonable costs in connection with the disposition process, attorneys’ fees, title insurance premiums, closing costs, and transfer taxes.)

The property would be listed for sale within six months of DOF’s approval of the LRPMP.

1956 Colfax Street

Summary

Located on the east side of Colfax Street between Salvio Street and Willow Pass Road, 1956 Colfax Street is a surface parking lot that is leased to the adjacent La Piñata Restaurant at 2301 Willow Pass Road. The flat, rectangular shaped parcel is within walking distance of the Downtown Concord BART Station. The former RDA considered the property to be a strategic site for downtown revitalization, accommodating commercial or residential development.

Property Inventory Information

Parcel Data

Address	1956 Colfax Street, Concord, CA 94520
APN	126-074-019
Lot Size	10,890 square feet
Current Zoning	Downtown Pedestrian
Current Use	Surface parking lot leased to adjacent business

Acquisition Information

RDA Acquisition Date	September 15, 1986
Value at Time of Acquisition	$350,000
Acquisition Purpose	Provide commercial/job/residential opportunities close to BART and intensify/diversify uses surrounding Todos Santos Plaza

Current Value and Revenue Generation

Estimate of Current Value	$165,000
Date/Value Basis for Estimate	November 2013 broker estimate of current market value
Revenue Generated by Property	$6,120 per year from lease to adjacent business owner
Requirements for Revenue Use	No contractual requirements exist for use of lease revenue

Environmental Information

There is no known record of environmental contamination at the site. The property has not been designated as a brownfield site, and no remediation has been required.

Development Plans and Activity

The property is zoned Downtown Pedestrian and under the current zoning restrictions, the property would accommodate a mixed-use development with a limited number of residential units. There are no known development proposals or activity at the site and no known restrictions on the disposition of the property. As stated above, the property is leased through June 30, 2014. The property could be sold subject to the lease, or after June 30, 2014, the lease could be terminated and the property could be sold unencumbered by the lease.

Potential for TOD and Advancement of Planning Objectives

The property is located in the Downtown Concord BART Station PDA (PDA), as described in Section I of this report. The property is within a half mile radius of the BART station, and any future residents or workers at the property would have a short walk to utilize BART services. Due to the small size of the parcel, it is not conducive for a transit oriented development project.

Development of the property would further enhance the connectivity of Downtown Concord by transforming an underutilized site into a more intensified use. The use of the property as a parking facility for the restaurant allows the restaurant to operate a successful business and support the downtown's economic vitality.

Property Disposition

The Successor Agency has received a Letter of Intent (LOI) (attachment 1 to the LRPMP) from the Vivian Leon for $170,000 for the purchase of this property $5,000 above the Broker's Opinion of value obtained by Successor Agency staff for the LRPMP. The Agency recommends this property be sold to Ms. Leon at $5,000 above the amount of Broker's opinion of value based upon recent comparables of similar land sales as well as site constraints. The net proceeds of the sale of the property will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). The disposition of the property as provided in the LRPMP and LOI further the Dissolution Act's purposes by ensuring the expeditious~~ly~~ sale of the property at fair market value.

Disposition Process

The Agency intends to sell this property at fair market value through a negotiated sales agreement.

Disposition Proceeds

The net proceeds of the sale of the property will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). (From the disposition proceeds, the Successor Agency may "net out" and retain an amount to cover its reasonable costs in connection with the disposition process, attorneys' fees, title insurance premiums, closing costs, and transfer taxes.)

Disposition Timeline

It is anticipated that the property's sale will occur within six months of LRPMP approval.

1880 Market Street (Pine Street Site)

Summary

The Pine Street Site 1880 Market Street is an irregular shaped site located at a key gateway/entrance leading into Downtown Concord bounded by Market Street, Pine Street, and Clayton Road and at the Clayton Road off ramp to State Highway 242. The site is approximately 49,484 square feet and is currently vacant. The Successor Agency and City may consider combining the Successor Agency property, a City-owned property, and a portion of Pine Street (that would be vacated) to create a project that would fulfill the City's and former RDA's goals.

Property Inventory Information

Parcel Data

Address	1880 Market Street, Concord, CA 94520
APN	126-291-021
Lot Size	49,484 square feet (1.1 acres)
Current Zoning	Regional Commercial (RC)
Current Use	Vacant

Acquisition Information

RDA Acquisition Date	December 16, 1986
Value at Time of Acquisition	$1,025,000
Acquisition Purpose	To achieve the objectives of the Redevelopment Plan, the former RDA acquired the property to facilitate a gateway type development such as office or hotel type uses leading into the Project Area

Current Value and Revenue Generation

Estimate of Current Value	$1,237,100
Date/Value Basis for Estimate	November 2013 broker estimate of current market value
Revenue Generated by Property	$0
Requirements for Revenue Use	N/A

Environmental Information

Phase I and II studies conducted at the site revealed no significant environmental contamination concerns to preclude development.

Development Plans and Activity

The former RDA's 2000 Central Concord Redevelopment Strategy and Implementation Action Plan identified the Pine Street Site as a "Current Project" to be developed as a 115-room extended stay hotel (Central Concord Redevelopment Strategy and Implementation Action Plan, Concord Redevelopment Agency, December 2000, p. 16-17):

> *This parcel is strategically located in the In-Town Mixed Use District. It is situated at a gateway location at the critical junction of Hwy 242 and several major arterials – Market Street, Clayton Road and Willow Pass Road. Thus, it is a highly visible "entry" point into downtown Concord. Currently, the site is developed mostly with marginal uses, including a gas station. There is strong interest in developing 115-room hotel on the site. This proposal would meet the objective of the Strategic Plan. The project would retain the gas station, but would require the closure of Pine Street for hotel parking.*

According to the Central Concord Redevelopment Agency 2004-05 Budget and Five-Year Implementation Plan (Five-Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 2):

> *Revitalization of Concord's downtown has been, and will continue to be, a primary goal of the Redevelopment Agency. The Redevelopment Agency has attempted to restore the downtown as the symbolic center of the community to give Concord a sense of place and to retain and emphasize Concord's history. The Redevelopment Agency has and will continue to rectify problems caused by incompatible land uses and small parcelization in the Redevelopment Area. Parcel consolidation allows for the development of new catalyst projects that will realize the vision set forth in the Strategic Plan. Urban design has, and will continue to be, an important aspect of Redevelopment Agency revitalization efforts. The objective of urban design is to link the newer development in Concord with its historical heritage, to provide an exciting urban context for new development projects, and to provide a framework for preserving the pedestrian downtown core in the Todos Santos Town Center District.*

The 2004/05 Implementation Plan identifies the former RDA goals, two of which were as follows (Five-Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 2-3):

- *To utilize the City's redevelopment powers to redevelop underutilized and undesirable uses at high visibility and strategic locations and*
- *To take advantage of continuing development opportunities as they arise in the redevelopment area to achieve the Redevelopment Agency's vision.*

In the mid-2000s, the former RDA continued to identify the Pine Street Site as an underutilized site at a highly visible and strategic location. Specifically, this site was identified in the Central Concord Redevelopment Agency 2004-05 Budget and Five Year Implementation Plan (Five-Year Implementation Plan, FY 2004/05 – FY 2009/10, Concord Redevelopment Agency, June 2004, p. 7):

> *Pine Street: Development of a two-acre site situated at a gateway location at the critical junction of State Highway 242 and several major arterials—Market Street, Clayton Road and Willow Pass Road. The redevelopment plan for this site proposes a hotel use with approximately 115 rooms. This project is projected to generate tax increment by Fiscal Year 2007-08.*

In 2008, the site, along with an adjacent City-owned site, was offered through a Request for Proposal. However, development at the site was not pursued due to poor economic and market conditions.

There are no known restrictions on the disposition of the property.

The site is triangular and site access is limited to the western and eastern sides of the parcel. Also, the site is encumbered by a high voltage pole and associated lines on the south side of the lot. Future development would need to either relocate a PG&E power line and pole at considerable cost or provide the needed buffer around the pole thereby losing developable area for any future development. These constraints will discount the value of the property.

The City of Concord owns a parcel to the west of the property in question that could be combined with the property to create a larger, developable site.

The RDA has maintained the property by removing debris and weed abatement from time to time.

Potential for TOD and Advancement of Planning Objectives

The site is more than 1/2 mile from the Downtown Concord BART Station; however, it is within a 20-minute walking distance of the BART station.

The site is a key gateway leading into the City of Concord and the Downtown. The site is located in a Regional Commercial (RC) zoning district that precludes residential development. This designation is intended for large-scale commercial development (greater than 80,000 square feet or less with a use permit) that serves both local residents and residents from the surrounding region. A broad range of retail uses and personal services are envisioned, including regional shopping centers, big box retail, home improvement sales and service, and warehouse membership clubs, as well as new auto sales and services, and travel-related services such as hotels, gas stations, and restaurants. The maximum FAR is 0.5.

The RC District is applied to areas with good freeway access, including Sunvalley Shopping Center and the Willows Shopping Center along I-680, Lowe's and the Solano Drive-In Theater off Highway 4, along the west side of Market Street, and along Concord Avenue between Highway 242 and Interstate 680. The RC District is consistent with and implements the Regional Commercial (RC) land use designation of the General Plan.

The site is located in a Specific Plan study area as part of the PDA Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). The Existing Conditions Report prepared for the Specific Plan for the Downtown Concord BART PDA identified the Pine Street Site as a potential location for future commercial development. (Refer to Section I.C. of this report for a more detailed description of current Downtown planning efforts, including efforts to develop a Specific Plan for the Downtown Concord BART Station PDA.)

Property Disposition

The Successor Agency has received a Letter of Intent (LOI) (attachment 2 to the LRPMP) from the Del Grande Dealer Group for the purchase of this property at the Broker's Opinion of value obtained by Successor Agency staff for the LRPMP. The Agency recommends this property be sold to Del Grande Dealer Group at the Broker's opinion of value based upon recent comparables of similar land sales as well as site constraints. The net proceeds of the sale of the property will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). The disposition of the property as provided in the LRPMP and LOI further the Dissolution Act's purposes by ensuring the expeditious~~ly~~ sale of the property at fair market value.

Disposition Process

The Agency intends to sell this property at fair market value through a negotiated sales agreement.

Disposition Proceeds

The net proceeds of the sale of the property will be distributed as property tax to the taxing entities pursuant to HSC §34191.5(c)(2)(B). (From the disposition proceeds, the Successor Agency may "net out" and retain an amount to cover its reasonable costs in connection with the disposition process, attorneys' fees, title insurance premiums, closing costs, and transfer taxes.)

Disposition Timeline

It is anticipated that the property's sale will occur within six months of LRPMP approval.

Appendix A – Tracking Worksheet

Successor Concord
County: Contra Costa County

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATABASE

		HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)					HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(E)	
No.	**Property Type**	**Permissible Use**	**Acquisition Date**	**Value at Time of Purchase**	**Estimated Current Value**	**Value Basis**	**Date of Estimated Current Value**	**Purpose for which property was acquired**	**Address**	**APN #**	**Lot Size**	**Current Zoning**	**Estimate of Income/Revenue**	**Contractual requirements for use of income/revenue**
1	**Port Chicago Highway Median**													
	Roadway/Median	Governmental Use	8/3/1981	$121,550	$0	Market	November 2013	To facilitate right of way and street extension in order to improve circulation and access within the Project Area.	1660 East Street	113-288-001	10,280	Downtown Mixed Use (DMX)	$0	N/A
2	**2255 Salvio Street Garage**													
	Parking Lot/Structure	Governmental Use	Approximately 5/12/1983	Unknown	$400,000 and $500,000	Market	November 2013	To provide off-street public parking facilities to assist with intensifying/ diversifying uses in the downtown.	2255 Salvio Street	112-136-019	33,976	Downtown Pedestrian	$0	N/A
3	**Concord Avenue Site (Concord Center B)**													
	Vacant Lot/Land	Future Development	12/12/2006	$1,325,000	$1,866,105	Market	November 2013	In accordance with Redevelopment Plan goals and objectives and to implement the former RDA's Strategic Plan, the former RDA acquired the site in order to assemble a larger site for potential residential development	1701 and 1711 Concord Avenue	112-101-022	41,380	Downtown Mixed Use (DMX)	$0	N/A
4	**Town Center II/Galindo Street Site**													
	Vacant Lot/Land	Future Development	N/A	$5,869,000	$3,773,000	Market	November 2013	To eliminate blight and implement the former RDA's Strategic Plan by facilitating the future disposition of the site for development	Galindo Street/Clayton Road	126-143-012	135,036	Downtown Mixed Use (DMX)	$0	N/A
			7/25/2000	$800,000						126-143-001 126-143-008 126-143-009				
			12/21/2001	$235,000						126-143-002				
			12/22/2008	$4,834,000						126-062-011 126-143-003 126-143-010 126-143-011 126-153-006 126-153-007				
5	**Oak Street West Site**													
	Vacant Lots/Land	Future Development	11/7/1983 12/16/1998	$1,200,000 $2,000,000	$3,871,000	Market	November 2013	Land planned to be developed to create anchor type uses in the downtown such as residential, retail, office and higher education.	Bounded by Oak and Laguna Streets (see property description for addresses)	126-112-026	118,265.4	Downtown Mixed Use (DMX)	$0	N/A

		HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)					HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(E)	
No.	Property Type	Permissible Use	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
6	**Oak Street East Site**													
	Vacant Lots/Land	Future Development	12/16/1998	$780,795	$936,250	Market	November 2013	Land planned to be developed to create anchor type uses in the downtown such as residential, retail, office and higher education.	Bounded by Mt. Diablo Street, Oak Street and BART Station	126-122-024	46,173.6	Downtown Mixed Use (DMX)	$0	N/A
7	**1601 Sutter Street**													
	Commercial	Sale of Property	2/24/1986	$405,000	$482,936	Market	November 2013	To maximize land use opportunities in, and establish the Project Area as, the center of the community in symbolic, functional and economic terms	1601 Sutter Street	113-288-001	9,600	Residential High Density (RH)	$600 / year	No contractual requirements for use of lease revenue
8	**1956 Colfax Street Site**													
	Parking Lot/Structure	Sale of Property	9/15/1986	$350,000	$165,000	Market	November 2013	Provide commercial/job/ residential opportunities close to BART and intensify/diversify uses surrounding Todos Santos Plaza	1956 Colfax Street	126-074-019	10,890	Downtown Pedestrian (DP)	$6,120/year	No contractual requirements for use of lease revenue
9	**1880 Market Street (Pine Street Site)**													
	Vacant Lot/Land	Sale of Property	12/16/1986	$1,025,000	$1,237,100	Market	November 2013	To achieve the objectives of the Redevelopment Plan, the former RDA acquired the property to facilitate a gateway type development such as office or hotel type uses leading into the Project Area.	1880 Market Street	126-291-021	49,484	Regional Commerce (RC)	$0	N/A

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY D

		HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)H)
No.	**Property Type**	**Permissible Use**	**History of environmental contamination, studies, and/or remediation, and designation as a brownfield site**	**Description of property's potential for transit oriented development**	**Advancement of planning objectives of the successor agency**	**History of previous development proposals and activity**
1	**Port Chicago Highway Median**					
	Roadway/Median	Governmental Use	No known record of environmental contamination	There is no potential for development on this site due its irregular shape, not contiguous to other properties and deficient development standards.	N/A	N/A
2	**2255 Salvio Street Garage**					
	Parking Lot/Structure	Governmental Use	No known record of environmental contamination	The former RDA's development of the site achieved redevelopment goals and objectives and also advanced the planning objectives of the City of Concord.		In 1984, the 2255 Salvio Street property was developed as a 512-space parking structure.
3	**Concord Avenue Site (Concord Center B)**					
	Vacant Lot/Land	Future Development	Phase I and II testing were performed on the site and no significant contamination was found to preclude the purchase of the property.	The property is located along a gateway into Downtown Concord. Current zoning allows for various uses, including residential and/or commercial development. Because the site is situated along a very busy arterial (Concord Avenue), between service and retail commercial uses and is located more than half a mile—roughly a 20 minute walk—from the Downtown Concord BART Station, a commercial development would be more likely to occur on the site.	Development of a commercial use would support the City's General Plan and zoning objectives. It would also support the City's goals for the Specific Plan Study Area as part of the Priority Development Area Planning grand program funding by ABAG and MTC.	The Redevelopment Agency purchase of this site was the first step in assembling a larger site for potential residential development. The site's size was too small to create much interest from either affordable or market rate housing developers. The Agency purchase of the property allowed for the Agency to be in control of the timing of the project, the selection of the developer and the product to be developed on the site. If enough properties were aggregated and market conditions were supportive, the Agency Board would have issued an RFQ/RFP to affordable and market rate housing developers and sought proposals based on the Agency's development and financial requirements.
4	**Town Center II/Galindo Street Site**					
	Vacant Lot/Land	Future Development	Phase I and II conducted at the site revealed no environmental contamination.	Located within 1/4 mile of the Downtown Concord BART Station, the site has excellent potential for transit-oriented development. The property could accommodate a number of uses, including residential, commercial or hotel.	Development of the site would support the City's General Plan and zoning. It would also support the City's Specific Plan study area as part of the Priority Development Area Planning grant program funded by ABAG and MTC.	The former RDA envisioned through its Strategic Plan a hotel with ground floor retail on the site. Due to a weak market at the time, the former RDA did not move forward. Subsequently, the former RDA received a proposal to develop the Galindo site (Town Center Site II) with 200 residential units. However, given another downturn in the economy, the proposed development did not move forward. Currently, there are no known restrictions on the disposition of the property. The City anticipates a dedication of approximately 5,000 square feet of property along Galindo Street to improve multi-modal mobility along this main arterial. The City continues to maintain the property with debris removal and weed abatement.
5	**Oak Street West Site**					
	Vacant Lots/Land	Future Development	Study conducted in 1998 revealed no existing environmental contamination.	The site is approximately 300 yards from the Downtown Concord BART Station. Proximity to the BART Station makes this site an excellent candidate for future transit-oriented development.	Future development of the site could further the City's planning objectives. The property's zoning designation is Downtown Mixed Use (DTMU), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed-uses. This designation is intended to allow a high density and intensity mix of residential, commercial and office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. The site, if developed as a dense catalyst anchor development for the downtown, would fulfill objectives.	The Oak Street Site is a project envisioned in the Redevelopment Plan goals, objectives and activities, and was identified in several redevelopment plan documents. The Oak Street Site was an underutilized site at a highly visible and strategic location. The former RDA assembled the site, and in 1998 the former RDA entered into a disposition and development agreement with John F. Kennedy University (JFKU) to develop the site. JFKU never implemented the agreement and the agreement lapsed due to JFKU finding an alternative location in a neighboring community. The former RDA also contemplated and study high density residential as part of achieve its goals and objectives.

		HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)H)
No.	**Property Type**	**Permissible Use**	**History of environmental contamination, studies, and/or remediation, and designation as a brownfield site**	**Description of property's potential for transit oriented development**	**Advancement of planning objectives of the successor agency**	**History of previous development proposals and activity**
6	**Oak Street East Site**					
	Vacant Lots/Land	Future Development	Study conducted in 1998 revealed no existing environmental contamination.	The site is approximately 200 yards from the Downtown Concord BART Station. Proximity to the BART Station makes this site an excellent candidate for future office development	Future development of the site for a Family Justice Center could further the City's and former RDA's planning objectives. The property's zoning designation is Downtown Mixed Use (DTMU), which is applied to downtown areas appropriate for a cohesive mix of high-density residential, commercial, office, and mixed- uses. This designation is intended to allow a high density office development in Central Concord, and allows for a mix of uses that balances jobs and housing opportunities, including offices, commercial development, hotels, public/quasi-public, and residential uses. The site, if developed as a dense catalyst anchor public facility development for the downtown, would fulfill these objectives.	The Oak Street Site (West and East parcels)is a project envisioned in the Redevelopment Plan goals, objectives and activities, and was identified in several redevelopment plan documents. The Oak Street Site was an underutilized site at a highly visible and strategic location. The former RDA assembled the site, and in 1998 the former RDA entered into a disposition and development agreement with John F. Kennedy University (JFKU) to develop the site. JFKU never implemented the agreement and the agreement lapsed due to JFKU finding an alternative location in a neighboring community.
7	**1601 Sutter St**					
	Commercial	Sale of Property	No known record of environmental contamination	As 1601 Sutter is more than a mile from the Downtown Concord BART Station, it does not have potential for transit-oriented development. However, three bus routes that stop at the BART station—#19 local, #649 limited services, and #91X express—travel along Concord Avenue, which is two blocks north of the property.	The site is located in a Specific Plan study area as part of the Priority Development Area Planning grant program funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC). Refer to Section I.C. of this report for a more detailed description of current Downtown planning efforts, including efforts to develop a Specific Plan for the Downtown Concord BART Station PDA. Thus, potential future redevelopment of this property could further the advancement of planning objectives to be established in the specific plan.	There are no known previous or current development plans or activities for this site. . The site is located in a zoning district that does not allow office uses. Office uses are allowed (grandfathered) up to one year once the office use ceases to operate within the building. A buyer would not be able to expand office use on the property. An existing tenant, the Concord Historical Society, is on a month-to- month lease and has secured a space to relocate to once the building is sold.
8	**1956 Colfax Street Site**					
	Parking Lot/Structure	Sale of Property	No known record of environmental contamination	The property is located in the Priority Development Area for the Downtown Concord BART Station Planning Area (Downtown BART PDA), as described in Section I of this report. The property is within a half mile radius of the BART station, and any future residents or workers at the property would have a short walk to the utilize BART services. Because of the small size of the parcel, it is not conducive for a transit oriented development	The property is zoned Downtown Pedestrian and under the current zoning restrictions, the property would accommodate a mixed-use development with a limited number of residential units. Development of the property would further enhance the connectivity of Downtown Concord by transforming an underutilized site into a more intensified use.	There are no known development proposals or activity at the site and no known restrictions on the disposition of the property. The property is leased through June 30, 2014. The property could be sold subject to the lease, or after June 30, 2014, the lease could be terminated and the property could be sold unencumbered by the lease.
9	**1880 Market Street (Pine Street Site)**					
	Vacant Lot/Land	Sale of Property	Phase I and II conducted at the site revealed no significant environmental contamination concerns to preclude development.	The site is in a zoning district that precludes residential development. The site is more than one mile from Downtown Concord BART Station; however, it is within 20-minute walking distance of the BART station.	A regional commercial gateway type of project would support the City of Concord General Plan the vision the Agency had for a gateway type of development. A regional commercial use would also support the City's Specific Plan study that shows the site to be developed with a commercial type of use. The Priority Development Area Planning grant program is funded by Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC).	In 2008, the site, along with an adjacent City-owned site, was offered through a Request for Proposal. However, development at the site was not pursued due to poor economic and market condition. There are no known restrictions on the disposition of the property. Future development would need to either relocate a PG&E power line and pole at considerable cost or build around the pole thereby losing developable area for a future development. These constraints will discount the value of the property. The City of Concord owns a parcel to the west of the property in question that could be combined with the property to create a larger, developable site.

BEFORE THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
CITY OF CONCORD
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

A Resolution Approving A Long Range Property Management Plan of the Oversight Board for the Redevelopment Agency of the City of Concord Successor Agency

Resolution No. 14-018

WHEREAS, the Redevelopment Dissolution Law (AB 1x 26, enacted June 28, 2011, as amended by AB 1484, enacted June 27, 2012) provided for creation of the Successor Agency ("Successor Agency") to the former Redevelopment Agency of the City of Concord ("Redevelopment Agency") and required the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency as directed by the oversight board created pursuant to Section 34179 of the California Health and Safety Code ("Oversight Board"); and; and

WHEREAS, following the successful completion of certain statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance by letter dated August 7, 2013; and

WHEREAS, Health and Safety Code Section 34191.5(b) states that the Successor Agency shall prepare a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency, which shall be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion; and

WHEREAS, Health and Safety Code Section 34191.5, subdivision (c)(1) sets forth the required contents of the Long-Range Property Management Plan and subdivision (c)(2) sets forth the permissible uses of the subject real properties; and

WHEREAS, the permissible uses include retention of properties for governmental use pursuant to Health and Safety Code Section 34181(a), use or liquidation of properties for a project identified in an approved redevelopment plan, and liquidation of properties with the proceeds of any sale to be distributed as property tax to the taxing entities; and

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WHEREAS, Successor Agency staff have prepared and the Successor Agency Board on December 10, 2013 recommended approval of a Long Range Property Management Plan that provides for the disposition and use of the real properties of the former Redevelopment Agency consistent with the requirements of the Redevelopment Dissolution Law; and

WHEREAS, , the Oversight Board has determined it is in the best interests of the taxing entities in Contra Costa County to proceed with disposition and use of the former Redevelopment Agency properties pursuant to the Long-Range Property Management Plan.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF CONCORD DOES RESOLVE AS FOLLOWS:

Section 1. Based on the foregoing recitals, and the information contained in the Long-Range Property Management Plan and other documentation presented to the Oversight Board at a public meeting, the Oversight Board hereby approves the Long-Range Property Management Plan substantially in the form presented to the Oversight Board and attached to the staff report accompanying this Resolution.

Section 2. The staff of the Successor Agency is hereby authorized to make such minor, technical and clarifying revisions to the Long-Range Property Management Plan as are deemed necessary to carry out the purposes and intent of this Resolution.

Section 3. The staff of the Successor Agency is hereby directed to submit the Long-Range Property Management Plan to the Department of Finance for review pursuant to Health and Safety Code Section 34191.5(b) and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and to carry out the purposes and intent of this Resolution, including taking such actions and executing such documents, including purchase and sale agreements, as may be necessary to achieve the disposition of the properties located at 1956 Colfax Street and 1880 Market Street as provided in the Long-Range Property Management Plan and attached letters of intent.

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PASSED AND ADOPTED by the Oversight Board for the Successor Agency City of Concord on January 16, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

I HEREBY CERTIFY that the foregoing Resolution No. 14-018 was duly and regularly adopted at a meeting of the Oversight Board for the Successor Agency City of Concord on January 16, 2014.

_____
Mary Rae Lehman, CMC
Clerk of the Board

APPROVED AS TO FORM:

_____
Mark S. Coon
City Attorney

Attachment:

LETTER OF INTENT TO PURCHASE REAL ESTATE

The purpose of this Letter of Intent to Purchase Real Estate ("**Letter**") is to set forth some of the basic terms and conditions of the proposed purchase by the undersigned "Buyer" of certain real property owned by the Successor Agency to the Concord Redevelopment Agency (the "**Seller**"). Except as otherwise expressly provided herein, the terms set forth in this Letter will not become binding unless and until a more detailed "Purchase Agreement" is negotiated and signed by the parties, as contemplated below by the section of this Letter entitled "Non-Binding."

1. **PROPERTY:** The property proposed to be sold is that certain approximately 10,890 square foot parcel located at 1956 Colfax Street in the City of Concord and designated by Assessor's Parcel Number 126-074-019 ("**Property**").

2. **PRICE:** The proposed purchase price is $ 170,000.00, of which $ 10,000.00 would be deposited into Escrow within five (5) days of full execution of a binding Purchase Agreement ("**Good Faith Deposit**"). Upon expiration of the Inspection Period described in Paragraph 4 below, the Good Faith Deposit would become nonrefundable to the Buyer. Buyer would pay the balance of the purchase price to Seller at closing.

3. **POSSESSION:** Possession would be given at closing. Settlement would be made at the closing, immediately prior to possession.

4. **INSPECTION:** After the final acceptance of a binding Purchase Agreement, Buyer shall have thirty (30) days ("**Inspection Period**") to have the Property inspected by a person of Buyer's choice to review the condition of the Property and determine if there are any structural, mechanical, plumbing or electrical deficiencies, structural pest damage or infestation, any unsafe conditions or other damage, including the presence of radon gas, any lead-based paint hazards, and inspections for other conditions that are customary to the locality and/or that are required by law. Buyer will indemnify and hold Seller harmless from any claims related to Buyer's physical inspection of the Property, and Buyer at its sole expense will repair any damage to the Property resulting from such inspection.

5. **CONDITION OF TITLE:** The Purchase Agreement will either recite that the Buyer has reviewed the preliminary title report for the Property and specify any title exceptions to be removed prior to closing or provide for a period of time no longer than the Inspection Period during which the Buyer shall review the condition of title.

6. **FINANCING:** All Cash offer, No Financing required.

7. **CLOSING COSTS:** Traditional distribution of closing costs per County custom.

8. **CLOSE OF ESCROW:** Closing will occur within 14 days following completion of the Inspection Period.

9. **AS IS SALE:** The Purchase Agreement will provide for the sale of the Property in "AS IS" condition.

10. **LONG RANGE PROPERTY MANAGEMENT PLAN APPROVAL:** The sale of the Property from Seller to Buyer shall be contingent on approval of a Long Range Property Management Plan ("**LRPMP**") by Seller's Oversight Board and the Department of Finance ("**DOF**") providing for the sale of the Property on substantially the terms described in this Letter.

11. **STAND STILL:** Seller shall not initiate or carry on negotiations for the sale of the Property with any party other than Buyer unless (1) Seller's Oversight Board and/or DOF disapprove the LRPMP or that portion of the LRPMP providing for the sale of the Property as described in this Letter; (2) Seller's Oversight Board and/or DOF fail to approve a LRPMP allowing the sale of the property by Seller to Buyer as provided in this Letter within one hundred eighty (180) days of the date of this Letter; (3) Buyer and Seller fail to enter into a binding Purchase Agreement within forty-five (45) days from the date of DOF approval of the LRPMP, or (4) Buyer and Seller agree in writing to abandon this Letter.

12. **NON-BINDING:** This Letter does not and is not intended to contractually bind the parties other than as provided in paragraph 11 above, and is only an expression of the basic conditions to be incorporated into a binding Purchasing Agreement. This Letter does not require either party to negotiate in good faith or to proceed to the completion of a binding Purchase Agreement. The parties shall not be contractually bound unless and until they enter into a formal, written Purchase Agreement, which must be in form and content satisfactory to each party and to each party's legal counsel, in their sole discretion. Neither party may rely on this Letter as creating any legal obligation of any kind, except as provided in paragraph 11 above.

If you would like to discuss a sale of the Property with the undersigned on these general terms, please sign and return a copy of this Letter to the undersigned at your earliest convenience.

Very truly yours,

Vivian J. Leon

Vivian J. Leon

[CONTINUED ON FOLLOWING PAGE]

The above Letter reflects our mutual understanding and sets forth the basis for proceedings to negotiate a Purchase Agreement as outlined above.

SELLER:

_____, a
_____

By: _____
Name: _____
Its: _____

BUYER:

Vivian J. Leon

By: Vivian J Leon
Name: VIVIAN J. LEON
Its: _____

DATE OF ACCEPTANCE:

_____, 2013

_____, 2013

DEL GRANDE DEALER GROUP
BE A HAPPY CAR BUYER!

December 18, 2013

Ms. Valerie Barone
City Manager
City of Concord
1950 Parkside Drive
Concord, CA 94519

RE: 1880 Market Street, Concord, California

Dear Ms. Barone:

On behalf of the Del Grande Dealer Group Inc. (hereinafter the "Buyer"), we are pleased to present the following non-binding purchase and sale proposal to the Successor Agency to the Redevelopment Agency for the City of Concord (hereinafter referred to as "Seller") for the property described below. Buyer is prepared to proceed with negotiations leading to the execution of a definitive purchase and sale agreement for the purchase of the Property by Seller (the "Agreement") on the following basic terms and conditions:

Property: The property known as the Pine Street Site (1880 Market Street, Concord, CA), consisting of approximately 49,484 square feet of land; APN: 126-291-012 (the "Property").

Buyer: Del Grande Dealer Group, Inc. a California corporation.

Seller: Successor Agency to the Redevelopment Agency for the City of Concord

Long Range Property Management Plan: The sale of the Property from Seller to Buyer shall be contingent on approval of a Long Range Property Management Plan ("LRPMP") by Seller's Oversight Board and the Department of Finance ("DOF") providing for the sale of the Property on substantially the terms described in this letter.

Price: The purchase price shall be $25.00 per square foot, based on an updated survey which identifies the actual square footage of the Property. The purchase price will be paid in cash at closing.

Deposit: Buyer would deposit into escrow Twenty Five Thousand Dollars ($25,000.00) (the "Deposit") within three (3) business days from the full execution of the Agreement, which would either be (i) applied to the purchase price at close of escrow, or (ii) promptly refunded to Buyer if any of the conditions described in the Due Diligence Period section below are not satisfied or waived within the prescribed time period. After the expiration of the Due Diligence Period described below, but subject to Seller's closing contingencies, such deposit would be non-refundable and released to Seller, but applicable to the purchase price at close of escrow. In the event of Buyer's default under

the Agreement, Seller would have the right to terminate the Agreement and retain the Deposit (with interest), as Seller's liquidated damages.

Due Diligence Period: Buyer and its representatives would have the right from the date the Agreement is fully executed and delivered by all parties through the forty fifth (45th) calendar day after the parties' execution and delivery of the Agreement within which to conduct such inspections, investigations and studies regarding the Property as Buyer may elect, including, but not limited to, title examinations, surveys, evaluations of the condition of the Property (including both real property improvements and personal property), environmental and engineering evaluations (including Phase I and/or Phase II ESA, soil and groundwater sampling, etc.), utility availability, ingress/egress, development and land use reviews, and feasibility studies regarding the Property, at Buyer's sole cost and expense (the "Due Diligence Period").

If Buyer determines, in Buyer's sole and absolute discretion, during the Due Diligence Period that Buyer does not desire to purchase the Property, then Buyer would have the right to give Seller written notice thereof and the Agreement would automatically terminate, the Deposit and any interest thereon would immediately be returned to Buyer, and neither party would have any further obligations.

Access to Property and Documents: From and after the date the Agreement is fully executed and delivered by all parties, Buyer and its representatives would have access to the Property at all reasonable times. Buyer would also have access to documents and information in Seller's possession regarding the Property. Within five (5) business days after the execution of the Agreement by Buyer and Seller, Seller would deliver to Buyer complete copies of the following items in Seller's possession or reasonably available to Seller: (i) a current preliminary title report, including copies of all matters described as exceptions to title, (ii) surveys and site plans, (iii) the most recent property tax bill, and (iv) all publicly available engineering, soils and environmental data and reports, indemnities and materials regarding the Property. Seller would cooperate with Buyer and its representatives in all such investigations, inspections and review of the Property and such documents and other information.

Buyer would indemnify and hold Seller harmless from any claims related to Buyer's physical inspection of the Property, and Buyer at its sole expense would repair any damage to the Property resulting from such inspection.

AS IS Sale: The Agreement will provide for the sale of the Property in "AS IS" condition.

Close of Escrow: Close of escrow to occur within 15 business days following completion of the Due Diligence Period. Should Buyer fail to close escrow on or before such date, the Agreement would automatically terminate without further notice and the Deposit and any interest thereon would be retained by Seller, and neither party would have any further obligations.

Closing Costs: All closing costs including CLTA title, ALTA title, escrow and any transfer or document taxes shall be paid as is customary in Contra Costa County.

Escrow Holder: Escrow and title work will be arranged through a title company mutually acceptable to Buyer and Seller.

Assignability of Buyer would have the right to assign its rights under this letter and the Agreement only

Agreement: to entity(ies) controlled by, under common control with, or controlling Buyer or to a special purpose entity owned and/or controlled by one or more owners of Buyer.

Exclusivity: From and after the mutual execution of this Letter of Intent, the Seller will not negotiate with any third party respecting the sale or lease of the Property unless and until (1) Seller's Oversight Board and/or DOF disapprove the LRPMP or that portion of the LRPMP providing for the sale of the Property as described in his letter; (2) Seller's Oversight Board and/or DOF fail to approve a LRPMP allowing the sale of the Property by Seller to Buyer as provided in this letter within one hundred eight (180) days of the date of this letter; (3) Buyer and Seller fail to enter into the Agreement within forty-five (45) days from the date of DOF approval of the LRPMP; or (4) Buyer and Seller agree in writing to abandon this letter. Notwithstanding the non-binding nature of this letter, the terms of the exclusivity in this paragraph are binding upon Buyer and Seller.

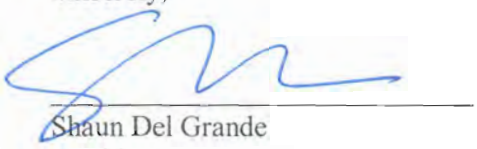
Miscellaneous: The foregoing is intended as an outline of certain business terms to serve as a basis for the negotiation and preparation of a draft Agreement for review and approval by Buyer and Seller. This letter shall not constitute any form of legally binding agreement, with the exception of the Exclusivity clause set forth above, and Buyer and Seller recognize that this letter does not address all of the issues material to any purchase and sale of the Property. This letter is, therefore, merely an expression of Buyer's and Seller's present mutual interest in the purchase and sale of the Property. Buyer and Seller intend that all legal rights and obligations between the parties will come into existence only when and if the Agreement is signed and delivered by the duly authorized representatives of all parties. This letter does not obligate either party to proceed with any negotiations with respect to the development of an acceptable Agreement, and either party may terminate such negotiations at any time for any reason or for no reason.

If the foregoing accurately summarizes our mutual interest in the purchase and sale of the Property, please execute this letter and return it to the undersigned. Upon our receipt of your approval, Seller's counsel will prepare a draft of the Agreement consistent with the above terms.

[Signatures on Following Page]

If the terms of this letter are acceptable and Seller is in agreement with the foregoing, please sign below and return an executed counterpart to Buyer.

Sincerely,



Shaun Del Grande
President
Del Grande Dealer Group

"Seller"

ACCEPTED, this _____ day of _____, 201__

By:_____

Name:_____

Title:_____

BEFORE THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
CITY OF CONCORD
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

A Resolution Approving A Long Range Property Management Plan of the Oversight Board for the Redevelopment Agency of the City of Concord Successor Agency

Resolution No. 14-018

WHEREAS, the Redevelopment Dissolution Law (AB 1x 26, enacted June 28, 2011, as amended by AB 1484, enacted June 27, 2012) provided for creation of the Successor Agency ("Successor Agency") to the former Redevelopment Agency of the City of Concord ("Redevelopment Agency") and required the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency as directed by the oversight board created pursuant to Section 34179 of the California Health and Safety Code ("Oversight Board"); and; and

WHEREAS, following the successful completion of certain statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance by letter dated August 7, 2013; and

WHEREAS, Health and Safety Code Section 34191.5(b) states that the Successor Agency shall prepare a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former Redevelopment Agency, which shall be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion; and

WHEREAS, Health and Safety Code Section 34191.5, subdivision (c)(1) sets forth the required contents of the Long-Range Property Management Plan and subdivision (c)(2) sets forth the permissible uses of the subject real properties; and

WHEREAS, the permissible uses include retention of properties for governmental use pursuant to Health and Safety Code Section 34181(a), use or liquidation of properties for a project identified in an approved redevelopment plan, and liquidation of properties with the proceeds of any sale to be distributed as property tax to the taxing entities; and

//

WHEREAS, Successor Agency staff have prepared and the Successor Agency Board on December 10, 2013 recommended approval of a Long Range Property Management Plan that provides for the disposition and use of the real properties of the former Redevelopment Agency consistent with the requirements of the Redevelopment Dissolution Law; and

WHEREAS, , the Oversight Board has determined it is in the best interests of the taxing entities in Contra Costa County to proceed with disposition and use of the former Redevelopment Agency properties pursuant to the Long-Range Property Management Plan.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY CITY OF CONCORD DOES RESOLVE AS FOLLOWS:

Section 1. Based on the foregoing recitals, and the information contained in the Long-Range Property Management Plan and other documentation presented to the Oversight Board at a public meeting, the Oversight Board hereby approves the Long-Range Property Management Plan substantially in the form presented to the Oversight Board and attached to the staff report accompanying this Resolution.

Section 2. The staff of the Successor Agency is hereby authorized to make such minor, technical and clarifying revisions to the Long-Range Property Management Plan as are deemed necessary to carry out the purposes and intent of this Resolution.

Section 3. The staff of the Successor Agency is hereby directed to submit the Long-Range Property Management Plan to the Department of Finance for review pursuant to Health and Safety Code Section 34191.5(b) and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and to carry out the purposes and intent of this Resolution, including taking such actions and executing such documents, including purchase and sale agreements, as may be necessary to achieve the disposition of the properties located at 1956 Colfax Street and 1880 Market Street as provided in the Long-Range Property Management Plan and attached letters of intent.

//

PASSED AND ADOPTED by the Oversight Board for the Successor Agency City of Concord on January 16, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

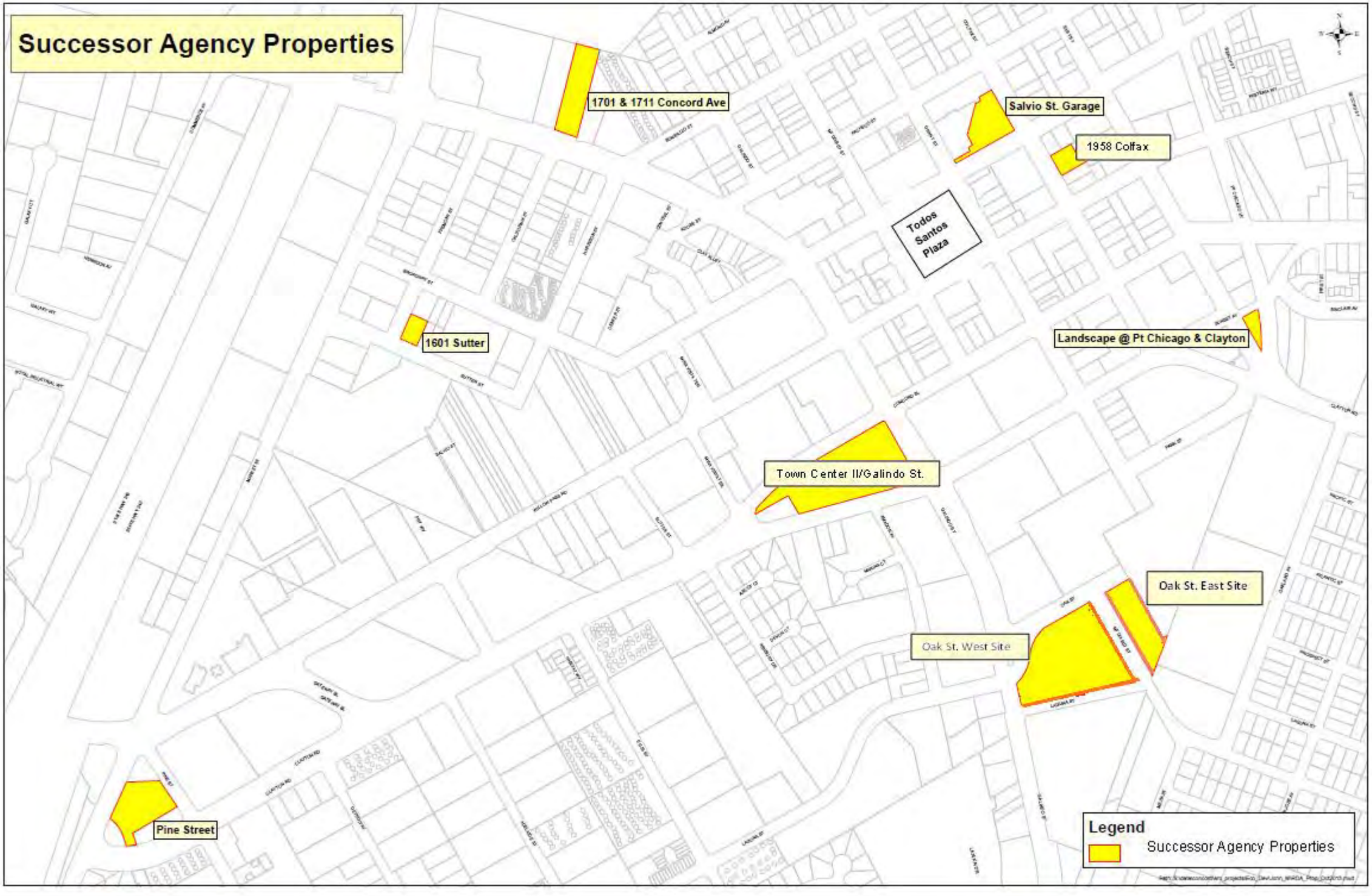
I HEREBY CERTIFY that the foregoing Resolution No. 14-018 was duly and regularly adopted at a meeting of the Oversight Board for the Successor Agency City of Concord on January 16, 2014.

_____
Mary Rae Lehman, CMC
Clerk of the Board

APPROVED AS TO FORM:

_____
Mark S. Coon
City Attorney

Attachment:


Successor Agency Properties
1701 & 1711 Concord Ave
Salvio St. Garage
1958 Colfax
Todos Santos Plaza
1601 Sutter
Landscape @ Pt Chicago & Clayton
Town Center II/Galindo St.
Oak St. East Site
Oak St. West Site
Pine Street
Legend
Successor Agency Properties