

SPECIAL MEETING OF THE  
CONCORD CITY COUNCIL/CITY  
COUNCIL SITTING AS THE  
LOCAL REUSE AUTHORITY  
CITY COUNCIL CHAMBER  
1950 PARKSIDE DRIVE  
CONCORD, CALIFORNIA  
SATURDAY MARCH 14, 2015

The Concord City Council met in a special meeting in the Council Chamber located at 1950 Parkside Drive at 8:38 a.m. on Saturday, March 14, 2015, with Mayor Grayson presiding. The pledge of allegiance was led by Vice Mayor Hoffmeister. Minutes follow in abbreviated form per Resolution 3361 and Council Minutes of September 26, 1966.

ROLL CALL:

COUNCILMEMBERS PRESENT: Edi Birsan, Dan Helix, Ron Leone, Laura Hoffmeister, Tim Grayson

COUNCILMEMBERS ABSENT: None

STAFF PRESENT: Valerie Barone, City Manager; Mark Coon, City Attorney; Marsha Moore, Deputy City Clerk; Mike Wright, Executive Director, Local Reuse Authority; Victoria Walker, Director of Community and Economic Development; Jovan Grogan, Deputy City Manager; Justin Ezell, Public Works Director; Karan Reid, Finance Director; Joan Carrico, Director of Parks and Recreation; Leslye Asera, Community Relations Manager; Guy Swanger, Police Chief; Laura Simpson, Planning Manager

MEMBERS OF THE PUBLIC WHO ADDRESSED THE COUNCIL: Douglas Leich, Multi-Faith Action Coalition; Hope Johnson, Concord; Amie Fishman, Concord; William Race, Concord; Pete Stuart, Concord; Steve Older, Concord; Scott Etzel, Concord; Paul Poston, Concord; Robert Tobin, Shelter Inc; Ty Hudson, UNITE HERE Local 2850

PUBLIC COMMENT PERIOD

None.

CITY COUNCIL SITTING  
AS THE LOCAL REUSE AUTHORITY

CONTINUED DISCUSSION WITH MASTER DEVELOPER CANDIDATES ON  
IMPLEMENTATION OF THE CONCORD REUSE PROJECT AREA PLAN

Reuse Project Director Michael Wright presented a report, referring to his memorandum dated March 14, 2015, noting that this was the second meeting in the process to choose a master developer and would focus more on the financial aspects of how each master developer candidate would approach implementation. He relayed that the question and answers from the February meetings were posted to the City's website the night before and if the public had questions of clarification about that document, the City would accept them until March 20. He recognized that the Council had just received the information as well and did not want them to feel rushed.

Mr. Wright emphasized that this step of the process was only selecting a master developer, not approving a plan. He noted that at all stages there would be multiple opportunities for the community to provide input and there would eventually be a Disposition and Development Agreement negotiated between the City and final master developer.

Following questions from Council, Mr. Wright introduced the representatives from Catellus Development Company, who then made a presentation.

Following the presentation the Council made comments and asked questions of the developer.

Mayor Grayson called for a 10 minute recess at 10:26 a.m.

Mayor Grayson resumed the meeting at 10:43 a.m.

Mr. Wright introduced the representatives from Lennar Urban, who then made a presentation.

Following the presentation the Council made comments and asked questions of the developer.

Mayor Grayson called for a recess for lunch at 12:29 p.m.

Mayor Grayson resumed the meeting at 1:49 p.m.

Mr. Wright introduced the representatives from SunCal Development, who then made a presentation.

Following the presentation the Council made comments and asked questions of the developer.

Mayor Grayson called for a recess at 3:20 p.m.

Mayor Grayson resumed the meeting at 3:28 p.m.

Mayor Grayson opened a Public Comment Period.

Hope Johnson, Concord, spoke in support of the open space, encouraged the City to focus on quality and thanked councilmembers Helix and Birsan for their questions and comments.

Ty Hudson, UNITE HERE Local 2850, spoke of the need for good jobs that allow workers to live in Concord and spend money at local businesses.

Robert Tobin, Shelter Inc., spoke in support of the City's commitment to best practices and the inclusion of affordable housing.

Douglas Leich, Multi-Faith ACTION Coalition, spoke in support of the vision to increase low income housing and affordable housing in Concord, emphasized importance of including mission driven non-profit developers in the low income housing portion of the plan, and suggested integrating communities to include homeless individuals in the plan. Mr. Leich also submitted his comments in writing.

Paul Poston, Concord, spoke of being approached by Catellus regarding his concerns and felt they listened.

Scott Etzel, Concord, spoke of his support of the future development of the site and raised questions regarding affordable housing as an essential component and including STEM concepts, tools or methods in development. Mr. Etzel also submitted his comments in writing.

Steve Older, Concord, spoke in support of the inclusive process and shared concerns about the developers experience in using project labor agreements and community benefit agreements.

Pete Stuart, Concord, spoke in support of building a solar farm and felt it would be a great benefit.

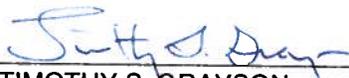
William Race, Concord, spoke of his concerns about where the water would come from for this project, especially during the current drought.

Amie Fishman, Concord, spoke of affordable housing and expected there would be a competitive RFP process to find a non-profit affordable housing developer.

Mayor Grayson closed the public comment period.

The Council made closing comments on the presentations and in response to the public comments.

By order of the Mayor, the meeting was adjourned at 4:11 p.m.

  
TIMOTHY S. GRAYSON  
MAYOR

  
MARSHA MOORE, CMC  
DEPUTY CITY CLERK