

ECONOMIC DEVELOPMENT COMMISSION



Public Notice of a Regular Meeting

Please be advised that the City of Richmond Economic Development

Commission will hold its regular meeting on **January 13, 2020 - 11:30 a.m. -1:00 p.m.**

ALL COMMISSIONER MEMBERS WILL PARTICIPATE VIA TELECONFERENCE CORONAVIRUS DISEASE (COVID-19) ADVISORY

Due to the coronavirus (COVID-19) pandemic, Contra Costa County and Governor Gavin Newsom have issued multiple orders requiring sheltering in place, social distancing, and reduction of person-to-person contact. Accordingly, Governor Gavin Newsom has issued executive orders that allow cities to hold public meetings via teleconferencing. Both

<https://www.coronavirus.cchealth.org/> and <http://www.ci.richmond.ca.us/3914/Richmond-Coronavirus-Info> provide updated coronavirus information.

DUE TO THE SHELTER IN PLACE ORDERS, participation in the Economic Development Commission will be by teleconference only. Public comment will be confined to items appearing on the agenda and will be limited to the method provided below. Consistent with Executive Order N-29-20, this meeting will utilize teleconferencing only. The following provides information on how the public can participate in this meeting.

How to watch the meeting from home: By Computer, Tablet or Mobile Device

The meeting may be accessed by using the following Zoom meeting link

1. <https://zoom.us/j/93395371025?pwd=aEhOSldtM0pEMGY3T3JJeWZlZGZhdz09>
2. Webinar ID: 933 9537 1025
3. Passcode: 169852

By Telephone:

1. US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592
2. Webinar ID: 933 9537 1025
3. Passcode: 169852

Public comments may be submitted:

1. Via email to gabino_arredondo@ci.richmond.ca.us. Email **MUST** contain in the subject line 1) open forum for public comments – not on the agenda or 2) public comments – agenda item #___ **[include the agenda item number]**. All comments must be submitted on or before Wednesday, January 13, by 10:00 am.

The City cannot guarantee that its network and/or the site will be uninterrupted. To ensure that the City Council receives your comments, you are strongly encouraged to submit your comments in writing in advance of the meeting.

Record of all public comments:

All public comments will be considered a public record, put into the official meeting record. All public comments will be available after the meeting as supplemental materials and will be posted as an attachment to the meeting minutes when the minutes are posted.

Accessibility for Individuals with Disabilities

Upon request, the City will provide for written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services and sign language

interpreters, to enable individuals with disabilities to participate in and provide comments at/related to public meetings. Please submit a request, including your name, phone number and/or email address, and a description of the modification, accommodation, auxiliary aid, service or alternative format requested at least two days before the meeting. Requests should be emailed to gabino_arredondo@ci.richmond.ca.us or submitted by phone at 510-620-6606. Requests will be granted whenever possible and resolved in favor of accessibility.

Effect of Advisory on In-person public participation

During the pendency of the Executive Order N-29-20, the language in this Advisory portion of the agenda supersedes any language below in the meeting procedures contemplating in-person public comment.

ALL COMMISSIONER MEMBERS WILL PARTICIPATE VIA TELECONFERENCE

CHAIR
Vacant

- AGENDA -

VICE-CHAIR
Ayoka Medlock-Nurse

Ahmad Anderson
Tina Brown
Ana Delgado
James Lee
Andrew Perroy
Qiana Riley
Gloria Jean Sewell-
Murphy
Audrey D. Shields
Diana Wear
Orrian Willis
Reza Yazdi

Council Liaison:
Demnlus Johnson III

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**Staff:**  
Gabino Arredondo  
Shasa Curl  
Dominique Green  
Shané Johnson  
Thomas Omolo

1. 11:30 am - Call to Order
2. Roll Call & Check in
  - A. Welcome New Member
3. Approval of Minutes
  - A. 12-9-2020 Meeting
4. Report from City Council
  - A. [Surplus Property Item](#)
5. Old and/or New Business (20 minutes)
  - A. Economic Development Action Plan (EDAP)
    1. Brief Review HR&A questions
  - B. Surplus Property Item Update and Next Steps
  - C. Election of Officers Process and Nominations
6. Committee Reports
  - A. Policy - Lead Ayoka
  - B. Community Engagement - Lead Reza
  - C. Taste of Richmond (Postponed 2021) - Lead Ana and Vivian
  - D. Cannabis - Lead Ayoka
7. Staff Reports (15 mins)
  - A. [Minimum Wage Effective January 1, 2021](#)
  - B. Opening a New Business in Richmond Page – Samantha
  - C. CCHS COVID-19 Webpage [Resources for Businesses and Employees Affected by the Economic Impacts of COVID-19](#)
8. Public Comments/Announcements/Handouts
9. Next Meeting Date: February 13, 2020
10. 1:00 pm - Adjournment

Note: The EDC Ordinance on back page of the agenda

## **56.060 - Officers.**

The commission shall elect from among their own number a chairman and a vice-chairman who shall serve in such capacity for one year. In the case of a vacancy in the position of chairman or vice-chairman, the commission shall elect a successor who shall serve for the predecessor's term. The commission shall appoint a secretary who may be, but need not be, a member of the commission.

## **3.56.070 - Powers and duties.**

The specific powers and duties of the commission are as follows:

- (a) Work with state and local agencies, governing bodies, public and private organizations as appropriate to encourage economic development in the City;
- (b) Promote the interests of commercial and industrial development in metropolitan Richmond while giving due consideration to the interests of the neighborhoods and the overall quality of life in the City;
- (c) Review and comment on the City's program of providing economic development, business information and economic promotion services to the business community;
- (d) Review and comment on opportunities for enhancing economic development through major public works projects, emerging growth industries, annexations, use of redevelopment, ports development, etc.;
- (e) Review and comment on programs which may enhance employment of Richmond residents;
- (f) Perform other tasks related to the City's economic development as requested by the City Manager or City Council.

## **3.56.080 - Meetings.**

The commission shall hold its first meeting within thirty days after all of its members have been appointed. At such meeting, the commission shall fix the time and place of regular meetings of the commission which shall not be less frequent than once each month. All meetings of the commission shall be open to the public.

## **3.56.090 - Rules and records.**

The commission shall adopt rules for the transaction of the business of the commission, which rules shall, among other things, include the term of the secretary of the commission, the manner of calling and giving notice of special meetings and hearings, and the appointment and powers of standing committees. The commission shall keep records which shall be open to the public of its resolutions, transactions, motions, orders, findings and determinations.

# MINUTES OF MONTHLY MEETING OF THE ECONOMIC DEVELOPMENT COMMISSION

December 9, 2020

The Richmond Economic Development Commission's monthly meeting convened at 11:30 AM on December 9, 2020, in the Richmond Room at 450 Civic Center Plaza, Richmond, CA.

Call to Order 11:35 PM by Chair, Abayomi Jones

1. **Roll Call:**

A quorum was present with commission members A. Jones (Chair), A. Nurse, T. Brown, J. Lee, A. Shields, D. Wear, and O. Willis

2. **Absent:**

A. Delgado, A. Perroy, Q. Riley, V. Wong, and R. Yazdi

3. **Staff:**

Gabino Arredondo, Thomas Omolo, Samantha Carr, and Shasa Curl

4. **Council Liaison:**

Demnlus Johnson III

5. **Guest:**

Sarah Kirk, Judith Taylor, David Graves, and Eric Zell

6. **Minutes:**

1<sup>st</sup> – A. Shields, 2<sup>nd</sup> – D. Wear, and Unanimous Approval

7. **Presentation:**

**David Graves and Eric Zell, Campus Bay Development** – David Graves' presentation reviewed the economic development benefits and opportunities deriving from the Campus Bay Development. The project is anticipated to take 15-20 years from entitlements to completion of all project phases. Mr. Graves shared that it is anticipated that the net benefit to the city would be around \$4 million; an additional \$22 million in cash will be used for infrastructure and asset improvements; and the addition of a tax of 0.04% for every home sold to be transferred to Richmond Promise (anticipated to add around \$30 million to Richmond promise). EDC and Shopoff discussed their commitment to local hire for 25% of all jobs, to use union labor, and working with Employment and Training to solicit tenants for commercial property. City staff proposed to have quarterly updates on the project, beginning in 2021.

**Sarah Kirk and Judith Taylor, Economic Development** – Sarah Kirk and Judith Taylor's presentation focused on a background of HR&A and discussed the consultant's scope of work.

After the presentation, commissioners were presented with a few questions and were allowed to provide feedback, including; understanding business needs before the Covid-19 pandemic, concentrate on equitable economic growth, and support Richmond businesses to apply and attain federal and state funds. Commissioners received the presentation from HR&A and were to provide feedback to HR&A.

**8. Committee Reports:**

- Cannabis Subcommittee – Consulting firm is looking to draft the equity ordinance and to have two licenses for equity purposes. The next step was to schedule a meeting to review the drafted equity ordinance and complete the ordinance. Ensure all commissioners are included in the meeting.
- Community Engagement – No new update
- Taste of Richmond – No new updates
- Policy – Yielded time to Khalil Ferguson for presentation

**9. Report from City Council:**

Updated commissioners on the progress of the City of Richmond's compliance with Assembly Bill 1486 Surplus Lands Act including – overview of process, review process for incorporating Richmond residents, organizations and business understand the process and are included and provided next steps.

Invited Campus Bay guests to present to the EDC the economic aspects and opportunities for Campus Bay Development then yielded time to David Graves.

**10. Staff Reports:**

Samantha Carr – Shared the starting a business in Richmond Page, including starting with research and planning down to permits, licenses, fees, etc.

Thomas Omolo – Provided an additional update on the status of the Surplus Land Act and next steps

Dominique Green – Shared an overview of the Small Business Ad Hoc Group and items discussed by this group, will highlight local businesses on the Mayor's Social media pages,

**11. Public Comments/Announcements/Handouts Presentation:**

- Guest C. Hindler wants to present on vacancies in the first few meetings of 2021, and the project is moving forward. I will share with commissioners later.
- This is Chair A. Jone's last meeting, will be resigning.

**12. Next meeting:** 1//2020 (Veterans Day)

**13. Adjournment:** 1:00 P.M.



**CITY MANAGER'S OFFICE**

# AGENDA REPORT

**DATE:** December 22, 2020

**TO:** Mayor Butt and Members of the City Council

**FROM:** Shasa Curl, Deputy City Manager, Economic Development  
Gabino Arredondo, Project Manager  
Thomas Omolo, Management Analyst  
Shivali Gowda, CivicSpark Fellow

**SUBJECT:** RESOLUTION APPROVING THE CITY'S INVENTORY OF LEASED AND OWNED PROPERTIES PURSUANT TO GOVERNMENT CODE SECTION 50569 AND DECLARING FOURTEEN PARCELS AS "SURPLUS LAND" AND SEVENTY-ONE PARCELS AS "EXEMPT SURPLUS LAND" IN ACCORDANCE WITH THE SURPLUS LANDS ACT

## **STATEMENT OF THE ISSUE:**

Pursuant to Government Code section 50569, before December 31 of each year, the City of Richmond must inventory all real property it holds, owns or controls. The City has developed an inventory of City of Richmond and Successor Agency properties in compliance with this requirement. City staff identified fourteen (14) parcels to be declared as "Surplus Land" pursuant to Government Code section 54221(b) because these parcels are no longer necessary for the City's use, and seventy-one (71) parcels as "Exempt Surplus Land" as defined in Government Code section 54221(f)(1). The City Council must take formal action in a regular public meeting, supported by written findings, declaring that the land is "Surplus Land" or "Exempt Surplus Land."

## **RECOMMENDED ACTION:**

ADOPT a resolution approving the City's inventory of leased and owned properties pursuant to Government Code section 50569, declaring fourteen (14) parcels as "Surplus Land," and seventy-one (71) parcels as "Exempt Surplus Land" in accordance with the Surplus Lands Act – City Manager's Office (Shasa Curl/Gabino Arredondo 620-6512).

## **FINANCIAL IMPACT OF RECOMMENDATION:**

The proposed resolution has no direct fiscal impact on the general fund at this time. Any fiscal impact associated with the disposition of Surplus Land and Exempt Surplus Land shall be brought back separately to the City Council for review and consideration. It is anticipated that City costs associated with maintaining surplus properties will decrease as they are sold, which would enable City staff to spend more time maintaining other City properties, including parks and facilities. In addition, the disposition of the fourteen (14) parcels designated as “Surplus Land” and twenty-one (21) of the seventy-one (71) properties designated “Exempt Surplus Land” can be marketed for development. The sale of these City properties are anticipated to generate revenue for the City. The actual amount of revenue is not known at this time. The disposition of these parcels will be a key implementing action in the development of the City’s Asset Repositioning Plan, and is listed as one of the actions in the City’s Revenue Enhancement and Cost Recovery Measures.

## **DISCUSSION:**

Before December 31 of each year, the City of Richmond must inventory all real property it holds, owns or controls to be in compliance with California law. In addition, the Surplus Lands Act mandates the City of Richmond to take formal action in a regular public meeting declaring that City-owned property is surplus and is not necessary for the agency’s use.

To adhere to these state laws, first City staff created an inventory of all properties held, owned, or controlled by the City. Then City staff determined those properties that are not necessary for the City’s use. City staff then identified properties as exempt based on the criteria outlined in the Surplus Lands Act. The remainder of the properties were then recommended to be included in the list of “Surplus Land.” City staff also noted certain “Exempt Surplus Lands” properties that could be directly marketed by the City. In the following sections the methodologies used to create the inventories are explained in detail.

### Inventory of Land Held, Owned or Controlled by the City ([Government Code section 50569](#))

On or before December 31 of each year, a local agency shall make an inventory of all land held, owned or controlled by it or any of its departments, agencies or authorities to determine what land, if any, is in excess of its foreseeable needs.

To create the inventory, City staff used ArcMap and the City of Richmond's Geospatial database to merge the City properties (CityPropNEW) and the Successor Agency (SuccCity\_Prop) shapefiles. Using this master list of properties, staff designated City-owned properties by using ArcMap's Spatial Join Geoprocess to determine City buildings (CityBldgMOD), parks and open space (Parkwco), water bodies (waterbodies), and roads (CoR\_streets). Next, staff reviewed each property and crosschecked each

parcel with the engineering and wastewater database of City properties to determine other possible uses.

Thereafter, City Manager's Office, Economic Development staff shared the draft property inventory with the City's Management Leadership Team (Department Heads), and met with representatives from all City departments in an interdepartmental team meeting as well as via email. The inventory generated was subsequently reviewed, and the "Surplus Land" and "Exempt Surplus Land" designations were developed for designation of property.

After the analysis was completed, 433 City-owned properties were identified and are included in the inventory of leased and owned properties (Attachment 1 - Resolution, Exhibit A). Of those properties, eighty-five (85) were designated as not necessary for City use. The complete inventory, including all surplus properties, will be publicly available on the City's website (via download) and on the City's data dashboard, [Transparent Richmond](#).

#### Designation of "Surplus Land" and "Exempt Surplus Land" ([Government Code section 54220 – 54234](#))

The California Constitution (Art. XI, Section 5) and Government Code section 37350 allows a city to sell land in any way it chooses. If property is declared surplus and listed on its inventory of surplus property, then certain procedures apply to its disposition. Assembly Bill 1486, which was approved by Governor Newsom on October 9, 2019, amended the Surplus Lands Act such that local agencies must follow specific procedures before disposing of surplus properties. These procedures apply not only to the sale or lease of real property, but also before a local agency participates in negotiations to dispose of that property.

In this context, "Surplus Land" refers to land owned by a local agency that is no longer necessary for the agency's use. [Gov't Code § 54221(b)] A governmental agency must take formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use. Land shall be declared either "Surplus Land" or "Exempt Surplus Land", and supported by written findings, before a local agency may take any action to dispose of it. Assembly Bill 1486 also narrowed the definition of "agency use," such that commercial, industrial uses or activities, including nongovernmental retail, entertainment, or office development, is no longer for the agency's use.

#### *Designation of "Exempt Surplus Land"*

The Surplus Lands Act [Government Code § 54221(f)(1)(A)-(K)] defines exempt surplus land as any one of the following:

- A. Surplus land that is transferred pursuant to Section 25539.4.
- B. Surplus land that is (i) less than 5,000 square feet in area, or (ii) less than the minimum legal residential building lot size for the jurisdiction in which the parcel

is located, or 5,000 square feet in area, whichever is less, or (iii) has no record access and is less than 10,000 square feet in area; and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes. If the surplus land is not sold to an owner of contiguous land, it is not considered exempt surplus land.

- C. Surplus land that a local agency is exchanging for another property necessary for the agency's use.
- D. Surplus land that a local agency is transferring to another local, state, or federal agency for the agency's use.
- E. Surplus land that is a former street, right of way, or easement, and is conveyed to an owner of any adjacent property.
- F. Surplus land that is put out to open, competitive bid by a local agency, provided all entities identified in subdivision (a) of Section 54222 will be invited to participate in the competitive bid process, for either of the following purposes:
  - (i) A housing development, which may have ancillary commercial ground floor uses, that restricts 100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Sections 50052.5 or 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing and 45 years for ownership housing, and in no event shall the maximum affordable sales price or rent level be higher than 20 percent below the median market rents or sales prices for the neighborhood in which the site is located.
  - (ii) A mixed-use development that is more than one acre in area, that includes not less than 300 housing units, and that restricts at least 25 percent of the residential units to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing and 45 years for ownership housing.
- G. Surplus land that is subject to valid legal restrictions that are not imposed by the local agency and that would make housing prohibited, unless there is a feasible method to satisfactorily mitigate or avoid the prohibition on the site. An existing nonresidential land use designation on the surplus land is not a legal restriction that would make housing prohibited for purposes of this subparagraph.
- H. Surplus land that was granted by the state in trust to a local agency or that was acquired by the local agency for trust purposes by purchase or exchange, and for which disposal of the land is authorized or required subject to conditions established by statute.
- I. Land that is subject to Sections 17388, 17515, 17536, 81192, 81397, 81399, 81420, and 81422 of the Education Code and Part 14 (commencing with Section 53570) of Division 31 of the Health and Safety Code, unless compliance with this article is expressly required.

- J. Real property that is used by a district for agency’s use expressly authorized in subdivision (c).
- K. Land that has been transferred before June 30, 2019, by the state to a local agency pursuant to Section 32667 of the Streets and Highways Code and has a minimum planned residential density of at least one hundred dwelling units per acre, and includes 100 or more residential units that are restricted to persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, with an affordable sales price or an affordable rent, as defined in Sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing and 45 years for ownership housing. For purposes of this paragraph, not more than 20 percent of the affordable units may be restricted to persons and families of moderate income and at least 80 percent of the affordable units must be restricted to persons and families of lower income as defined in Section 50079.5 of the Health and Safety Code.

Of the eighty-five (85) properties designated as not necessary for the City’s use, seventy-one (71) are designated as “Exempt Surplus Land” (Attachment 1 - Resolution, Exhibit C). Most of the designated exempt surplus properties are simply less than the minimum lot size for residential development, as defined by the City’s Zoning regulations. As such, the remaining fourteen (14) properties are designated as “Surplus Land” and will need to adhere to the procedures set forth in the Surplus Lands Act for disposition. A detailed list of all properties designated not for agency use can be found in the [Surplus and Exempt Surplus Properties – Booklet](#).

*Designation of “Surplus Land”*

City staff identified fourteen (14) parcels as City-owned properties that are no longer necessary for the City’s use and can be considered “Surplus Land.” Findings are included for each of the fourteen (14) designated surplus properties for the City Council’s consideration (Attachment 1 - Resolution, Exhibit B).

A list of the properties is provided below with hyperlinks and a more detailed inventory can be found in the Resolution, Exhibit B, with additional information including Assessor Parcel Number (APN), primary owner, address, zoning, square footage, written findings for why the parcel is no longer necessary for the City’s use, and website links with additional assessor data documentation.

**Proposed Surplus Properties Inventory**

| # | APN         | Primary Owner    | Address                                        | Zoning | Square Feet |
|---|-------------|------------------|------------------------------------------------|--------|-------------|
| 1 | 538-250-012 | Successor Agency | <a href="#">8th St Richmond, CA</a>            | CM-5   | 8,287       |
| 2 | 538-250-001 | Successor Agency | <a href="#">800 Macdonald Ave Richmond, CA</a> | CM-5   | 5,589       |

|    |             |                                              |                                                 |      |         |
|----|-------------|----------------------------------------------|-------------------------------------------------|------|---------|
| 3  | 538-132-014 | Richmond Redevelop Agency - Successor Agency | <a href="#">Macdonald Ave Richmond, CA</a>      | CM-5 | 5,339   |
| 4  | 560-710-001 | Richmond Redevelopment Agency                | <a href="#">Northshore Dr Richmond, CA</a>      | CM-5 | 196,441 |
| 5  | 538-350-043 | City of Richmond                             | <a href="#">45 1st St Richmond, CA</a>          | RL2  | 13,345  |
| 6  | 515-241-011 | City of Richmond                             | <a href="#">2705 Macdonald Ave Richmond, CA</a> | CM-3 | 5,045   |
| 7  | 540-150-006 | City of Richmond                             | <a href="#">269 16th St Richmond, CA</a>        | CM-5 | 5,733   |
| 8  | 538-260-009 | Successor Agency                             | <a href="#">920 Macdonald Ave Richmond, CA</a>  | CM-5 | 9,034   |
| 9  | 538-132-005 | City of Richmond                             | <a href="#">315 Harbour Way Richmond, CA</a>    | CM-5 | 6,076   |
| 10 | 514-140-032 | Richmond Redevelopment Agency                | <a href="#">1800 Barrett Ave Richmond, CA</a>   | CM-5 | 22,815  |
| 11 | 534-024-021 | City of Richmond                             | <a href="#">502 Enterprise Ave Richmond, CA</a> | RL2  | 6,032   |
| 12 | 561-144-002 | City of Richmond                             | <a href="#">Vernon Ave Richmond, CA</a>         | LW   | 226,644 |
| 13 | 435-200-004 | City of Richmond                             | <a href="#">Clark Rd Richmond, CA</a>           | RL1  | 180,809 |
| 14 | 538-171-001 | City of Richmond                             | <a href="#">Nevin Ave Richmond, CA</a>          | LW   | 14,397  |

*Proposed Marketing and Disposition of “Surplus Land”*

Once a parcel is declared as “Surplus Land,” the City must distribute a Notice of Availability for 60days to local organizations interested in developing low-to-moderate income housing, and to a list of local and national affordable housing developers. If any organization/s or affordable housing developer/s responds in writing to the Notice of Availability, the City must negotiate in good faith for a minimum of 90days to determine a mutually satisfactory sales price, development type, and/or lease terms. Before agreeing to terms for the disposition of “Surplus Land,” the City must provide specified information about the process to the California Department of Housing and Community Development (HCD), which has 30days to review the information to determine if the disposal will violate the Surplus Lands Act.

The process proposed to market and dispose of “Surplus Land” is: City staff will create an interactive online map on the City's Manager's Office, Economic Development – Real Estate website of “Surplus Land”, with each parcel having a pop out that includes a link to the Contra Costa County Tax Assessor’s parcel map, a description of the site, a Notice of Availability, and other documents that pertain to the parcel. These documents will be uploaded to the City of Richmond Document Center, organized by APN under the City Manager's Office folder. To determine purchase price for properties, the City of Richmond would identify at least three appraisers that prospective developers may choose from to assist in determining appraised land value. At the conclusion of these

steps, City staff will send the list of surplus properties to the California Department of Housing and Community Development to be added to their list of properties, and to be distributed to local non-profits and local and national affordable housing developers.

### Proposed Additional Properties for Marketing

City staff identified twenty-one (21) of the seventy-one (71) properties designated “Exempt Surplus Land” (based on Government Code § 54221(f)(1)(B)), could be marketed for development by assembling one or more parcels together. These properties were designated “as not for City’s use” and may be developed. A “Proposed Additional Properties to Market” inventory can be reviewed in the [Surplus and Exempt Surplus Properties – Booklet](#), page 21-46.

### Outreach

The City Manager’s Office, Economic Development Division, hosted two (2) community stakeholder meetings on Thursday, November 19<sup>th</sup>, 12:00 PM and 5:30 PM, to provide an update on the proposed designations of surplus and exempt surplus properties. Over 1,500 invitations were sent to local and statewide organizations interested in the development of low-to-moderate affordable housing. The two (2) virtual meetings included over forty (40) attendees, many of whom indicated an interest in the development of public lands. Attendees gained a deeper understanding of the City of Richmond’s process for designating parcels as “Surplus Land”, “Exempt Surplus Land”, and those set aside for City Use. Additionally, staff informed attendees on the following: proposed next steps, how to be included on California’s Department of Housing and Community Development list of developers; and answered stakeholder questions. It is important to note that City staff have continuously answered questions from interested stakeholders throughout the process to date, and will continue to do so in the future to encourage local outreach and improve local capacity to compete for these parcels in Richmond and throughout the State.

Furthermore, an initial Study Session was held on October 27, 2020 to provide the City Council with an update regarding the process and the outreach City staff utilized to designate City-owned parcels as “Surplus Land” and “Exempt Surplus Land” properties. The questions City Council presented during the October 27 study session and answers are provided in Attachment 2.

### **NEXT STEPS:**

It is anticipated that starting in early 2021, the City of Richmond will provide the approved “Surplus Lands” inventory to California’s Department of Housing and Community Development (HCD) by April 1<sup>st</sup> of each year on a form prescribed, and HCD will supply the information to the Department of General Services (DGS). At this time, it is understood that it is DGS that will create a publicly available and searchable database of state and local surplus properties. City staff will also continue to implement

marketing strategies for Richmond properties, including utilizing BidsOnline and uploading properties to the City's Transparent Richmond webpage.

City staff will also create a short list of appraisers to be used by development teams interested in submitting proposals following the release of a formal request for proposal process. In keeping with City best practices regarding procurement, request for proposals, and land sales, City staff will hold a formal process for reviewing and scoring submittals for "Surplus Lands." The scoring process would likely include the number of affordable housing units proposed, purchase price of parcel, and additional criteria to be determined. City staff will also formalize a process for scoring additional properties to market which may include purchase price of property, type of development and adherence to City's General Plan and zoning development standards.

**ATTACHMENTS:**

- Attachment 1 - Resolution approving the City's inventory of leased and owned properties and declaring fourteen parcels as "Surplus Land" and seventy-one parcels as "Exempt Surplus Land"
- Attachment 2 - October 27, 2020 – Richmond City Council Study Session Questions & Answers



# Economic Development Commission Meeting

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December 9, 2020



**HR&A**  
Analyze. Advise. Act.

# Agenda

## **Introductions**

Project Overview

Discussion





# HR&A

HR&A is an industry leader in **economic development, real estate, and public policy consulting.**

Our work at the **intersection of the public and private sectors** enables us to create effective strategies for cities to tackle their most pressing economic development challenges, including how to **align economic development functions with the broader policy goals** of cities and their communities.



Our team brings a range of expertise and regional knowledge to help Richmond set and meet aspirational and achievable economic development goals.



**JUDITH  
TAYLOR**

**Partner-in-  
Charge**



**SARAH  
KIRK**

**Project  
Manager**



**KAMENE  
OGIDI**

**Analytical Team**



**LAURA  
SEMERARO**

**KATE  
COLLIGNON**

**CARY  
HIRSCHSTEIN**

**Senior Advisors**

# Agenda

Introductions

**Project Overview**

Discussion



A diverse Bay Area community, Richmond has not experienced the economic growth and investment that has been characteristic of much of the region.



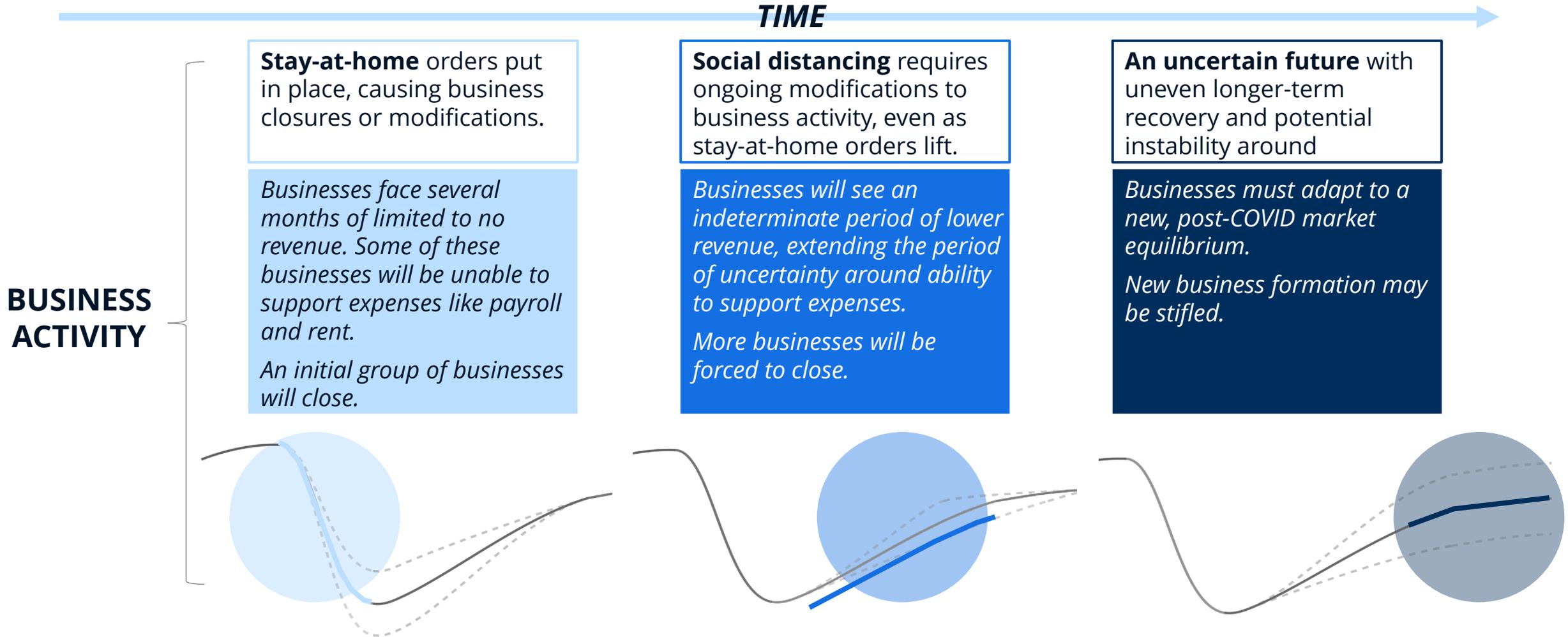
17%

Employment  
growth 2010-2020  
(Compared with  
30% regionally)

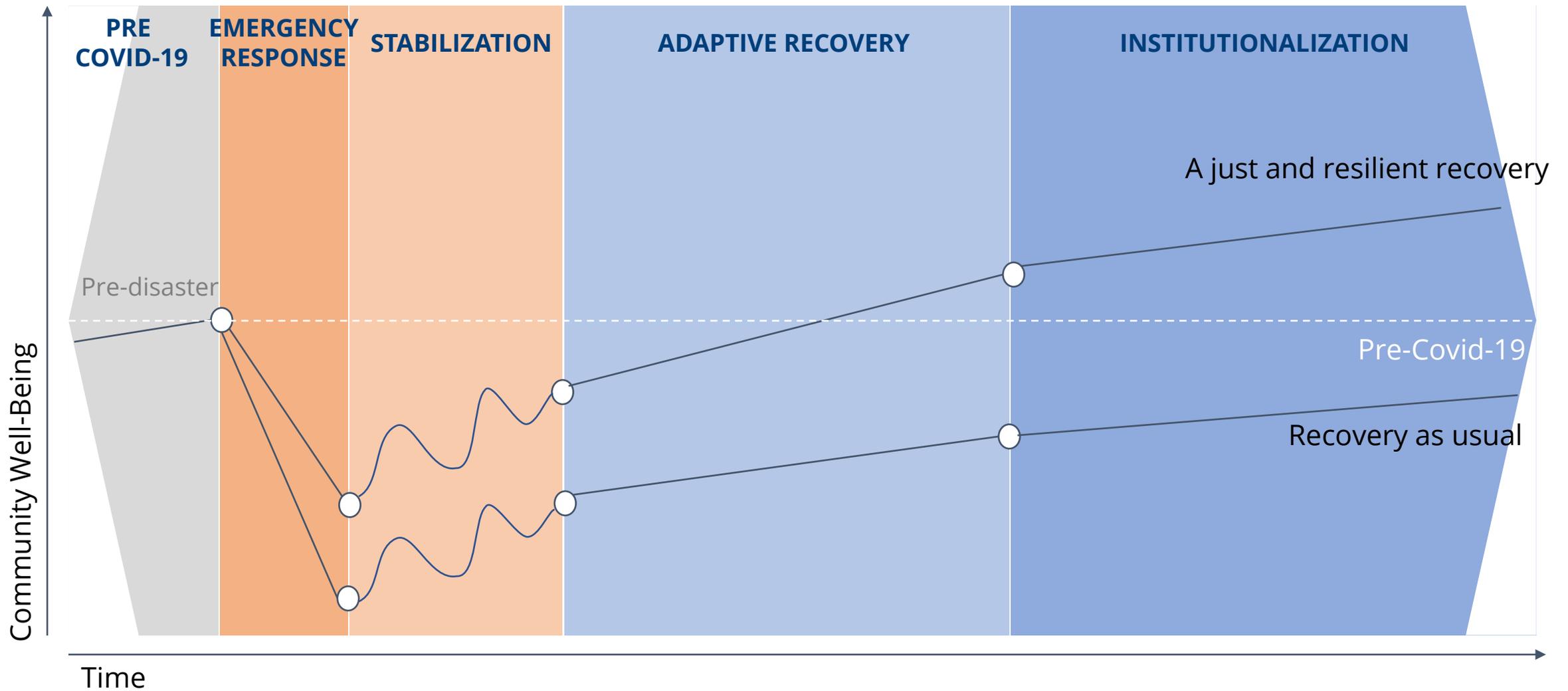
3,000

Local  
manufacturing  
jobs (17% of local  
employment)

In the wake of COVID-19, small businesses will require support both in overcoming the initial economic shock and adapting to a new normal.



A **Just and Resilient Recovery** improves the well-being of all community members by addressing pre-existing inequities to increase resilience.



HR&A will draw on past COVID-19 work and local engagement to develop a thorough understanding of local business recovery needs and opportunities.

## Phase I | Business Recovery Action Plan



Evaluate the business impacts of COVID-19

- Quantitative analysis to estimate impacts by industry
- Qualitative analysis through engagement with business owners and organizations

Identify business recovery needs and potential programs

- Financial Support
- Capacity Building
- Regulatory Relief

Draft Business Recovery Action Plan

Following Phase I, HR&A will evaluate the longer-term barriers and opportunities for economic development in Richmond and recommend actionable strategies.

## Phase II | Economic Development Action Plan



Review of economic and demographic trends

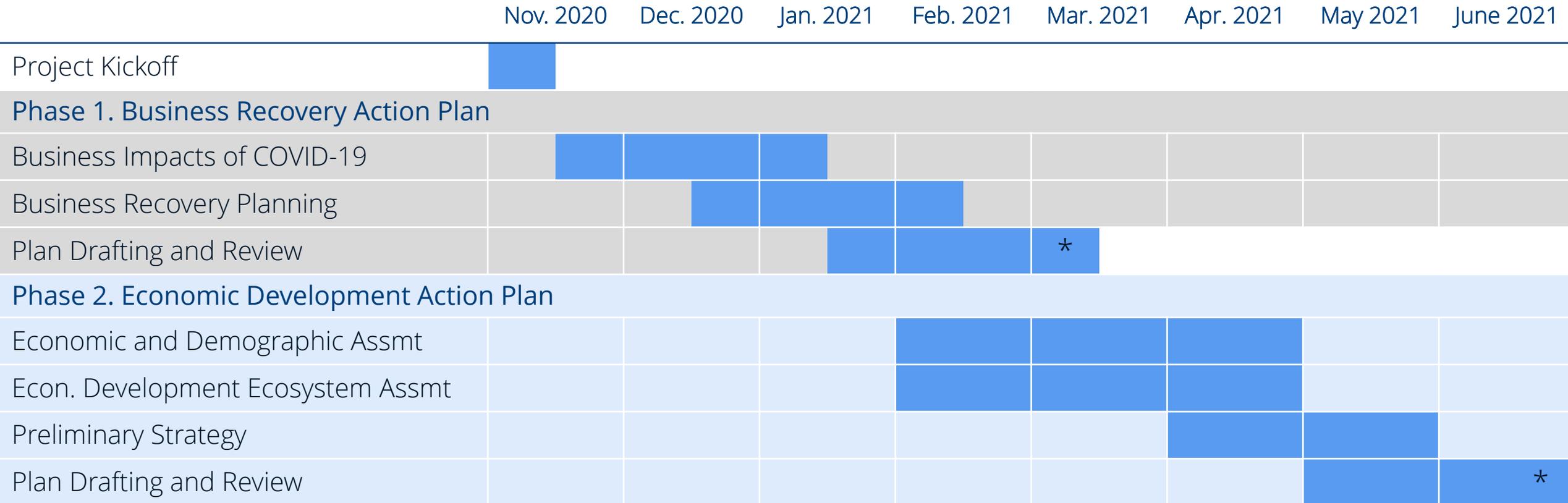
Economic development ecosystem assessment

- Evaluate economic development toolkit and its impacts
- Cost of doing business benchmarking
- Barriers to equitable economic growth and business investment

Develop and refine strategies

- Implementable recommendations, identifying milestones and partner organizations

This two-phase scope of work will produce an economic development action plan and near-term priority recovery strategies.



\* There is some flexibility in the timing of the Phase 1 deliverable; actions may be identified prior to the completion of the plan.

# Agenda

Introductions

Project Overview

**Discussion**



HR&A will work with the City and its partners to develop **near-term and long-term actions** to support local businesses and equitable growth.

What priorities should guide recovery planning?

What unmet needs do businesses still have?

How can Richmond support equitable economic growth?

Where have past efforts met with challenges?



# Economic Development Commission Meeting

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December 9, 2020



**HR&A**  
Analyze. Advise. Act.



PLEASE POST WHERE EMPLOYEES CAN READ EASILY  
VIOLATORS SUBJECT TO PENALTY



# OFFICIAL NOTICE

## Richmond Minimum Wage

**\$15.21 Per Hour**

beginning January 1, 2021

The minimum wage requirement set forth in the Richmond Minimum Wage Ordinance 11-14N.S. applies to adult and minor employees who work two (2) or more hours a week. Each year, the City adjusts the minimum wage as stated in the Minimum Wage Ordinance (beginning in 2018, the increase is in accordance with the Department of Labor's Regional consumer Price Index).

Under the Ordinance, employees who assert their rights to receive the City's minimum wage are protected from retaliation. Employees may file a civil lawsuit against their employers for any violation of the Ordinance or may file a complaint with the Employment and Training Department. The City will investigate possible violations, will have access to payroll records, and will enforce violations of the minimum wage requirements by ordering reinstatement of employees, payment of back wages unlawfully withheld, and penalties.

If you have any questions or need additional information please contact:

City of Richmond  
Employment and Training Department  
330 25th Street  
Richmond, CA 94804

E-mail: [gbaker@richmondworks.org](mailto:gbaker@richmondworks.org)

Website: [www.richmondworks.org](http://www.richmondworks.org)



# DRIVE-THRU FOOD GIVE-AWAY

Friday, January 29th  
11:00am-2:00pm

Richmond Civic Center  
325 Civic Center Plaza  
Parking Lot Across from Library

First come, first served while supplies last.

For other distributions visit:  
[foodbankccs.org/getfood](http://foodbankccs.org/getfood)





# DISTRIBUCIÓN DE ALIMENTOS A SU COCHE (ESTILO DRIVE-THRU)

**Viernes 29 de enero  
De 11:00am a 2:00pm**

**Richmond Civic Center  
325 Civic Center Plaza  
Estacionamiento frente a la biblioteca**

Servicio sera por orden de llegada,  
mientras duren los alimentos.

Para otras distribuciones visite:  
[foodbankccs.org/getfood](http://foodbankccs.org/getfood)

