

**City of Richmond – POINT MOLATE SPECIAL MEETING AGENDA
JOINT MEETING: PMCAC AND PMWG
Richmond Room, 450 Civic Center Plaza**

MINUTES

Wednesday, May 18, 2016, 6:30 PM

1. Call to Order

Chair Duncan called the meeting to order at 6:38 p.m.

2. Roll Call

Present: PMCAC - Bagley, Beyaert, Brubaker, Carman, Duncan, Garrett, Gilbert, Guggemos, Hanson, Howe, McNeil, Ruk, Stello (6:42); PMWG – Hart (6:56), Helvarg, Langlois, Knox, McLaughlin

Absent: PMCAC – Lee; PMWG - A. Butt, T. Butt, Issacoff, Naumovich

Present: Craig K. Murray, Staff Liaison, Development Project Manager II; Shanita Harris, Administrative Aide, DIMO Department

3. Welcome and Meeting Procedures

Duncan presented.

4. Announcements through the Chair

Duncan reiterated upcoming meeting on May 27, 2016 with Executive Director Sam Shucket of Coastal Conservation Group in hopes of getting money to mitigate shoreline erosion.

McLaughlin reported Study Session will be held on Tuesday, May 24, 2016 at 6:30 p.m.. Howe to give presentation on infrastructure costs, needs and potential revenue generation for the City. All welcome. Executive Director of Presidio Trust would like to come and present to the PMCAC at subsequent meeting.

5. Agenda Review and Adoption

Duncan reviewed.

Action: Motion to approve (M/S Beyaert/Garrett 17-0-6-0) to adopt the Agenda

AYES: Bagley, Beyaert, Brubaker, Carmen, Duncan, Garrett, Gilbert, Guggemos, Hanson, Howe, McNeil, Ruk, Stello, Helvarg, Langlois, Knox, McLaughlin

NOES: None

ABSENT: Lee, A. Butt, T. Butt, Hart, Issacoff, Naumovich

ABSTAIN: None

6. Introduction: Point Molate Working Group Members

All members of PMWG and PMCAC introduced themselves.

7. Open Forum

Cordell Hindler presented “When I Fall In Love” song by Nat King Cole. Joe Pulio stated City adopted first reading of marijuana cultivation and manufacturing ordinance and because of restrictions feels Winehaven would be ideal place, call it Pothaven.

8. Presentations, Discussion & Action Items

a. Discussion: Governance Structure for Pt. Molate (interactive workshop)

1. Treasure Island Model

Stello presented summary of timeline and organization with existing infrastructure and planned development over 20 years document.

Owned by the City/County of San Francisco, John Stewart, Property Manager. Staff reports to Board of Directors. Events go through TIDA.

Knox stated some of the identifiers of what TIDA looks like is probably what led the Mayor to take some interest and why he thinks there is some correlation to the situation at Point Molate. He has not necessary endorsed or taken a strong position on exactly how things get formulated in an authority like this. There are things that would never carry over to Point Molate if a similar type of governance structure was gone forth with because those things do not exist at Point Molate or in the City of Richmond. He feels there is a little bit of a misconception the Mayor sees the way TIDA is that could be the way of Point Molate is just not true. He is thinking very much in terms of self-sufficiency and not relying upon the City’s obligation through General Fund to support this.

Discussion continued on what the working relationship between TIDA and CAB is.

2. Presidio Trust Model

Garrett presented Presidio Trust Structure. Board light, staff heavy. Excellent community outreach, captive conservancy. Over 26,000 volunteers partnered with SF Parks Program.

Hart stated there are no good example of urban land trusts that would be considered for Point Molate.

Beyaert stated Point Molate is in EBRPD master plan for potential regional shoreline park. They are not pursuing any agenda with the City to develop, they are waiting for the City to take the lead, if the City would like to partner with EBRPD as the Urban Land Institute Panel recommended. Money is a good reason to bring the Park District into the City.

Hart spoke of the Urban Land Institute powerpoint. Best way to bring funds to property, General Allocation Bond is at the top of list from EBRPD. In 2008 EBRPD went to voters and passed a \$500 million bond, biggest nationwide. Hart recommended working with EBRPD in the first few years to secure some basic improvement to Shoreline Park, conduct detailed studies to inform future development proposals including traffic study, infrastructure study and looking to form a new non-profit.

Knox - No reason to wait. How are we going to enable the City likely through an entity that is created to perform duties that are not currently being performed. Changing the dynamic of Point Molate in a tangible way.

McLaughlin stated substance before form. Urgency is the reason why we heard Mark's presentation, we want to start getting revenue generation, cut things into two pieces, short term and long term.

Carman presented Point Molate Schematic for Trust Implementation, helpful in terms of separating the discussion of creating revenue and being sympathetic to the City's short term resource problems, but without allowing that in any way to contaminate long term discussion of Point Molate and also not to exclude the community from being part of this.

Hanson impressed by expertise of what the council has brought in help the City to redirect efforts. Moving forward parks plus proposal that ULI came with, some funds there, that would relieve some of the burden of the City's two main contracts, security and upland fuel management. Constraints have limited what we can do.

3. Open Discussion: possible models for Pt. Molate

Charles Smith stated he participated in stopping the casino. City Council went out of way not to include the public. No one wants to talk about the elephant in the living room. Chevron right behind the hill, almost every day you can smell fumes, possibility of explosion. Chevron does not want the casino or housing because it is a 24/7, 365 days a year liability for them. They are picking up the tabs for Richmond residents. It would be the biggest regret if there was an explosion and you had housing in there.

McLaughlin wants to move forward with public process and planning commission on weighing in on special study area in terms of zoning to be brought before City Council. Further discussion regarding public process procedure and time needed.

Action: (M/S Howe/Carman 13-0-0-0). Motion to stall intermediate trust model until land use determined, to seek professional property management firm adequate to lead us to next level. PMCAC members vote only.

AYES: Bagley, Beyaert, Brubaker, Carmen, Duncan, Garrett, Gilbert,
Guggemos, Hanson, Howe, McNeil, Ruk, Stello
NOES: None
ABSENT: None
ABSTAIN: None

9. Adjournment of Special PMCAC-PMWG joint meeting

M/S Duncan/Beyaert to adjourned meeting at 8:36 p.m. passed unanimously.

SCHEDULED MEETINGS

Committee Meeting –

Monday, June 13, 2016, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison