

RICHMOND, CALIFORNIA, December 11, 2018

The Special Richmond City Council Meeting was called to order at 6:03p.m. by Mayor Thomas K. Butt.

ROLL CALL

Present: Councilmembers Jovanka Beckles, Ben Choi, Jael Myrick, Ada Recinos, Vice Mayor Melvin Willis, and Mayor Thomas K. Butt. **Absent:** Councilmember Eduardo Martinez arrived at 6:05 p.m.

STATEMENT OF CONFLICT OF INTEREST

None.

Councilmember Martinez requested that he be able to present a Powerpoint, which Mayor Butt ruled out of order. A motion by Councilmember Beckles, seconded by Vice Mayor Willis, to allow the presentation, passed by the following vote: Ayes: Councilmembers Beckles, Martinez, Myrick, Recinos, and Vice Mayor Willis. Noes: Councilmembers Choi and Mayor Butt. Absent: None. Abstain: None. A motion by Councilmember Martinez, seconded by Councilmember Recinos to suspend the rules and allow Councilmember Martinez to change the order of the item and present his PowerPoint immediately, passed by the following motion: Ayes: Councilmembers Beckles, Choi, Martinez, Recinos, and Vice Mayor Willis. Noes: Councilmember Myrick and Mayor Butt. Absent: None. Abstain: None.

COUNCIL AS A WHOLE

D-1. The matter to extend the deadline for responses to the Point Molate Request for Proposals to January 28, 2019, issue a modified Request for Proposals to the six shortlisted developers making minor revisions to the following requirements: (a) no housing on Drum Lot 2; and (b) two-thirds of the residential units need to be affordable housing; and schedule a special meeting on February 12, 2019, to receive presentations from respondents was presented by Planning Director, Richard Mitchell, Senior Planner, Lina Velasco, and Assistant City Attorney, Rachel Somovilla. Councilmember Martinez presented a Powerpoint. Discussion ensued. The following individuals gave comments: Brandon Evans, Fred Glueck, Don Gosney, Bea Roberson, David Helvarg, Paul Carman, Shirley Dean, Robert Cheasty, Roberta Wyn, Nina Smith, Charles Smith, Deborah Bayer, Dr. Connie Portero, Tarnel Abbott, Pam Bilbo, Marilyn Langlois, BK Williams, Jim Hanson, Stephen Kowalski, Jeffrey Wright, Robert Fyfe, Daryl, Evan Bissell, Valerie Jameson, Stephen Tiffenson, Colleen Tiffenson, Ms. Dandie, Juan Reardon, Diego Garcia, Lou Brock, Kathleen Wimer, Tania Pulido, Andrew Butt, Joseph Puleo, Tony Sustek, Margaret Browne, Jason Beebout, Mike Parker, Jennifer Benda, and Kabir Kapur. Discussion ensued. A motion by Councilmember Beckles, seconded by Vice Mayor Willis, to direct staff to keep the existing Request for Proposals (RFP) and resend it to the original larger list of companies originally contacted, along with the comprehensive Point Molate vision; and include the following provisions: Request that the master developer respondents incorporate concepts into the alternative plan by proposing the development alternative that 1) contains no housing on Drum Lot 2; 2) includes a mix of affordable housing with a goal of 2/3 to be moderate to low income; 3) includes an evacuation

plan and a transportation plan that describes approaches to bringing bus services to the site, such as expanding our current AC Transit line, or providing a privately operated shuttle service; 4) ensures that infrastructure costs are self-funded, with no additional costs to Richmond taxpayers and includes no bonds backed by the city and also include Councilmember Recinos' stipulations and suggestions regarding the evaluation criteria. A substitute motion by Mayor Butt, seconded by Councilmember Choi, to accept staff's recommendations to extend the deadline for responses to the Point Molate Master Developer Request for Proposals (RFP) to January 28, 2019; issue a modified Request for Proposals to the eight shortlisted developers making minor revisions to the following requirements: a) no housing on Drum Lot 2; and, b) two thirds of the residential units need to be affordable housing; and schedule a special meeting on February 12, 2019, to receive presentations from respondents. Mayor Butt also accepted the friendly amendments, stated as preferences and concepts, made by Councilmember Recinos for modifications to the following sections of the RFP: Open the RFP to all eight developers to give them more time to think about the questions and the public will be able to ask questions; Feedback on Section 5 – add more details to evaluate criteria – to directly reflect points made two weeks ago to evaluate directly on the responsiveness to:

1. Minimal to no housing on the drum lot in the south water shed
2. A way to evaluate based on the evacuation plan and transportation plan, and a way to evaluate the infrastructure costs and how they fall in line to what our requirements were
3. Add to Section 4 – around the affordable housing to directly compare that to different affordable housing types – and if they answer that question as well for moderate low/low income – (essentially the criteria for that - are they building on site or not?)
4. Developers need to respond to the requests from the community and say either yes it is feasible or no it is not feasible because of xyz
5. For Section 6 – add a section on how developers are going to work with community members – (if they have a plan they usually follow when they develop different communities; what their outreach is going to look like to seek participation)
6. For question 7 – reflect back to the community benefits, the community requests that were already in the other proposals based on the outreach which the City did, the Pt. Molate Plan, and RCDE's vision

Also accepted, to name all three of the community development concepts to be named as the three community development concepts instead of alternatives - the one done by the City, the PMA, and RCDE to be lumped together; include affordable housing language in the RFP that states that there is a heavy lean priority towards affordable housing in any applications received. The substitute motion passed by the following vote: Ayes: Councilmembers Choi, Myrick, Recinos, and Mayor Butt. Noes: Councilmembers Beckles, Martinez, and Vice Mayer Willis. Absent: None. Abstain: None.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:19 p.m., to meet again on Tuesday, December 18, 2018, at 6:30 p.m.

Clerk of the City of Richmond

(SEAL)

Approved:

Mayor