

# GENERAL PURPOSE MEETING

Monday, April 20, 2015

6:00 p.m.

**Council members present:** Marc Crawford; Chair, Cheryl Miraglia; Vice Chair, Dave Sadoff, John Ryzanych,

**Location:** Castro Valley Library – 3600 Norbridge Avenue, Castro Valley, CA 94646

## Minutes

### **PUBLIC COMMENT**

None

#### **I. Approval of Minutes - February 2015, March 2015**

A motion was made by John Ryzanych and seconded by Cheryl Miraglia, that the minutes of February 3, 2015, be accepted as submitted.

#### **Motion passed 4/0**

A motion was made by Dave Sadoff and seconded by Cheryl Miraglia, that the minutes of March 16, 2015, be accepted as submitted.

#### **Motion passed 4/0**

#### **II. Daughtrey's Building: Developer Update and Q&A**

Eileen Dalton, Director, Economic & Civic Development Department, presented an update on the development of the Daughtrey's building.

The property was included in the County's Long Range Property Management Plan (LRPMP), as a result of the dissolution of the Redevelopment Agency. The Successor Agency to the Redevelopment Agency the County has to complete twenty (20) compensation agreements to taxing entities to dispose of the property, in accordance with the LRPMP.

After the property is sold the proceeds of the sale of the property will be distributed to the taxing entities, which should be completed by May 1, 2015.

David Greensfelder, developer of Daughtrey's building, was unable to attend the meeting, however he relayed in an e-mail to Ms. Dalton, the following:

- There is great interest in the property from a variety of tenants.
- Based on the successor agency schedule, the process will begin soon to market the property
- One large retailer has interest and 2 possible restaurants
- The mezzanine will not be addressed at this time

Mr. Greensfelder is scheduled to speak at the San Lorenzo Village Homes Association on Thursday, May 7, 2015 at 6:30 p.m.

In addition, Ms. Dalton stated that the developer's work does not begin until the property is transferred to the County from the Successor Agency; the transfer should be completed by July 2015. Site plans, development plans will be brought to the MAC for review and approval.

Prior to transferring the property from the County to the developer, the developer, in accordance with the Disposition and Development Agreement with the County, the developer is responsible for:

- Due diligence on the property
- Secure lease of a minimum of 10,000 square feet of retail space
- Sign the shared parking agreement
- Secure building permits

The shared parking agreement, which is a part of the Daughtrey's building project will be heard at a future MAC land use meeting and is scheduled to be completed by October, 2015.

The Daughtrey's building item will be brought back to the Council as soon as a retailer is identified.

### **III. Castro Valley Traffic Circulation – Status update on Strobridge Extension**

Art Carrera, Assistant Director, Public Works Agency, reported that CalTrans has approved the Public Works traffic study surrounding the reconfiguration of lanes along the west end of Castro Valley.

The analysis consisted of studying several options to modify areas of Stanton, Strobridge and Norbridge Avenues, along the west end of Castro Valley. The lanes will be reconfigured, allowing better traffic flow. Funding for the project has been identified by the Alameda County Transportation Authority (ACTA).

CalTrans has also given the County tentative approval to build on their right-of-way as an encroachment project. CalTrans previously wanted to sell the right-of-way to the County. The County saved over \$2 million by not purchasing the property from CalTrans.

Prior to construction, there will be a series of community meetings for public input.

#### **Adjourn**

The meeting was adjourned to May 18, 2015.