



CASTRO VALLEY

MUNICIPAL

ADVISORY Advisory to Supervisor Nate Miley, 4th District

COUNCIL 224 W. Winton Avenue, Suite 111, Hayward, CA 94544 (510) 670-5400 FAX (510) 785-8793

GENERAL PURPOSE MEETING

**Monday, February 22, 2017
6:00 p.m.**

Council members present: Marc Crawford, Chair, Ken Carbone, Chuck Moore, Sheila Cunha, Dave Sadoff, Linda Tangren

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

Summary Minutes

PUBLIC COMMENT

Peter Rosen would like to see more public outreach and engagement; he encouraged people to continue to get involved.

Michael Kusiak, President, Castro Valley Matters, stated that he is an advocate for local government control in community, civic engagement and community spaces; he thanked Supervisor Miley for his announcements on the MAC opening and encouraged community members to fill out an application.

I. Approval of the minutes

A motion was made by Dave Sadoff and seconded by Sheila Cunha that the minutes of November 21, 2016 and January 9, 2017 be accepted as submitted.

Councilmember Moore requested the January 30, 2017 Castro Valley MAC General Purpose meeting minutes be amended to included discussion on item two, Community Identifier Update.

II. Daughtrey's Building Draft Request for Interest/Development Concept

Supervisor Nate Miley, District 4, presented introductory comments on the Daughtrey's Building. The Daughtrey's building has been vacant for a long time and has gone through a process when the County had a redevelopment agency. Supervisor Miley stated that he is interested in listening to comments and whatever decision the MAC makes is what the County will likely follow.

b. Request for Interest/Development Concept Presentation – Community Development Agency

[Attachment](#)

Eileen Dalton, Director, Economic and Civic Development, Community Development Agency, presented a PowerPoint presentation on the Daughtrey's building.

In 2011, the former Redevelopment Agency purchased the Daughtrey's property as a catalyst site for commercial development. Dissolution of all redevelopment agencies became official in February 2012. Requirements for the disposition of former Redevelopment properties changed over time.

Greensfelder Development was selected as the preferred developer for the site in 2012 and the County approved a DDA in 2014. Actual transfer of the property from the Successor Agency to the County was finalized in February 2016. Greensfelder withdrew in November 2016 after proposed tenant was rejected by the MAC. The Economic and Civic Development Department has received several unsolicited inquiries from interested developers – several have toured the building.

The Economic and Civic Development Department recommends moving forward with a Request for Interest (RFI) for the Daughtrey's Building. The RFI is proposed to be released on Wednesday, March 1, 2017 with proposals due by Friday, March 24, 2017. Tentative selection for Outstanding Proposal is slated for mid-June 2017.

Some of the criteria for developer selection includes development team or business entities qualifications, meets community's desires; proven track record, transformative design and architecture, project timing and revenue generation.

The County does not have the funds to demolish the building at a cost of approximately \$700,000 and is seeking a public private partnership for the Daughtrey's site.

Speakers

Craig Semmelmeier, Main Street Property Services - His firm has an interest in developing the Daughtrey's building.

Bill Seltzman - Parking and e-commerce threaten brick and mortar stores.

Ashley Strasburg – Eden Area Chamber supports having a business at the Daughtrey's site, and would support the business becoming a Chamber member.

Michael Kusiak – Part of the building could be demolished and used for a public space.

Peter Rosen – Decisions are being rushed, in favor of demolishing the building.

Rebecca Stanek-Rycoff- Castro Valley needs flexible space, farmers market, central location for events.

Ellen O'Donnell – There needs to be a mechanism to get more input from the community.

Barbara Dees – Developer should use local construction.

Carey Sanchez-Para – Use local developers, other developers do not understand Castro Valley.

Dave Martin – The County should be cautious as the site is 1 mile from the Hayward fault.

Ellen Griffin – This is an opportunity for open space, town square and more vibrancy.

Caryl Mahar – The site could be used for an indoor farmer's market.

Mike Taconi – Encourages economic growth, such as upscale restaurants.

Kim Wiseman-Sleeter – Encourages restaurants with outside eating, community space.

Joe Lamberti – This is an opportunity to put in a plaza.

Hera Alikian – Suggests keeping the building and making it presentable, possibly mixed use.

Shawn Alikian – Suggested a local developer, there are several vacancies along the boulevard.

Ernie Daughtrey – Former owner, he wanted to keep the building, glad there is renewed interest.

Eileen Dalton responses to questions from community:

- Request for Interest is not too complicated or expensive
- The design for the Daughtrey's building is in the hands of the community and the MAC; the MAC will review developer proposals at public meeting
- Shared parking plan is already approve
- Transparency in proposal – County staff will summarize proposals
- The County cannot guarantee use of local contractors

Discussion MAC

Dave Sadoff said he would like as much developer outreach as possible and to see a requirement to have the developer have one or more workshops with the community.

Ken Carbone said he does not want to limit ideas and would like to reach as many developers as possible to see what ideas may be out there that have not yet been considered.

Linda Tangren does not want to be limited with developer ideas. Her preference is to demolition the building however she would like to see a flexible use for the site.

Chuck Moore would like to move forward with the proposal to find a quality proposal for the site.

Sheila Cunha thanked the community for the great turnout for tonight's meeting. She is excited about the RFI and suggested that the owner of The Village look into their own parking issues.

Marc Crawford stated that the process is not being rushed as there has been enormous outreach over the years. He would like to see more robust successful businesses in Castro Valley.

A motion was made by Ken Carbone and seconded by Sheila Cunha that: the Municipal Advisory Council approve the Request for Interest for the Daughtrey's Building at 3295 Castro Valley Blvd as submitted by County staff.

Discussion on the motion

Dave Sadoff reiterated that it is crucial that this RFI and subsequent proposals' process is open to public discussion every step of the way, with the understanding that proprietary information be excluded.

Linda Tangren wanted clarification on when proposals would be available for public input. The concern is that the community feels that they are reacting to something that has already happened rather than having input. Councilmember Tangren will fight for the community process.

Motion passed 6/0

III. Election of Vice Chair of the Castro Valley Municipal Advisory Council

A motion was made by Marc Crawford to nominate Chuck Moore for Vice-Chair of the Castro Valley Municipal Advisory, seconded by Ken Carbone. Motion passed. 4/2

Ayes: Crawford, Carbone, Cunha, Moore

Noes: Sadoff

Abstain: Tangren

IV. Council/Staff Comments

None.

ADJOURN

Next meeting date: April 17, 2017

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