

**Summary Minutes July 14, 2010**  
**Alameda County Redevelopment Agency**  
**Castro Valley Citizens Advisory Committee Meeting**  
**Meeting held at: the Castro Valley Library, Chabot Room**  
**3600 Norbridge Avenue, Castro Valley CA 94546**

**Call to Order, Welcome and Introductions**

The meeting was called to order by chairperson, Robert Rivet at 12:35 p.m.

**Committee members present:**

Roberta Rivet, Ken Carbone, Al Chamorro, Jeff Moore, John Ryzanych, and Linda Tangren.

**Committee members absent:**

Dean Nielsen, Andy Frank, and Maryann Francis.

**County staff present:**

Eileen Dalton, Marita Hawryluk, Bill Lambert, and Tony Rozzi from the Alameda County Redevelopment Agency. John Bates from the Alameda County Public Works Agency.

**General Announcements**

None.

**Open Forum**

None.

**Approval of Minutes**

The May 12, 2010 minutes were approved as presented. Linda Tangren moved and Ken Carbone seconded the motion. The motion was approved unanimously.

**Strobridge / Norbridge Improvement Project**

Staff introduced John Bates from the Public Works Agency (PWA). Mr. Bates presented the current status of the Norbridge Ave. / Strobridge Ave. Improvement Project. PWA is in the process of redesigning the intersection of Norbridge Ave. and Strobridge Ave. to facilitate two-way traffic as a bypass to mitigate traffic congestion and backup along Castro Valley Boulevard and act as an alternative to Castro Valley Boulevard for I-580 west-bound or east-bound traffic.

Mr. Bates explained that the completed design of the Project would take up to 18 months and that the PWA is considering a phased design to allow construction of unrelated portions of the Project during Caltrans land acquisition negotiations. PWA anticipates that if Caltrans pursues the option of abandoning the right-of-way to PWA to facilitate road construction, approval of this action could take between 18 months to three years. Completion of the Project could take three to five years. PWA will be meeting with Caltrans again this month to discuss the acquisition process for the required right-of-way and the Project in more detail. As progress with Caltrans is made, PWA staff will return to the committee with an update.

**Old Castro Valley Library**

In order to evaluate the feasibility of purchasing the old Castro Valley Library site located at 20055 Redwood Road, to be used as a community facility, staff has pursued a series of due diligence work. A real estate appraisal has now been completed and determined that the budget amount of \$1.5M should sufficiently cover acquisition costs. The Agency has also conducted a thorough analysis of

three (3) potential re-use options and costs related to the recommended building improvements, building operation, and maintenance costs. These potential costs would include tenant improvements, building systems upgrades, and some exterior enhancements to the existing parking and landscaping.

Although the building is in good condition, its use as a community facility would require life safety repairs, code compliance upgrades to provide accessible bathrooms, and deferred maintenance, including HVAC upgrades, electrical upgrades to support new lighting, and earthquake retrofitting. These costs range from \$2.7M to \$3M, depending on the re-use scenario.

The first re-use option is to redesign the interior of the building to create a community space with two multi-purpose halls and separate County offices. A common area kitchen, shared conference rooms, and handicap accessible bathrooms would be constructed. The estimated costs for construction would total \$2.96M. This type of re-use is allowed under current residential zoning because of the former library's entitlement as a public facility.

The second re-use option is to improve the interior of the building to create general office space for rent. Offices would range in size from 400 SF to 800 SF and the tenants would share a common reception area, conference rooms and handicap accessible bathrooms. The estimated costs for construction would total \$3M. This type of use would require a General Plan amendment, as well as Board of Supervisor and Planning Commission approvals to rezone the property.

The third re-use option is a hybrid scenario that provides community space and offices for rent. Potential tenants could include private businesses and County agencies. Tenants would also share reception, conference room and bathroom space. Estimated costs for construction would total \$2.7M and a General Plan amendment, as well as Board of Supervisor and Planning Commission approvals to rezone the property are required.

Because the Castro Valley Sub-Area budget has been fully allocated through 2014, one approach to acquire and re-use the former library site is to purchase and hold the property until the Sub-Area has funds to pay for necessary renovations. Conversely, staff was recently contacted by the Castro Valley Sanitary District, who is looking for short-term space. With the possible addition of Supervisor Nate Miley's office, who has also expressed interest in the site, and one other community serving user, this building could be used on a temporary basis until funding is available to make the necessary improvements and find a permanent, community serving tenant.

Linda Tangren inquired about the potential acquisition timeline. Staff estimated that because the Alameda County Library and the General Services Agency would need to go through several steps to release and sell the property, purchase may not be possible until FY 12/13.

Jeff Moore asked if the interim use would require that the accessible bathroom and entrance requirements are met. Staff would have to follow-up but expects that some of these improvements may be necessary.

Tony Lindsey introduced himself from the audience as a resident of Castro Valley and representative from the American Legion and Veterans of Foreign Wars (VFW). On behalf of several audience members, he requested that the committee consider donating the building to the American Legion as a veteran's memorial building. In other jurisdictions, the buildings are usually gifted to the American Legion, maintained by the city or county, and available to the community for special event rentals. These special events help the American Legion pay a yearly rent to the appropriate municipality and fund their operation costs. Several audience members spoke in support of this proposal.

Stephen Griggs thanked the committee and staff for installing a security fence at the library site, which has reduced late night noise and activity at the abandoned property. He also voiced his general concern that any new use at the former library site should respect the previous hours of operation and noise levels.

Annette Gormley reintroduced her request for an after school literacy center at the former library site to retain the building's function as a community-based asset.

An audience member asked if the appraisal for the building was available for public review. Staff responded that the Board of Supervisors must review and approve the purchase before the appraisal is made public.

After the audience comments, the committee had several questions concerning how these types of re-use could be accomplished. Roberta Rivet suggested that a sub-committee be formed to research the suggestions. Linda Tangren, Ken Carbone and Robert Rivet will serve on the sub-committee.

### **Castro Valley Blvd Improvement Project**

Phase I of the Castro Valley Improvement Project, which will be constructed between Redwood Road and San Miguel Avenue has completed the public bidding process and is slated to begin construction in October 2010. The Project is expected to be completed by 2012 based on a projected 18-month schedule.

Staff detailed the results of the public bidding process, next steps for the project, estimated timeline for construction, and an estimated budget for key improvements. Ghilotti Construction Company was the lowest bidder at \$8.9M for the entire Project. The Project also includes the separately funded Castro Valley Sanitation District (CVSD) and East Bay Municipal Utility District (EBMUD) construction. The CVSD Board reviewed and awarded their portion of the contract (\$2.3M) on July 6, 2010 and the Alameda County Board of Supervisors will review the Agency's portion of the contract (\$6.45M) on July 27, 2010. A ceremonial groundbreaking celebration is scheduled for September 9, 2011. Community meetings will be held for all impacted Castro Valley Boulevard business owners and tenants, and for any interested community members on October 7, 2010 at the Castro Valley Library.

Related to the Improvement Project, the Alameda County Arts Commission has chosen their participants for the public art selection committee and will begin reviewing artist submittals soon.

Both John Ryzanych and Linda Tangren recommended that staff conduct all public meetings prior to any streetscape construction so that business owners, tenants and residents have time to understand the project and related impacts.

### **Daughtry's Building Project**

Over the last several months staff has been working with the owner of the Daughtry's Building to negotiate an agreement to purchase the property. The owner, Randy Papierniak, has agreed to sell the property to the Agency and the contract is scheduled to go to the Board of Supervisors for review and approval on July 27, 2010. Once the Agency has purchased the property and it has entered escrow, the Agency will issue a Request for Proposals (RFP) for interested buyers/developers.

The committee discussed the importance of requiring any buyers/developers to include aesthetic improvements to the building and participate in the Shared Parking Project.

Cheryl Miraglia of the Castro Valley MAC suggested that the RFP should be written in a way that encourages buyers/developers to consider redevelopment options that go beyond a façade

improvement only - assigning a scoring weight to the level of proposed exterior improvements could help identify the most transformative project proposal for the property.

After the comments, the Agency requested one member of the CAC to assist in the review of the proposals. Ken Carbone nominated Roberta Rivet, based on her merchant experience and her role as the Chair of the committee.

### **Staff Reports**

#### **Castro Valley / Eden Area Chamber of Commerce**

Staff presented the financials report for the Chamber for the first half of the fiscal year. The Chamber is at approximately half of its projected income for this point in the year, not including event income which is skewed as a result of the upcoming Fall Festival event. The Chamber members have been added to the website and within the end of the third quarter 2010, web advertising revenue is anticipated.

Robert Rivet, Chamber Director, added that they have worked hard to offer members the option of payment plans for dues and are currently planning a bowling league for Castro Valley businesses. In the Eden Area, there are currently 37 members and their second year of membership has been offered at no cost to secure their participation and interest given the website has come online later than expected.

#### **CAC Protocols and Redevelopment Fundamentals**

Staff provided an update on the planned seminars about redevelopment law and protocols related to serving on a Citizens Advisory Committee. Staff continues to assemble information regarding educational seminars for the committee and will provide more information at a future committee meeting.

#### **Economic Development**

The Deluxe Diner at 3714 Castro Valley Boulevard is currently upgrading the building's electrical system and continues to work with staff to pursue a façade improvement project.

The Hofbrau at 3638 Castro Valley Boulevard and PW Market at 4015 E. Castro Valley Boulevard are closing and staff has been working with the individual property owners to identify potential tenants for each location.

The Worley and Sons building, located at 3180 Castro Valley Boulevard, is under escrow and should close in late August or early September. Staff has met with the purchaser under contract to discuss a façade improvement project.

The former Carry-Outee building located at 3210 Castro Valley Boulevard, remains for sale.

#### **Housing Sites**

Staff had no update for the committee at this time.

#### **Property Acquisition**

Staff had no update for the committee at this time.

### **Topics for Next Meeting**

- Old Castro Valley Library Update
- Daughtry's Building Project Update
- CAC Protocols and Redevelopment Fundamentals Update

There being no further business, the meeting was adjourned at 2:03 p.m.

The Next Castro Valley Sub-Area CAC meeting will be held on October 13, 2010 from 6:30-8:30PM.

**PLEASE NOTE EVENING MEETING TIME**

Note: A full version of the minutes is available by written request from the Redevelopment Agency.