



CITIZENS FOR A SUSTAINABLE POINT MOLATE

July 19, 2016

Mayor and City Council
City of Richmond
440 Civic Center Plaza
Richmond, CA. 94804

Attn: Tom Butt, Mayor – tom.butt@intres.com
Jovanka Beckles, Vice Mayor – jovanka_beckles@ci.richmond.ca.us
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Re: Item A-1 on the July 19, 2016 City Council Agenda

Dear Mayor, and Council Members

Since its inception, Citizens for a Sustainable Pt. Molate (CFSPM) has strongly advocated for responsible redevelopment of the former Navy Fuel Depot, Pt. Molate with a goal of creating a significant resource and asset for the City of Richmond and the entire Bay Area, and as a source of economic vitality, and jobs for Richmond residents.

Despite assertions to the contrary, we do not now, nor ever have advocated for leaving Pt. Molate as is or as only open space. On the contrary, we believe that significant rehabilitation and responsible redevelopment can be accomplished without compromising the property's significant natural resources, and we funded a visioning project over six years ago whose results yielded a larger build out than the current built footprint.

We were responsible for developing in conjunction with the City's Parks Dept., the modest rehabilitation proposal to renovate and re-open Pt. Molate Beach Park 5 years ago, which council allotted Cosco Busan Oil Spill funds to undertake, and our volunteers have over the years organized in conjunction with partners; cleanups that have yielded almost 90 tons of debris both terrestrial and sub-tidal, that has been removed. To this day we provide in partnership with DIMO, ongoing maintenance of the Beach Park.

Several CFSPM members have participated in the Pt. Molate Working Group, which was formed to nurture a partnership with the Trust for Public Land that CFSPM undertook 4 years ago. Indeed, we scoped with the Trust for Public Land the Sedway study and advocated for the City to proceed forward with the Study. Likewise we promoted application to the Urban Land Institute for a Technical Advisory Panel, while also lobbying for the

annual Clinton Global Initiative volunteer work program to select Pt. Molate for its April work program (ultimately awarded to Oakland).

We have over the years identified various responsible developers – developers with strong track records in sensitive historic rehabilitation – to be considered for redevelopment projects at Pt. Molate, but have been forbidden by the City Attorney’s office from actively soliciting developers or from having any communication with developers over specific plans.

And we have championed the creation of a public/private partnership in the form of a trust in order to undertake the marketing, property management, phased economic development plans including interim leasing for commercial, market rate tenants, as well as creation of a Master Plan for redevelopment of the property with the Trust for Public Land as a key partner.

Any assertion that we have done little to nothing to advance Pt. Molate’s future is not only PATENTLY FALSE, it is insulting.

Equally affronting to all Pt. Molate stakeholders and the people of Richmond, is the abuse of the specific exceptions from the open meeting requirements under the Brown Act being pursued by Upstream and the City, by considering not only litigation related terms, but a specific development project with – by default - land use designations and zoning. The latter must be separated out of any consideration in closed session.

Mayor Butt laments that the appeals process could take years. If that’s the case, then there is ample time to pursue the process resolved by City Council in April 2012 to establish - with public participation - land use for Pt. Molate, and ample time to solicit on the open market in a competitive bidding environment, proposals for redevelopment of Pt. Molate. Indeed if there has been any thumb sitting on moving the process forward for Pt. Molate, it has been by staff.

On the other hand, oral arguments in the appeals case could be scheduled next week, and is perhaps the reason Upstream is so anxious to hustle their ‘settlement’ offer through. With the expiration of the former LDA with Upstream and the standing orders from the US district court judge in the lower court, the City of Richmond is finally free to pursue responsible and economically healthy revitalization of Pt. Molate on the open market, and we strongly urge the City to do so.

Sincerely,



Citizens for a Sustainable Pt. Molate
www.cfspm.org