

**CITY OF PITTSBURG**  
**Redevelopment Agency Minutes**  
**February 5, 2007**

Chair Ben Johnson called the meeting of the Redevelopment Agency to order at 7:11 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California after having convened into Closed Session at 6:30 P.M. for Conference with Legal Counsel – Existing Litigation pursuant to Section 54956.9(a) of the Government Code regarding Calpine Corporation; Los Esteros Critical Energy Facility, L.L.C.; Delta Energy Center, L.L.C.; and Calpine Construction Finance Company, L.P., vs. California State Board of Equalization; Santa Clara County; Contra Costa County; and Sutter County, Case Number BC359455; and at 6:45 P.M. for Commission Candidate Interviews for the Contra Costa Transportation Authority Community Advisory Commission and the Contra Costa County Mosquito and Vector Control Board.

Chair Johnson reported that there were no reports from Closed Session.

**MEMBERS PRESENT:** Casey, Kee, Parent, Johnson

**MEMBERS ABSENT:** Evola [Excused]

**STAFF PRESENT**  
Executive Director, Marc Grisham  
Assistant Executive Director, Matt Rodriguez  
Legal Counsel, Ruthann Ziegler  
City Clerk, Alice Evenson  
Director of Engineering and Building, Joe Sbranti  
Director of Economic Development, Brad Nail  
Director of Redevelopment, Randy Starbuck  
Director of Recreation, Paul Flores  
Chief of Police, Aaron Baker

**PUBLIC HEARING**

1. **RESOLUTION 07-1177** Adoption of a Unified Development Area (UDA) Generally Bounded by Tenth Street on the South, Ninth Street on the North, Cumberland Street to the West and East Street on the East

Executive Director Marc Grisham advised that staff proposed designating a Unified Development Area (UDA) generally located as described above and as shown on the map attached as Exhibit A to the staff report dated February 5, 2007. The Enean Theater, which is on the same Agency agenda to consider an architectural contract to design a renovation of the theater, is within the proposed boundaries of the UDA. Designation of the proposed UDA would facilitate other development proposals in the area around the theater, an area that suffered from stagnant and blighted conditions. New development in the area would further the goals and objectives of the Redevelopment Plan for the Los Medanos Community Development Project Area.

Mr. Grisham explained that as the City worked to improve Old Town and the area along Railroad Avenue, it also wanted to intensify efforts along Tenth Street, a location that suffered for many years and needed significant reinvestment. He stated that the UDA would present a great opportunity for the Redevelopment Agency and the property owners in the area.

Director of Redevelopment Randy Starbuck added that the UDA would consist of two blocks as detailed in the staff report and identified as Exhibit A, between Cumberland Street and East Streets on the north side of East Tenth Street. The two blocks had experienced a lack of private sector investment, and in some cases disinvestment. With the number of development activities occurring in the downtown areas, the proposed UDA was in line with new development activity, particularly with the Gateway project located adjacent to the two blocks. He noted that he and the Executive Director at different times had spoken to several property owners covered by the proposed UDA, including the new Pastor of the Seventh Day Adventist Church. Several of the property owners had expressed an interest in working with the City to redevelop the area. Approval of the formation of the UDA would begin the process of owner participation. Designation of the UDA would have no fiscal impact, although \$10,000 needed to be allocated from the Agency's General-Legal account to pay for legal fees and miscellaneous expenses associated with the creation of the UDA. It was recommended that the Agency Board adopt a resolution designating the UDA and authorize the Executive Director to solicit development proposals for the UDA.

Chair Johnson opened the public hearing for Resolution 07-1177. There was no one to speak to the item. Chair Johnson closed the public hearing for Resolution 07-1177.

Member Parent was pleased to learn that the property owners who could be affected would be interested in participating with the City to redevelop the area, which redevelopment had the potential for economic and social benefits to the community.

On motion by Member Parent, seconded by Vice Chair Casey to adopt Resolution 07-1177. The motion carried by the following vote:

Ayes:	Casey, Kee, Parent, Johnson
Noes:	None
Absent:	Evola [Excused]

## **ADJOURNMENT**

The meeting of the Redevelopment Agency adjourned at 7:13 P.M. to February 20, 2007.

Respectfully submitted,

Alice Evenson, Secretary

**CITY OF PITTSBURG**  
**Joint**  
**Redevelopment Agency**  
**Southwest Pittsburg Geologic Hazard Abatement District II and**  
**City Council Minutes**  
**February 5, 2007**

Mayor Ben Johnson called the meeting of the Joint Redevelopment Agency, Southwest Pittsburg Geologic Hazard Abatement District II (GHAD) and City Council to order at 7:14 P.M. in the City Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California after having convened into Closed Session at 6:30 P.M. for Conference with Legal Counsel – Existing Litigation pursuant to Section 54956.9(a) of the Government Code regarding Calpine Corporation; Los Esteros Critical Energy Facility, L.L.C.; Delta Energy Center, L.L.C.; and Calpine Construction Finance Company, L.P., vs. California State Board of Equalization; Santa Clara County; Contra Costa County; and Sutter County, Case Number BC359455; and at 6:45 P.M. for Commission Candidate Interviews for the Contra Costa Transportation Authority Community Advisory Commission and the Contra Costa County Mosquito and Vector Control Board.

Mayor Johnson reported that there were no reports from Closed Session.

**MEMBERS PRESENT:** Casey, Kee, Parent, Johnson

**MEMBERS ABSENT:** Evola [Excused]

**STAFF PRESENT**  
City Manager, Marc Grisham  
Assistant City Manager, Matt Rodriguez  
City Attorney, Ruthann Ziegler  
City Clerk, Alice Evenson  
Director of Engineering and Building, Joe Sbranti  
Director of Economic Development, Brad Nail  
Director of Redevelopment, Randy Starbuck  
Director of Recreation, Paul Flores  
Chief of Police, Aaron Baker

Mayor Johnson considered the following general City Council items at 7:02 P.M. prior to pursuing the Joint Redevelopment Agency, Southwest Pittsburg GHAD II and City Council meeting.

**PLEDGE OF ALLEGIANCE**

Director of Recreation Paul Flores led the Pledge of Allegiance.

## **COUNCILMEMBER REPORTS/REMARKS**

Councilmember Parent welcomed those in the audience who were part of the City's efforts to host an art show "Cultural Revelations" sponsored by Beta Pi Sigma Sorority, Inc., Phi Chapter, Pittsburg. She noted that all three floors of City Hall had displayed artworks. A reception and Black History Program had been scheduled for Saturday, February 24, 2007, from 3:00 to 7:00 P.M. at City Hall. She added that both this weekend and the next, the Pittsburg Community Theater would be continuing its performance of "Rumors" by Neil Simon, with a matinee on Sunday. Performances would be held on Friday and Saturday evenings at 8:00 P.M. at the Creative Arts Building.

LILLIAN PRIDE, Pittsburg, reported on behalf of the Beta Pi Sigma Sorority, Inc. Phi Chapter, Pittsburg, that the Sorority was both a business and a professional sorority with the Pittsburg Chapter located in the City. She introduced members of Beta Pi Sigma Sorority Pittsburg who were present in the audience. She also highlighted the biographies of the artists whose artwork was being displayed at City Hall.

Ms. Pride explained that the sorority was all about networking and community projects. She noted that 98 percent of the artwork on display was for sale with the funds to go to the artists. She spoke to the quality of the work presented and expressed her hope that everyone would enjoy the gift to the community in celebration of Black History Month.

Ms. Pride added that the Sorority was also working closely with the City on its Youth Program to be staffed by the Leisure Services Department, with cultural mask making, a drumming workshop and a model air show demonstration on the front lawn of City Hall, weather permitting. They were also looking for judges for the mask event with the masks to be displayed to the public.

Ms. Pride commented that during the Art Show a professional dance troupe from Zimbabwe would be dancing and demonstrating their music. During that time the troupe would also be honoring past residents of the City who had contributed significantly to the community including Herb White, Taylor Davis, Queenie Newkirk, Alice Latimer, Thaddeus Holmes and Cleon Peterson.

Ms. Pride took the opportunity to thank City crews for their cooperation on hanging the art pieces at City Hall. She noted that the Architect for City Hall had been asked to bring story boards related to the construction of City Hall, pointing out that Taylor Davis had been the prime person getting the building on its way. She wanted to ensure that was remembered. She emphasized that the art show would be free and would be open to the public.

Mayor Johnson reported that he had been involved in meeting with several members of the community and the City Manager to work on issues. He spoke to the improvements in the downtown and the many projects that were underway. He expressed his hope to see those projects completed this year.

## **CITY MANAGER REPORTS/REMARKS**

There were no City Manager Reports/Remarks.

## **CITIZENS REMARKS**

There were no citizen remarks.

Mayor Johnson adjourned to the Redevelopment Agency agenda at 7:11 P.M. and reconvened as the Joint Redevelopment Agency, Southwest Pittsburg GHAD II, and City Council at 7:14 P.M.

## **CONFLICT OF INTEREST DECLARATION**

There was no Conflict of Interest Declaration.

## **CONSENT CALENDAR**

City Manager Marc Grisham advised with respect to Consent Calendar item i that there were a few changes that needed to be made to the agreement with Zandonella's. The item would not be removed from the Consent Calendar in that the changes were minor and could be resolved between the City Manager and the City Attorney.

On motion by Vice Mayor Casey, seconded by Mayor Johnson to adopt the Consent Calendar, as shown. The motion carried by the following vote:

Ayes: Casey, Kee, Parent, Johnson  
Noes: None  
Absent: Evola [Excused]

- a. **MINUTES** Dated: January 29, 2007

Approved minutes dated January 29, 2007.

- b. **RESOLUTION 07-1178** Consideration of an Architectural Contract to Design a Proposed Renovation of the Enean Theater at 325 E. Tenth Street

Adopted Resolution 07-1178.

- c. **RESOLUTION 07-1179** Consideration of Master Option Agreement to Purchase Properties in the 500 Block of West Tenth Street

Adopted Resolution 07-1179.

- d. **RESOLUTION 07-1180** Approval of an Option Agreement By and Between the Redevelopment Agency of the City of Pittsburg and Budd E. and Randy R. MacKenzie

Adopted Resolution 07-1180.

- e. **RESOLUTION 07-10712** Allocating Funding and Authorizing Design of Contract 2007-05, California Avenue Widening, Phase I (North Side)

Adopted Resolution 07-10712.

- f. **RESOLUTION 07-10713** Authorizing a Consultant Agreement Amendment, Allocating Funding, and Authorizing Design of Contract 2007-06, California Avenue Widening, Phase II (South Side)

Adopted Resolution 07-10713.

- g. **RESOLUTION 07-10714** Acceptance of Public Improvements Within Subdivision 8810, Willow Brook, for Continuous Maintenance

Adopted Resolution 07-10714.

- h. **RESOLUTION 07-10715** Adoption of Rules and Procedures for the Conduct of City Council Business Relating to the Mayoral Rotation Schedule

Adopted Resolution 07-10715.

- i. **RESOLUTION 07-10716** Approval of Lease Amendment and Assignment Agreement Between Zandonella's Fine Italian Food, Inc., Delta View Golf and Beverage Inc. and the City of Pittsburg

Adopted Resolution 07-10716.

## **ADJOURNMENT**

The City Council adjourned at 7:16 P.M to February 20, 2007.

Respectfully submitted,

Alice Evenson, City Clerk  
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