May 18, 2020

To: Mayor Tom Butt - [tom.butt@intres.com](mailto:tom.butt@intres.com), and Council Members

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From: Shirley Dean – shirley.dean@sbcglobal.net

Re: Item #H-8: Request to Confirm and Ratify Extensions to Exclusive Right to Negotiate Agreement

Dear Mayor Butt and Council Members Bates, Choi, Johnson, Martinez, Myrick and Willis,

Extensions to the ERN have now extended to over a year, April 23, 2019 to April 21, 2020. Documents regarding these extensions indicate they involve the following:

*regarding the terms and conditions of the DDA pursuant to which the Developer will purchase and develop the Property for The Mixed-Use Development …………….* (Emphasis added)

While fully recognizing that the City may discuss certain points that do not “show their hand” during a closed session, there have been no real opportunities for the public to come before the City Council to learn about, discuss and make comment about whatever the Mixed-Use Development will look like and what it will include, let alone understand and fully participate in the financial and environmental consequences that will follow.

The public has learned from the recently released Draft SEIR that the Project has been modified from any proposal previously submitted, but which has still has serious and unavoidable environmental and financial consequences. The DSEIR plainly indicated that the Community Plan is superior to that of the Developer’s proposed modified plan. The Community Plan will provide the City with the most magnificent park on the Bay, one that has important spaces for the physical and mental health of people of all ages, including playing fields for Richmond’s children. One that will also provide revenue, jobs, business and important educational opportunities and new civic pride in the careful reuse of the Winehaven Historical District.

Many people have sent in written comments to the DSEIR indicating significant environmental and traffic impacts to the quality of the Bay waters and to the air that we all breath. Yet, the City continues to move along in a so-called planning process before the Historical and Planning Commissions and continuing extensiona of talks with the Developer.

A financial analysis done by certified experts has shown that pursuing the Developer’s project will result in great monetary risk to the City of Richmond. This can’t just be dismissed by a shrug of the shoulders since the City has previously been identified by State Auditors as being in severe financial difficulty, not to mention the additional $27 million projected shortfall due to the Covid-19 pandemic.

Now is the time that you must hear from residents and their reaction to the full and complete knowledge of the consequences of what you are considering. Please pause and ask yourself, do you really plan to hold off hearing from the public until you have reached a purchase price and development plan for the property regardless of the consequences? Is that the legacy that your name will be associated with when your children and grandchildren wonder how and why Point Molate decisions were made? How much more of staff time to you want to continue to use when layoffs threaten all services?

In the past few weeks, we have all experienced life-changing circumstances. It is time to step up to consider courses of action that result in outcomes that are based on facts and result in an improved future for all. With that in mind, instead of approving yet another flawed extension,

* Pause all planning around Pt. Molate until restrictions have been lifted so that the public can fully participate in the review and approval process and until some basic decisions have been reached by the courts.
* Do an independent complete financial impact of the project and make it available to the public.

Thank you for considering these views

Shirley Dean