



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
April 4, 2012**

TO: Mayor and City Council
FROM: Phil Vince, City Manager
SUBJECT: Resolution Regarding Disposition of Real Property Located at 610 and 630 Court Street and Accepting City Manager's Report
DATE: March 29, 2012

RECOMMENDATION:

Receive the City Manager's report and adopt a resolution pursuant to Martinez Municipal Code (MMC) Section 12.40.040D determining the disposition of real property located at 610 and 630 Court Street is for the common benefit of the residents of Martinez, required by the public interest and convenience and in compliance with applicable law; and, (2) authorize the City Manager regarding same to continue the process of disposition of the properties by negotiated sale.

BACKGROUND:

In 2005 the City Council adopted Ordinance 1321 establishing a policy for the disposition of real property owned by the City. The Ordinance requires the preparation of an inventory of real property owned by the City. The inventory must also identify which owned property is deemed to be in excess of the City's foreseeable needs and therefore surplus.

The properties at 610 and 630 Court Street should now be added to the list in compliance with Ordinance 1321 as the City prepares to finalize this complex property transaction. Given the lengthy and multiple step disposition process, city staff is requesting that the City Council continue with the second step of the formal disposition process while final negotiations are being completed.

The City Manager has determined that it is desirable and in the best interest of the public to purchase 610 Court Street in order to provide for a joint economic development effort in developing this important block of downtown Martinez and assist with the active reuse of both 610 and 630 Court buildings which have been un-utilized or underutilized for a number of years.

Furthermore, as was stated above, the property at 630 Court Street and the property proposed to be purchased at 610 Court Street were/are to be purchased from Contra Costa County for the sole purpose of finding a developer who would improve the buildings and bring additional retail and/or offices uses consistent with the City downtown revitalization goal and the current General Plan, Downtown Specific Plan and zoning for the properties. The disposition proposal is consistent with applicable law, including, but not limited to the City's adopted Downtown Specific Plan.

FISCAL IMPACT:

The private capital invested in the two buildings on Court Street is pivotal in revitalizing the downtown. The proposed renovation and tenanting of this landmark building at 630 Court Street will return a publicly owned building to the property tax rolls with proposed retail uses that will generate sales tax revenue. This project will also serve as an economic development and revitalization catalyst to encourage other projects in the downtown.

ACTION:

Motion adopting a resolution determining that the disposition of said properties is for the common benefit of the residents of Martinez, required by the public interest and convenience and in compliance with the MMC Section 12.40.040D and authorize to continue the process of disposition of the properties at 610 and 630 Court Street by negotiated sale.

Attachment: Resolution

RESOLUTION PRELIMINARILY DETERMING THAT THE DISPOSITION OF SAID PROPERTIES IS FOR THE COMMON BENEFIT OF THE RESIDENTS OF MARTINEZ, REQUIRED BY THE PUBLIC INTEREST AND CONVENIENCE AND IN COMPLIANCE WITH MARTINEZ MUNICIPAL CODE (MMC) SECTION 12.40.040D AND AUTHORIZE TO CONTINUE THE PROCESS OF DISPOSITION OF THE PROPERTIES AT 610 AND 630 COURT STREET BY NEGOTIATED SALE

WHEREAS, the City of MMC Section 12.40.040D requires that a Council Report is prepared by the City Manager requesting authorization to initiate the process of disposition of said properties at 610 and 630 Court Street; and

WHEREAS, the disposition of said properties is for the common benefit of the residents of Martinez, is required by public interest and convenience and is in compliance with applicable law; and

WHEREAS, the negotiated sale of said properties is within the guidelines of the Downtown Specific Plan approved in 2006 and conforms with the existing General Plan; and

WHEREAS, the development of 610 and 630 Court Street properties will add much needed office space and retail outlets in the downtown area; and

WHEREAS, the proposed renovation and tenanting of this landmark building will return a publically-owned to the property tax rolls with proposed retail uses that will generate sales tax revenue. The project will also serve as an economic development and revitalization catalyst to encourage other projects in the downtown; and

WHEREAS, the City has identified a developer who is willing to renovate 630 Court Street by following all historic guidelines established by the State of California.

NOW, THEREFORE, BE IT RESOLVED that the City Council accepts the City Manager Report regarding the disposition of real property located at 610 and 630 Court Street. Consider and adopt resolution providing determination and direction to the City Manager regarding same pursuant to MMC Section 12.40.040D, and Authorization to dispose of said property by Negotiated Sale.

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I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 4th day of April, 2012, by the following vote:

AYES:
NOES:
ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ