



City of Alameda

Staff Report

File Number: 2020-8020

City Council

Agenda Date: 6/16/2020

File Type: Consent Calendar Item

Agenda Number: 2-A

Recommendation to Approve Gerry Beaudin, Assistant City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, Andrew Thomas, Planning, Building and Transportation Director, and Nanette Mocanu, Assistant Community Development Director, as Real Property Negotiators for Approximately Five Acres of Tidelands Property, Commonly Known as Encinal Terminals. (City Manager)

To: Honorable Mayor and Members of the City Council

EXECUTIVE SUMMARY

The City of Alameda (City) has received private party interest in exchanging approximately 5 acres of Tidelands Property (as defined below), commonly known as Encinal Terminals, for approximately 18 acres of waterfront uplands and submerged lands currently owned by North Waterfront Cove, LLC, the developer (Developer). The inquiry initiates the need to identify real property negotiators to represent the City in connection with such prospective negotiations. As such, staff is recommending that the City Council designate Assistant City Manager Beaudin, Assistant City Attorney Maxwell, Community Development Director Potter, Planning, Building and Transportation Director Thomas, and Assistant Community Development Director Mocanu, as the real property negotiators, which will allow them to meet with City Council in closed session to discuss price and terms related to a potential exchange of Encinal Terminals in a manner compliant with all applicable laws and to represent the City in negotiations with a public or private party.

BACKGROUND

The Encinal Terminals property is comprised of 16.73 acres of land and 9.17 acres of submerged land owned by Developer, and 6.4 acres of Public Trust Lands owned by the City in trust for the State of California (Tidelands Property). The proposed project is located within the Northern Waterfront Priority Development Area, and the site is designated as a mixed use, multifamily housing opportunity site in the City's General Plan Housing Element and the Alameda Municipal Code (AMC). The entire site is zoned mixed-use (MX) to support residential mixed-use development.

DISCUSSION

Under Government Code Section 54956.8, Title 5, Division 2, Part 1, Chapter 9, the City Council

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must identify the real property negotiators for negotiation of the price and terms concerning real property, such as Encinal Terminals. Staff recommends that the negotiators for the potential real property land exchange for Encinal Terminals be Gerry Beaudin, Assistant City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, Andrew Thomas, Planning, Building and Transportation Director, and Nanette Mocanu, Assistant Community Development Director. This will allow Assistant City Manager Beaudin, Assistant City Attorney Maxwell, Community Development Director Potter, Planning, Building and Transportation Director Thomas, and Assistant Community Development Director Mocanu, to negotiate on the City's behalf with respect to Encinal Terminals, based on direction provided by the City Council.

ALTERNATIVES

City Council may:

- Approve Gerry Beaudin, Lisa Maxwell, Debbie Potter, Andrew Thomas, and Nanette Mocanu as real property negotiators for a land exchange transaction related to Encinal Terminals;
- Identify other staff as negotiators; or
- Choose not to negotiate for Encinal Terminals.

FINANCIAL IMPACT

There is no financial impact from the approval of real property negotiators.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action has no effect on the Alameda Municipal Code.

ENVIRONMENTAL REVIEW

Approval of real property negotiators is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, as topic at hand involves the negotiation of the possible exchange of property.

CLIMATE IMPACTS

This action has no climate impacts.

RECOMMENDATION

Approve Gerry Beaudin, Assistant City Manager, Lisa Maxwell, Assistant City Attorney, Debbie Potter, Community Development Director, Andrew Thomas, Planning, Building and Transportation Director, and Nanette Mocanu, Assistant Community Development Director, as Real Property Negotiators for

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approximately five acres of tidelands property, commonly known as Encinal Terminals.

CITY MANAGER RECOMMENDATION

The Assistant City Manager requests approval of the Real Property Negotiators.

Respectfully submitted,
Gerry Beaudin, Assistant City Manager