




**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	October 1, 2024
TITLE	Authorization to Accept Grants Funds from the State of California Coastal Conservancy for the Acquisition and Development of Point Molate in the Amount of \$36 million
DIVISION	Finance and Management Services
FROM	Katy Hornbeck, Grants Manager Deborah Spaulding, Assistant General Manager of Finance and Management Services/Chief Finance Officer
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize acceptance of grant funds from the California State Coastal Conservancy for the acquisition and development of Point Molate in the amount of \$36 million.

BACKGROUND

As part of its fiscal year 2022-23 budget, the California State Legislature appropriated \$36 million to the East Bay Regional Park District ("Park District") for the purpose of acquiring and developing Point Molate shoreline. State Senator Nancy Skinner and Contra Costa County Supervisor John Gioia were instrumental in securing this funding. To receive the funding, the Park District must enter into a grant agreement with the State of California Coastal Conservancy ("SCC").

The Point Molate naval facility dates to 1942 when it served as a United States Navy ("Navy") fuel storage and transfer station. In 1997, with the expected decommissioning of the naval facilities by the Navy, the "Point Molate Reuse Plan" was developed and approved by the Richmond City Council. In September 2003, the Navy transferred approximately 90% of the former naval facility property to the City of Richmond ("City"). In 2008, the Navy and City negotiated an Early Transfer Cooperative Agreement which transferred the environmental obligations on the site to the City and obligated the Navy to pay the City in order to perform the remediation work. In March 2010, the remaining 10% of the property transferred to the City. In 2020, the Richmond City Council approved entitlements for the Point Molate Mixed-Use Project, which provided for 70 percent open space and 30 percent development on the former naval facility and created new parcels for the property originally transferred to the City by the Navy. The new parcel map created forty-four (44) separate lots over approximately 81.56 acres of land at Point Molate. The Point Molate Mixed-Use Project did not proceed forward, and in 2022, pursuant to the terms of a federal court judgment that prescribed ownership of the property as between the Guidiville Rancheria of California and the City, Lots 1-44 at Point Molate were transferred from the City to Point Molate Futures, LLC (PMF) an entity that is wholly owned by the Guidiville Rancheria of California. Over the last two years, the Park District has been in negotiations regarding the potential acquisition of property at Point Molate, which has led to a non-binding Letter of Intent (LOI) between the City, PMF, and the Park District for Lots 1-44.

ANALYSIS

The Board of Directors approved the execution of a LOI on July 16, 2024 (Resolution 2024-07-148). Once fully executed, the parties will prepare a Purchase and Sale Agreement, which will be brought back to the Board for approval. The LOI includes a purchase price of \$40 million for Lots 1-44 (81.56 acres). The proposed funding for the acquisition is a combination of the \$36 million grant through SCC and \$4 million of Park District funding. The closing on the property is intended to occur no later than January 15, 2025.

FISCAL IMPACT

The majority of the \$40 million acquisition cost will be funded using the \$36 million grant from the SCC. The remaining \$4 million will be funded using the Park District's Measure WW Acquisition funds. The \$36 million grant funds will be appropriated to the existing project for Pt. Molate Acquisition (252600).

ATTACHMENTS

None.



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2024 - 10 -
OCTOBER 1, 2024**

**AUTHORIZATION TO ACCEPT GRANTS FUNDS FROM THE STATE OF
CALIFORNIA COASTAL CONSERVANCY FOR THE ACQUISITION AND
DEVELOPMENT OF POINT MOLATE IN THE AMOUNT OF \$36 MILLION**

WHEREAS, the East Bay Regional Park District is seeking \$36 million from the State of California Coastal Conservancy in grant funding for the acquisition and development of the Point Molate property; and

WHEREAS, the Legislature of the State of California has established the State Coastal Conservancy ("Conservancy") under Division 21 of the California Public Resources Code, and has authorized the Conservancy to award grants to public agencies and nonprofit organizations to implement the provisions of Division 21; and

WHEREAS, the Conservancy awards grants for projects that it determines are consistent with Division 21 of the Public Resources Code and with the Conservancy's Strategic Plan and that best achieve the Conservancy's statutory objectives, in light of limited funding; and

WHEREAS, the Conservancy requires that governing body of the grantee certify through a resolution that it approves the award of Conservancy grant funding and authorizes the execution by a representative of the grantee of a grant agreement on terms and conditions required by the Conservancy grant agreement number; and

NOW, THEREFORE BE IT RESOLVED, that the grantee hereby:

1. Approves the award of grant funding from the Conservancy for the project.
2. Acknowledges that it has or will have sufficient funds to complete the project and, if any property is acquired as part of the project to operate and maintain the property, and, if any facilities are constructed as a part of the project, to operate and maintain the facilities for a reasonable period, not less than the useful life of the facilities.
3. Agrees to be bound by all terms and conditions of the grant agreement and any other agreement or instrument as may be required by the Conservancy and as may be necessary to fulfill the terms of the grant agreement and to complete the project.
4. Authorizes the General Manager or Assistant General Manager of Finance and Management Services\CFO as agent of the East Bay Regional Park District to act as a representative of the grantee, to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendment, payment requests and perform such acts, which may be necessary for the completion of the aforementioned project and to comply with the Conservancy's grant requirements; and

BE IT FURTHER RESOLVED, that the Assistant General Manager of Finance and Management Services/CFO or Budget Manager is hereby authorized to amend the current year's budget, without further Board action, upon receipt of executed grant contracts from the Grants Manager. The budget amendments will include an increase in budgeted revenue and a corresponding increase in appropriation for the amount stipulated in the grant contracts.

Moved by Director _____, and seconded by Director _____, and
adopted October 1, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: