

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND
MAKING IT A PUBLIC POLICY OBJECTIVE TO MAXIMIZE ECONOMIC
BENEFIT FROM UNDERUTILIZED REAL ESTATE ASSETS IN THE PORT OF
RICHMOND**

WHEREAS, Shipyard 3 includes five historic buildings that are listed in the National Register of Historic Places, that are part of Rosie the Riveter WW II Home Front National Historical Park by an Act of Congress (Public Law 106-352) and are California Historic Landmarks, and

WHEREAS, the five buildings listed below constitute 258,518 square feet of usable space, 203,388 of which is vacant or underutilized (the Machine Shop and Forge are used by Auto Warehousing Company for vehicle preparation), and

Building	Area (SF)
Cafeteria	14,268
First Aid Station	4,500
Machine Shop	49,750
General Warehouse	157,600
Riggers Loft, Paint Shop,	27,000
Forge Shop	5,400
TOTAL	258,518

WHEREAS, these building are not likely to be removed due to provisions of CEQA, NEPA, Section 106 of the National Historic Preservation Act, Richmond Municipal Code Chapter 6.06, City Council Resolution 129-99, Resolution 46a-00, Resolution 25-02, Resolution 91-06, Goal OSC-E of the General Plan and Policies LU-A.5, CF-K.2, ED-C.3 and OSC-E.2 of the General Plan, and

WHEREAS, Chapter 6.02 of the Richmond Municipal Code defines “demolition by neglect” as “permitting a structure or its components to deteriorate to a state that it becomes economically or functionally impractical to rehabilitate due to damage to structural components or those that define the essential historic characteristics (also see Chapter 9.22),” and requires “the owner, lessees and any other person in actual charge or possession of an historical resource shall prevent demolition by neglect,” and

WHEREAS, it is in the interest of the City of Richmond to be a good steward of its real estate assets, lead by example to conform to Chapters 6.02 and 9.22 of the Richmond Municipal Code and maximize revenue from City-owned resources, particularly those assigned to enterprise funds.

THEREFORE BE IT RESOLVED, that the City Council directs the city manager to prepare and implement a plan for the rehabilitation and adaptive reuse of the four vacant or underutilized historical buildings that will result in meeting the following long-term objectives:

1. Beneficial occupancy by paying tenants
2. Positive cash flows that exceed existing cash flows
3. Opportunities for new jobs, particularly for Richmond residents

4. Uses consistent with Resolution 129-99, Resolution 46a-00, Goal OSC-E of the General Plan and Policies LU-A.5, CF-K.2, ED-C.3 and OSC-E.2 of the General Plan and the adopted General Management Plan for Rosie the Riveter WW II Home Front National Historical Park and the updated Richmond General Plan.

THEREFORE BE IT FURTHER RESOLVED, that the City Council directs that such plans to include consideration of public-private partnerships, public-public partnerships, grants, tax benefits and other creative incentives to achieve these objectives.