

Recommendation to Declare Redwood City Property Exempt Surplus Land



Overview

- Staff recommends that the Board declare a portion of a parcel owned by JPB at the Redwood City Caltrain Station “exempt surplus land” for the purposes of the Surplus Land Act
- This declaration is required before the JPB can enter into an Exclusive Negotiating Agreement (ENA) with the developer, to plan for a future property exchange between the JPB, the developer and the City

California's Surplus Land Act

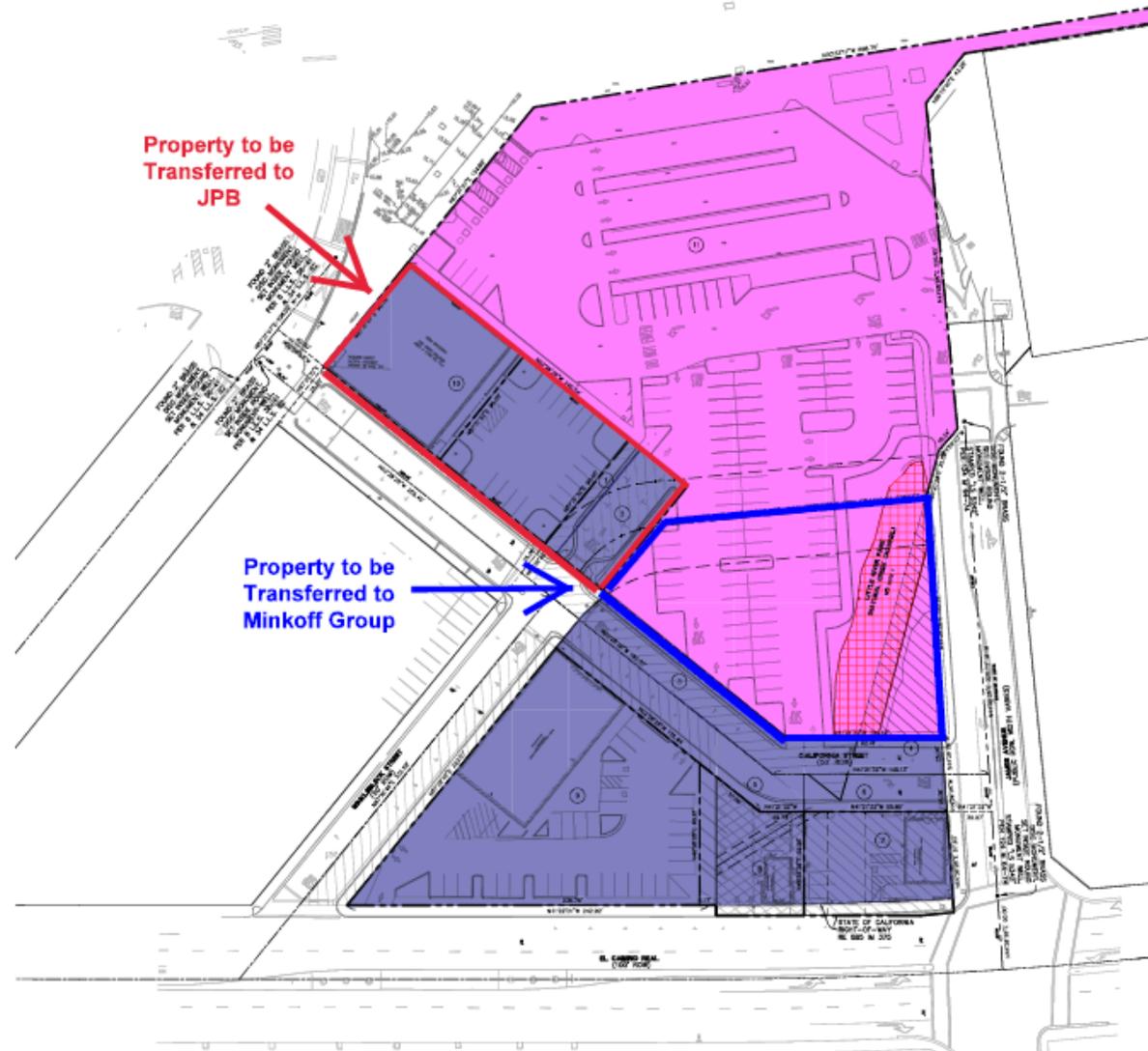
- The Surplus Land Act applies to local agencies, including the JPB
- The Act requires that park districts, public school districts and affordable housing developers have the first opportunity to purchase agency-owned land before selling to another buyer, unless the property is declared “exempt surplus land”
- Before disposing of land, the Board must declare property “surplus land” or “exempt surplus land”, and provide written findings to the California Department of Housing and Community Development (HCD)

Background

- The JPB owns a 112,900 square foot property adjacent to the Redwood City Caltrain Station, currently used for parking and a SamTrans bus transit center, and encumbered by a creek channel (Little River Park)
- The City of Redwood City approached the JPB about participating in a three-way property exchange with the City and a local developer, the Minkoff Group
- In the proposed exchange, the JPB would swap a portion of its property for an adjacent parcel owned by the Minkoff Group
- After the proposed property exchange, the JPB will own a 107,355 square foot property
 - While this results in a smaller JPB-owned parcel, it is offset by the planned relocation of the park encumbrance into a new creek channel on the adjacent Minkoff-owned property

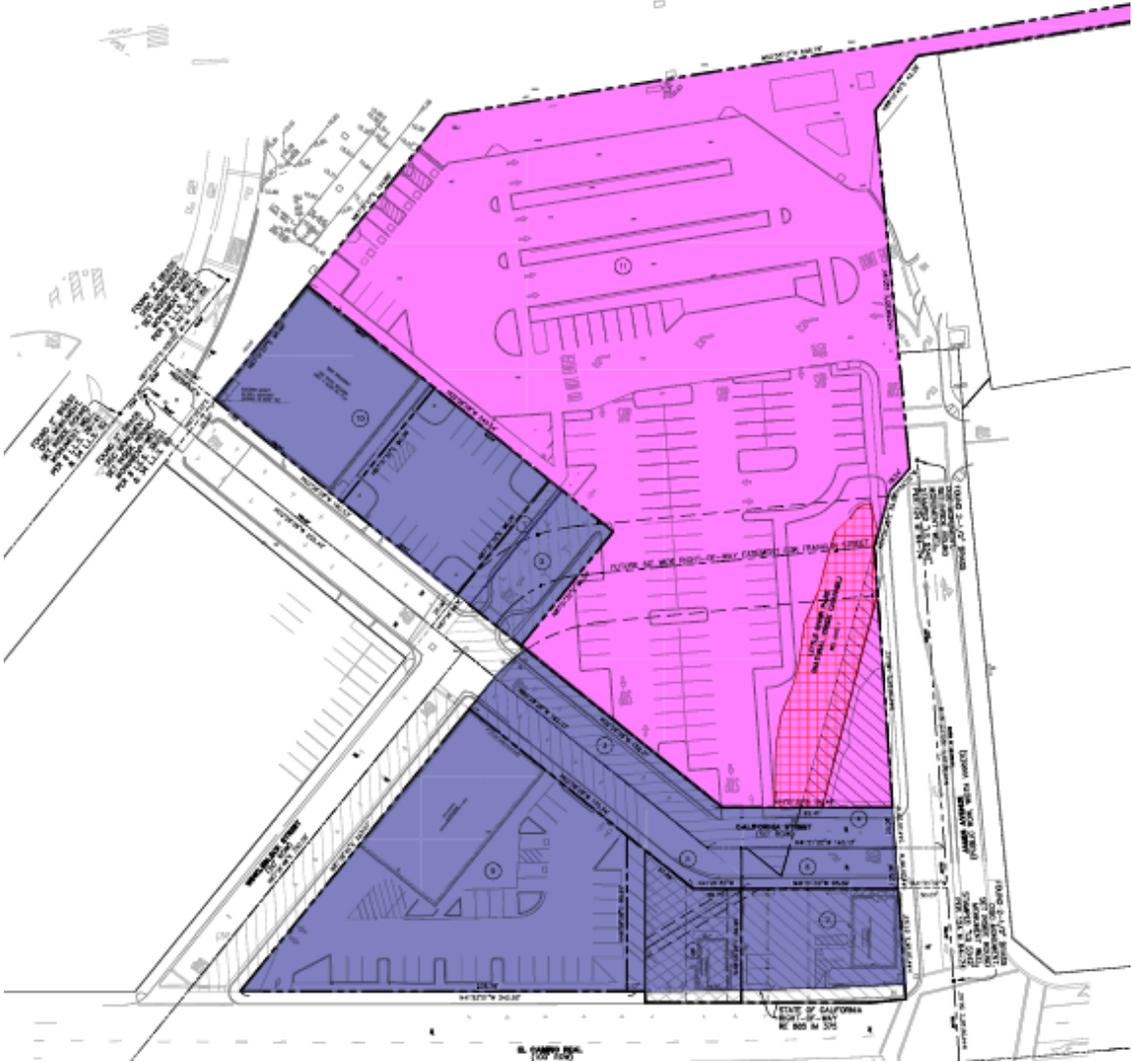
Proposed Property Exchange

Item #8.b.
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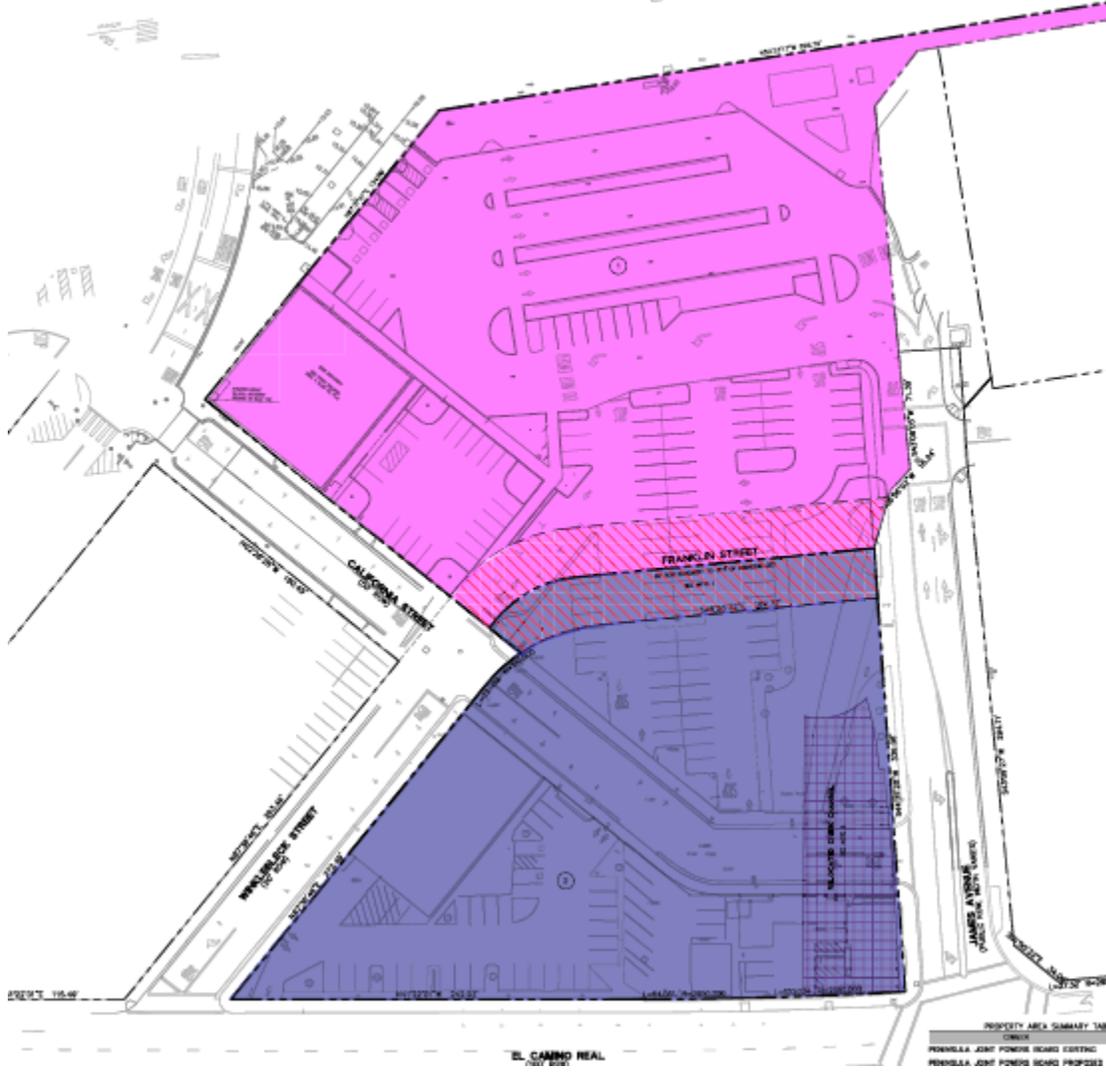


Before Exchange

(pink = JPB property)



After Exchange



Benefits of the Proposed Property Exchange

- The exchange will help to realize the vision of the Redwood City Transit District by creating a more efficient street grid and enabling additional TOD
 - The Minkoff Group plans to build a commercial office project with a teen center and public plaza, as well as 60 units of affordable housing at an off-site location
 - The JPB has been working with the City to enable future residential TOD on its property; up to 315 units will be allowed on the site, along with any replacement transit facilities
- In the near term, the reconfigured property will continue to be used for parking and the bus transit facility



Staff Recommendation

- **Declare the property “exempt surplus land” for the purposes of the Surplus Land Act**
 - The property meets the criteria for exempt surplus land because it will be exchanged for another property necessary for agency use
 - HCD has reviewed the draft determination and confirmed that the property meets the criteria for this exemption if transferred for this purpose
 - If the JPB moves forward with TOD on the site in the future, it will do so in accordance with Surplus Land Act requirements

Next Steps

- If the Board declares the property exempt surplus land, staff will:
 - Provide required notice to HCD
 - Proceed to enter into an Exclusive Negotiating Agreement with the Minkoff Group to explore the property exchange
- The final terms of the property exchange will be subject to approval by the Board