



# ADMINISTRATIVE REPORT

DATE: JANUARY 16, 2009

TO: MAYOR AND CITY COUNCIL  
BEN REYES, CITY ATTORNEY

FROM: BELINDA B. ESPINOSA, CITY MANAGER

## PLACES TO BE

- JANUARY 17 WCCUSD SCHOOL CLOSURE MEETING FOR ELECTED OFFICIALS

WCCUSD will be holding another meeting for elected officials on Saturday at 10:00 AM in order to strategize on how to approach our Federal and State representatives to defer or eliminate the District's \$37 million debt. Another item on the agenda will be to request that the State also change the legislative law requiring that any funds provided to the District from the sale of property be used to reduce the debt and not for operating and maintenance costs. The meeting will take place in the Richmond City Council Chambers located 1401 Marina Way South. The public is welcomed to attend.

- JANUARY 21 JOINT WORKSHOP – TAPS COMMITTEE AND CITY COUNCIL

The City Council will join the TAPS Committee in a workshop format on Wednesday, January 21, 2008 at 7:00 P.M. in the Pinole City Hall Community Room to discuss proposed Residential Traffic Calming Guidelines. The TAPS committee will also update the Council on current projects.

- JANUARY 24 EXCHANGE CLUB CRAB FEED HONORING PINOLE POLICE AND FIREFIGHTER OF THE YEAR will be held on Saturday at the Pinole Senior Center. This event honors our Police Officer of the year Tim Cauwels as well as the non-sworn employee of the year Shawn Saunders. It also honors our Firefighter of the Year, Bob Ramos.

## ITEMS OF INTEREST

- NEW POLICE DEPARTMENT LIEUTENANT APPOINTED

Sgt. Danny Hughes was promoted to the rank of Lieutenant on Thursday. Danny has been with the Pinole Police Department since 1985 and is very experienced in almost every aspect of the organization. He is dedicated to developing staff and ensuring that the Core Values of the Police Department are reflected in our daily activities.

- **COMMUNITY PRESERVATION ACTIVITIES**

On Wednesday morning the Community Preservation and Safety Unit met with business managers in the Pinole Valley Shopping Center and representatives of Pinole Valley High School, to form a pro-active partnership on security issues that may arise at the center. The meeting was a success with all the parties recognizing the benefits of this partnership and agreeing to seek the counsel of these group's participants as problems are identified.

- **NEW FIRE SIMULATOR PROGRAM**

The Fire Department is sharing a new fire simulator program (from Digital Combustion Inc.) with the Rodeo-Hercules Fire District. This enables our personnel to participate in realistic fire simulation scenarios on duty.

- **LOCAL RETAIL SALES**

Enclosed is a report of local Retail Sales for the months of July, August and September prepared by the City's tax revenue consultant (The HdL Companies). Regrettably, the national economic slowdown has manifested itself at the Pinole Vista regional shopping centers. Accordingly, Pinole's allocation of sales and use tax revenues was 5.3% lower than the same three month period one year ago.

Declining sales are reported for general consumer goods and building materials aggravated by closure of Mervyn's, Shoe Pavilion and Levitz. Offsetting these reductions were an increase in year to year collections for local use taxes (Measure "S" taxes) which were boosted by taxes paid on higher fuel prices this past summer.

**Our consultant opines that the general decline in sales tax due to the national economic slowdown may remain for 18 months.** We will be providing additional information regarding this important matter in our Mid-year Financial Performance Report, at the Council Meeting scheduled for February 3<sup>rd</sup>.

- **WCCUSD SCHOOL CLOSURES**

As you may recall, the Pinole Area meeting for the School Closure Committee was held on Monday January 12<sup>th</sup> at the high school. The meeting was well attended by the public. Both our representatives, Laura Ramos and John Schilt were attendance as well as Councilmembers Pete Murray and Debbie Long and City Manager Belinda Espinosa.

Dr. Harter gave the same presentation as he has at the two previous meetings and then the public was invited to speak. The committee was broken down into groups and was given the opportunity to brainstorm ideas. The audience was allowed to do the same in their small groups as well. The District took all of the comments in written form from both the subcommittee and the audience. There were several audience members who had proposals of their own to submit.

- **HISTORY OF CONTRIBUTIONS FROM PINOLE TO WCCUSD**

The City of Pinole has a long history of collaborative relationships with the West Contra Costa County Unified School District. At the January 14th City Council Workshop, during the school closures discussion, I provided a list of projects to the Council that the City of Pinole through the Redevelopment Agency has provided to the District in joint partnerships (see attached).

We have worked over the years to improve the overall health, safety, athletic facilities, appearance, and maintenance of our local schools in Pinole. During this time of economic and financial downturn with so many of our institutions and foundations of our community in jeopardy, we will continue to work collaboratively to determine unique ways in which we can continue to invest in our community and assure the high quality of life as we expect in Pinole.

- **ZEN VISION CLOSED BY PLANNING DEPARTMENT**

By direction of City of Pinole Permit Administrator Winston Rhodes, the owner of Zen Vision's massage permit has been revoked for a period of two years. The decision to revoke the massage permit was based on serious violations of the Pinole Municipal Code regulating the operation of massage establishments within the City of Pinole.

The purpose of the ordinance is to ensure that public health and safety is protected. Violations include providing massage services without having obtained a massage therapists permit, providing massage services while nude, and allowing employees to reside overnight at the business. The violations were discovered during a regular inspection of the business by the City of Pinole's Community Preservation Unit.

- **SOLID WASTE SERVICES AT PINOLE SENIOR VILLAGE**

At the December 16, 2008 City Council meeting, discussion of the solid waste franchise agreement included a question from Councilmember Debbie Long regarding whether or not the Pinole Assisted Living complex was considered a City owned building for the purposes of free garbage pickup service. After reviewing the franchise agreement in more detail with the City Attorney and City Engineer it appears that the Pinole Senior Village would not fall under the free service language as outlined on Page 33, Article V. of the franchise agreement.

While the Pinole Senior Village does serve a community interest, and the land is owned by the Agency, it is contractually operated and maintained by a separate non-profit and is managed by an enterprise providing "for fee" services for individuals that may or may not be Pinole residents. Thus, the complex would not qualify for free service.

- **DISCUSSION ON HOSTING SOFTBALL TOURNAMENTS AT FERNANDEZ PARK**

Softball tournaments can be a good source of income in addition to drawing non-local participants into town who then utilize businesses such as hotels and restaurants. The idea was raised by a council member to host tournaments at Fernandez Park as a potential source of revenue. The Fernandez Park baseball field is in severely deteriorated condition due to age and the type of soil underneath the outfield. The current Recreation Park and

Facility Master Plan addresses this issue and will invest several hundred thousand dollars into field renovation in 2010-2011, funded by the RDA Park and Open Space Fund.

Most commonly, youth baseball and adult softball tournaments are hosted by cities that have three or more fields in one central location with the necessary amenities such as hotels and restaurants within a short distance. Pinole falls short of these needs. One-day tournaments are possible but tend to draw local crowds, which do not utilize the other business services to the same extent.

Recreation Director Amy Wooldridge spoke with the City of Hercules Recreation Staff and discussed hosting a grand slam tournament home run derby next fall during adult softball season. This could then be expanded to adding small, local one-day tournaments as a joint venture that focuses on our existing adult softball participants. The options for making the Fernandez Park baseball field a regular venue to host one-day tournaments are marginal until the field condition is improved and multi-day tournaments require several fields within the same area.

- **LEASING EFFORTS ON-GOING AT PINOLE VALLEY AND PINOLE VISTA SHOPPING CENTERS**

The operator of the Pinole Valley and Pinole Vista shopping centers is responsible for all aspects of managing these centers. This includes leasing of the new spaces at the Pinole Valley Center as well as the re-tenanting of the vacant stores at Pinole Vista. TKG, as the operator of both these centers, works through the real estate firm of Cornish and Carey to contact and promote the available space at both these centers. All suggestions for possible tenants are welcome and will be forwarded to their commercial real estate broker for follow-up. TKG and other private parties, not the City, own the improvements at Pinole Vista (the RDA owns the land, not the improvements).

At Pinole Valley, the terms of the ground lease gave authority to the developer, TKG, to operate the center, including leasing. Mechanics Bank and T-Mobile are the latest tenants to open at Pinole Valley.

The Mervyn's and Shoe Pavilion closures at Pinole Vista are opening possibilities for other retailers. TKG has been highly successful in attracting solid retailers to their centers and are well-known in the retail industry. TKG has reported that because of Pinole Vista's location and accessibility from the I-80 corridor, interest in the center is strong. Initial contacts are underway in a variety of retail sectors, including discount clothing stores, banks and restaurants.

- **PINOLE SHORES BUSINESS PARK PROJECT UPDATE**

Pinole Shores Business Park continues to be aggressively marketed by the owners, Panattoni Development Company. A quarterly market update report prepared by the Panattoni development team is attached to this report. Of note are the new sales and lease packages being offered by Panattoni in response to the weak market demand and difficulty in financing. The per square foot sales price has been lowered, and Panattoni will provide financing to qualified buyers. They are offering to pay the 2009 mortgage payments.

The Redevelopment Agency also has programs available to qualified businesses to assist in making a deal at Pinole Shores (or any other commercial space in the Redevelopment Area). The new Business Relocation and Job Incentive Program (adopted by the City in May 2008) is available to any new business coming to Pinole's Redevelopment Area or any existing business in Pinole who are acquiring property in the Redevelopment Area and expanding jobs.

- **PINOLE CREEK DEMONSTRATION PROJECT GRANT**

The Public Works Department staff paid a visit recently to the Resource Agency in Sacramento to better understand the status of our \$2.65 Million Grant for the Pinole Creek Demonstration Project. Our grant administrator advised us that she is unable to process our invoices for engineering services, and that we should not award any additional contracts until the state budget is adopted and the grant funds become available.

We find ourselves in somewhat of a dilemma. We are unable to award a construction contract for construction this summer, yet running out of time in the grant. The spring 2010 deadline requires construction to be completed this summer. When this dilemma was presented to our grants administrator, she indicated that previous grants have been extended an additional time period to allow construction.

We are remaining in touch with the state and will provide updates as they are available.

- **SEARCH FOR ECONOMIC STIMULUS MONIES**

Our search for economic stimulus monies continued this week with sending a letter from Mayor Horton to our Federal Representatives; Senators Feinstein, Boxer, and Representative Miller. We presented for their consideration several transportation and green projects already in our Capital Improvement Program.

- **2700 APPIAN WAY MIXED-USE PROJECT**

The southwest corner of Dalessi Drive and Appian Way may soon have a new look. The owner, D & B Western Properties, is proposing a mixed-use project with office/retail on the first floor and residential above. The project has received a recommendation for approval by the Planning Commission and is scheduled for a public hearing by the City Council on January 20, 2009. The owner is voluntarily including one affordable housing unit in the project, which is proposed to have a total of two units.

The Economic Development and Housing Advisory Committee (EDHAC) reviewed affordable housing component of the project and is recommending that the affordable unit be dedicated at the moderate level. With this level of affordability for the one affordable unit, the owner/developer will not be requesting any city assistance on the project.

- **DEVICE FOR THE HEARING IMPAIRED**

Hearing devices are available for use in the Pinole Council Chambers, upon request. Please contact the City Clerk's Office at (510) 724-9018 to make arrangements prior to a meeting, or see the City Clerk at the beginning of the meeting for assistance.

-END-

# Q3 2008



# City of Pinole Sales Tax Update

Fourth Quarter Receipts for Third Quarter Sales (Jul-Sep 2008)

## Pinole In Brief

Pinole's allocation of sales and use tax revenues was 5.3% lower than the same quarter one year ago.

Declining sales in most categories of general consumer goods and building materials exacerbated by the phase out of a department store and previous closeout within home furnishings all contributed to the decrease. A drop in the city's share of the countywide allocation pool which is based on ratios of sales was also a factor.

The losses were partially offset by another quarter of record fuel prices, the recent addition of a specialty food store and a onetime use tax payment from the purchase of a bus.

In contrast, Pinole's Measure "S" revenues were up 4.7% over the third quarter of 2007 boosted by higher fuel prices and out of district purchases of business and industrial equipment. Receipts from the measure came to \$395,765 for the current quarter.

Adjusted for reporting aberrations, receipts for all of Contra Costa County declined 3.3% over the comparable time period while the nine-county bay region as a whole, was down 3.1%.

## SALES TAX BY MAJOR BUSINESS GROUP



## TOP 25 PRODUCERS

In Alphabetical Order

Applebees	Outback
Best Buy	Steakhouse
Beverages & More	Pinole Beacon Service
Crockett Auto Body	Pinole Chevron
Dolans Pinole Lumber	Pinole Shell
Hometown Buffet	Pinole Valley Arco
In N Out Burgers	Pump House
K Mart	Safeway
Longs	Staples
Luckys/Food Maxx	Sugar City Building Materials
Mervyns	Target
Motor Coach Industries	Toys R Us
Orchard Supply Hardware	Valero Corner Store

## REVENUE COMPARISON

Two Quarters – Fiscal Year To Date

	2007-08	2008-09
Point-of-Sale	\$1,468,813	\$1,415,048
County Pool	204,229	160,667
State Pool	87	435
<b>Gross Receipts</b>	<b>\$1,673,129</b>	<b>\$1,576,151</b>
Cty/Cnty Share	(41,828)	(39,404)
<b>Net Receipts</b>	<b>\$1,631,300</b>	<b>\$1,536,747</b>
Less Triple Flip*	\$(407,825)	\$(384,187)
<b>Gross Trans. Tax</b>	<b>\$732,091</b>	<b>\$777,046</b>

\*Reimbursed from county compensation fund

**Current Quarter - Statewide**

Third quarter sales and use tax receipts declined 4.1% from the same period of 2007 once accounting aberrations were factored out.

Revenues from new car sales dropped 25.7% compared to July through September of 2007. Receipts from building materials declined 12.4%, business purchases 6.3% and general consumer goods 4.2%. Receipts from grocers, drug stores, and some categories of restaurants continued to post modest gains.

The statewide decrease was partially cushioned by one last quarter of record fuel prices. Tax receipts from petroleum related sales gained 25.3% over the third quarter of 2007 and accounted for 14% of California's total sales and use tax collections.

**Continuing Declines Projected**

This was the fifth consecutive quarter of decreasing statewide sales and use tax revenues. Given that the depth, length, and solution to this recession remain uncertain, local government budgeting will be the most challenging it has been in decades. Adding to the difficulty will be an expected rash of business closures as the existing glut of too much debt and too many stores and auto dealerships is sorted out.

The current consensus is that drastically lower fuel prices and the weakest holiday spending since the 1980's will make the drop in March's sales tax receipts (October through December sales) the most severe of the cycle to date. Lesser declines are likely for at least two quarters thereafter with overall revenues "bottoming out" at the end of 2009 or first quarter of 2010.

**Agencies Will Fare Differently**

Each jurisdiction's experience will vary with the specific makeup and character of its local tax base. The timing and benefits of an additional federal stimulus package remains unknown but cannot be expected to produce immediate

or complete recovery. As of January 1, prognostications for key segments of the state's sales tax revenues were:

**Consumer Goods** - With Californians already debt burdened, loosening of credit is not expected to stimulate spending to previous highs until jobs and retirement investments revive. Further declines are projected for the remainder of 2008/2009 with minimal growth in 2009/2010.

**Auto Related** - Credit will help but real recovery is not anticipated until 2010/2011. Severe declines are expected to continue through at least the remainder of 2008/2009.

**Fuel** - Even production cutbacks and Middle East unrest will not bring back last summer's peak prices. A 30% decline is expected in the last two quarters of 2008/2009 with continuing revenue reductions through mid 2009/2010.

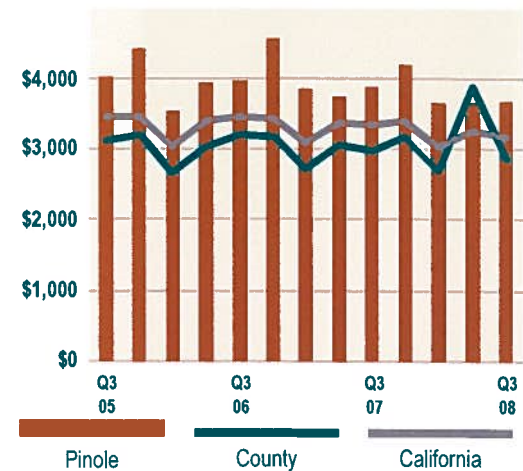
**Business Spending** - This usually falls and recovers later in the cycle than other segments. Declines of 5% to 10% are expected for some industrial categories during the remainder

of the fiscal year continuing through 2009/2010.

**Building/Construction** - Public spending is expected to boost specific tax categories by 2009/2010 but fewer housing, industrial and commercial startups make major gains unlikely.

**Restaurant/Entertainment** - Fast food sales should hold up but cutbacks in revenues from tourism and casual and high end restaurants are expected over the next few quarters.

**SALES PER CAPITA**



**PINOLE TOP 15 BUSINESS TYPES**

Business Type	Pinole		County	HdL State
	Q3 '08	Change	Change	Change
Discount Dept Stores	— CONFIDENTIAL —	—	-1.1%	-0.9%
Service Stations	101,365	15.2%	34.8%	25.6%
Electronics/Appliance Stores	68,694	-6.4%	-2.1%	-0.6%
Restaurants No Alcohol	65,464	-0.5%	4.6%	6.7%
Lumber/Building Materials	— CONFIDENTIAL —	—	-15.0%	-13.9%
Grocery Stores Liquor	42,411	10.5%	-0.1%	0.9%
Specialty Stores	41,063	-5.9%	-4.3%	-5.9%
Restaurants Liquor	37,682	8.8%	6.8%	3.7%
Restaurants Beer And Wine	21,872	8.4%	-4.5%	-7.1%
Hardware Stores	— CONFIDENTIAL —	—	-9.7%	-6.5%
Automotive Supply Stores	17,939	-4.1%	-3.3%	-5.2%
Package Liquor Stores	17,299	-3.5%	-7.3%	7.2%
Office Supplies/Furniture	15,337	-4.8%	1.2%	-5.0%
Auto Repair Shops	14,568	57.5%	-6.1%	-7.0%
Department Stores	— CONFIDENTIAL —	—	-13.3%	-16.6%
<b>Total All Accounts</b>	<b>\$710,354</b>	<b>-4.7%</b>	<b>-2.6%</b>	<b>-4.4%</b>
<b>County &amp; State Pool Allocation</b>	<b>94,942</b>	<b>-9.6%</b>		
<b>Gross Receipts</b>	<b>\$805,296</b>	<b>-5.3%</b>		
City/County Share	(20,132)	5.3%		
<b>Net Receipts</b>	<b>\$785,163</b>	<b>-5.3%</b>		



**CITY OF PINOLE / PINOLE REDEVELOPMENT AGENCY**  
**Assistance to the West Contra Costa Unified School District**

**“Commitment to Education”**  
**Partial List – July 2006**

- Approximately \$2 million in improvements to Collins Elementary School (1996/97) from the Pinole Redevelopment Agency. Includes construction of new school parking lot with drop-off area; resurfacing of the existing playground and installation of new equipment; replacement of the K-3 playground with new play equipment and play area; reconstruction of the existing ball fields to include three new softball fields, a soccer field, and a perimeter jogging/walking path; installation of perimeter fencing and landscaping; construction of a storm drain to solve flooding problems at the school; and a new traffic signal installed at the entrance to Collins to assist in entering and leaving the school. The City has continued to provide on-going field maintenance at Collins School.

• \$2 million
  
- \$2 million in assistance from the Pinole Redevelopment Agency for new construction of Pinole Middle School gymnasium and athletic fields as a component to overall Pinole Middle School improvements (2006). The \$2 million contribution was made in conjunction with an agreement of joint use by the City and School District of the facilities.

• \$2 million
  
- School Community Policing Partnership grant to place a Pinole Police School Resource Officer on the campus of Pinole Valley High School (2005/06, on-going).

• \$12,000  
(grant writing)
  
- Equal funding (\$300,000 from the Pinole Redevelopment Agency) with the School District for new (2004) all-weather track for Pinole Valley High School.

• \$300,000

- Over \$125,000 in school improvements using the Redevelopment Agency's Community Group Funding Program (over several fiscal years). Assisted numerous school groups and clubs with funding for community improvement efforts such as trash clean-ups, weeding, landscaping projects, marching band and choir performances, locker repairs, irrigation improvements, painting, sports facility (baseball dugouts, announcer's booth, etc.) and concession stand improvements, tree plantings, and fence/wall replacement. This also includes annual Rotary clean-ups of Pinole Valley High School funded by the Redevelopment Agency.

• Over \$125,000
- Creation of a "Pinole Public School Fund" (approximately \$125,000) to improve the classroom and school environment through the sponsorship of innovative classroom activities, scholarships, school-wide enrichment programs, and physical construction projects such as playground equipment.

• Over \$125,000
- The City has contributed over \$100,000 (approximately \$25,000 annually) to the Ed Fund since 2002/03, which directly funds the after school program at Pinole Middle School.

• Over \$100,000
- New computers and equipment for Journalism classes in association with the Pinole Valley High School's production of the Redevelopment Agency's *Progress* newsletter (several years).

• \$10,000 \*
- Landscaping at Stewart Elementary (1996) including site landscaping and a drip irrigation system.

• \$5,000 \*
- A computer learning center at Pinole Middle School (1998)

• \$35,000 \*
- Contribution to replacement of the pedestrian bridge between Amber Schwartz Park and Ellerhorst School.

• \$15,000
- Recreational facilities improvements at Pinole Valley High School in 1997 totaling \$76,000.

• \$76,000

- The City provides free use of sports facilities for PVHS athletics including the Fernandez Park baseball field for JV Baseball (4-5 times per week during season from February through May) and the Pinole Tennis Courts for the tennis teams.

• Free use
- The City provides free use of park facilities for Pinole school classes. For example, Collins Elementary classes use Fernandez Park for activities and parties and all fees are waived.

• Free Use
- Miscellaneous improvements to Pinole Middle School including a facilities grant for Internet wiring, a mural project, energy-retrofit demonstration project, library renovations, library automation project, topographic survey update, and preliminary design assistance.

• \$100,000 \*
- Miscellaneous activities with Pinole Valley High School including the Redevelopment Agency leasing space at the Pinole Valley Shopping Center for the PVHS Conservatory of the Arts (multiple years at approximately \$30,000 a year), an Environmental Science Internship Program, and a Small Business Energy Audit Program.

• \$150,000 \*
- City sponsorship of Career Day activities for PVHS students in which staff provides a "behind the scenes" look at how government operates.

• \$1,000 \*
- The Redevelopment Agency and PVHS teamed up with other organizations in the rehabilitation of a vacant deteriorated home in Pinole's historic downtown. The project repaired a deteriorated home, but also provide job training and supervised instruction to the students.

• Job training  
(Rehabilitation cost \$140,000)
- Pinole's cable television station has enjoyed a close working relationship with PVHS for many years. Students help with the broadcasting of local sporting events at the high school and have prepared public service announcements. They have also helped with other programming efforts. This relationship will continue with the new Cable Television studios being located on the second floor of our new Youth Center.

• Job training

• Indirect assistance such as improvements to the Pinole Library (several years), the construction of the Youth Center (2006), after school transportation program to the Youth Center (2005/06), Grizzly Grind Coffee House and Youth Job Training (several years), Tiny Tots program (on-going), summer camps (on-going), School for Performing Arts (on-going), etc.

• Indirect Assistance

*Projects on this list total over \$5 million in school-related improvements and assistance, not including indirect assistance.*

*\* estimations*

**Pinole Shores Business Park**  
**Project Update**  
January, 2009

**Market**

Pinole Shores was originally designed to meet the needs of small owner/users looking to purchase 2,000 to 5,000 SF commercial condominiums. Typically, these owner/users are closely related to the housing market because they either provide services to the residential market, and/or they depend on their personal home equity to fund their businesses. As the housing market has slowed dramatically, and the economy has suffered, the number of potential owner/users has significantly declined. Full absorption is now projected for the Spring of 2010.

The market is experiencing an ongoing weakness in demand, as well as a scarcity of financing. In response, Panattoni has made several changes to the marketing program. First, the average asking prices for Buildings A and B have been reduced from \$315 PSF to \$290 PSF and \$282 PSF respectively. Second, Panattoni is offering not only financing to qualified buyers, we are also offering “No Mortgage Payments until 2010.” At the close of escrow, Panattoni will transfer funds into the Buyer’s escrow account to pay their 2009 mortgage payments on their new building. The transferred funds will be equal to the monthly mortgage payments for 2009 assuming conventional financing.

In addition to these sales incentives, we have expanded our marketing efforts beyond just condominium buyers to include potential lease requirements. And as with the reductions in our asking purchase prices, we continue to reduce our asking lease rates as a result of the weak demand. For example, our average asking lease rate for Buildings A and B have dropped from \$2.25 PSF to \$1.95 PSF, which includes a \$60 PSF tenant improvement allowance.

The Phase Two property is being marketed for build-to-suit. We have developed three conceptual site plans, which maximize the business park setting and exploit the view of San Pablo Bay, for potential office, manufacturing, and research and development uses. The marketing team is reaching out directly to large, regional companies.

**Deals**

Total project size:	59,323 SF
Total currently committed via sale or lease:	2,214 SF
Total currently available:	57,109 SF

Dr. Susan Nuttle closed escrow in October on Unit 4 in Building A (2,214 square feet). Her tenant improvements are under construction, and are expected to be completed by March of 2009. No other space in the project is currently committed via sale or lease.

## **Prospects**

The marketing efforts continue to target job producing employers in industries that enjoy relative strength in this market. For example, with the completion of the Kaiser facility and the potential for Alta Bates, we believe medical office users will be increasingly attracted to this area. We are currently responding to several such potential users.

In addition to the medical users, we have received interest from various users related to the refinery, engineering, and construction trades.

## **Construction**

The shell buildings and site work are complete with the exception of A) the general contractor's punch list; and B) various concrete walkways. This work has commenced, and it is expected to be completed by January 30, 2009, weather permitting. In addition, Archie Held Studio has completed fabrication of the public art work. The concrete base on which it will be placed will be completed, and ready for installation of the sculpture, by January 30<sup>th</sup>.



# CITY OF PINOLE

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January 7, 2009

The Honorable Dianne Feinstein  
United States Senate  
Washington, D.C. 20510

The Honorable Barbara Boxer  
United States Senate  
Washington, D.C. 20510

The Honorable George Miller  
U.S. House of Representatives  
Washington, D.C. 20510

Subject: Federal Economic Stimulus Projects

Dear Senator Feinstein, Senator Boxer, and Congressman Miller:

The City has submitted a list of transportation and green energy projects for the proposed economic stimulus proposal to several agencies. I would like to summarize the list of projects that could be under contract within three to six months of being funded. The City of Pinole is ready to get the economy moving and infrastructure built.

The City has requested funding for the following projects.

- 1) Construct solar panels on four City buildings at a cost of \$1.4 million.
- 2) Construct the Pinole Creek Demonstration Project at a cost of \$2.7 million.
- 3) Construct high visibility cross walks, sidewalk bulb outs, and overhead warning beacons across San Pablo Avenue at Fern and Alvarez Avenues at a cost of \$200,000.
- 4) Overlay Appian Way from Tara Hills Drive to Marlesta Drive with rubberized asphalt concrete at a cost of \$1.2 million.
- 5) Overlay Simas Avenue from Moraga Drive to Pinole Valley Road with rubberized asphalt concrete at a cost of \$1.5 million.
- 6) Replace an obsolete signal at the intersection of San Pablo Avenue and Appian Way at a cost of \$350,000.

- 7) Install backup generators at the Water Pollution Control Plant at a cost of \$800,000.
- 8) Replace the Fernandez Park Restroom at a cost of \$250,000.
- 9) Construct modular restrooms at Meadow Park and Pinole Valley Soccer Field at a cost of \$150,000.
- 10) Replace the Pinole Valley Road at Marlin Court Storm Drain at a cost of \$30,000.
- 11) Fiber Optics Improvements to the Pinole Valley Fire Station #74 at a cost of \$500,000.

If you have any questions about these projects or would like additional information, please contact Graham Wadsworth, Assistant City Engineer, at 724-9846.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mary Horton". The signature is fluid and cursive, with a large loop at the end.

Mary Horton  
City of Pinole, Mayor

CC: Mayor and City Council  
Belinda B. Espinosa, City Manager  
Patricia Athenour, City Clerk  
Dean Allison, Public Works Director  
Richard Loomis, Finance Director