



Alameda-Contra Costa Transit District

David J. Armijo, General Manager

November 19, 2012

Mr. Pedro R. Reyes
Chief Policy Director
California Department of Finance
915 L Street
Sacramento, CA 95814-3706

RE: Foothill and Seminary Avenue Property Disposition

Dear Mr. Reyes:

The Alameda-Contra Costa Transit District (AC Transit) is a taxing entity in Alameda County and is a member of the Oakland Oversight Board. On behalf of AC Transit, I am asking the California Department of Finance to reconsider allowing the disposition of the subject property by the Oakland Redevelopment Successor Agency (ORSA) to Sunfield Development, LLC, for the development of a neighborhood commercial retail shopping center, as approved by the Oversight Board. The new proposed development will generate financial benefits for all taxing agencies, including AC Transit, from increased property taxes, business license taxes, sales taxes, and utility taxes.

In addition, the project will also help generate and improve AC Transit's ridership by bringing much needed commercial retail traffic to the area and by generating both short- and long-term job opportunities for Oakland residents. This area is also targeted for major streetscape improvements which will help improve ridership along Foothill Boulevard and Seminary Avenue on the 40, 45, and 47 bus routes in addition to other routes via transfer.

Overall, AC Transit considers this a very important neighborhood retail node. The property disposition would put an underutilized property into good use, which in turn would benefit all taxing entities by restoring its productive economic use. This property has been vacant for many years and it will continue to lose property tax revenues if it remains vacant. Approval of the disposition of this property will help advance the project and will give Sunfield Development, LLC and their lenders, investors, and title insurers the certainty that the sale of the property can go forward in order to allow development to begin. AC Transit is asking that the Department of Finance allow the property disposition to occur in order for the project to proceed at this time without further delay.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Armijo', is written over the typed name and title.

David J. Armijo
General Manager

cc: AC Transit Board of Directors