



# Joint Exercise of Powers Agency

City of Antioch City of Brentwood County of Contra Costa City of Oakley

## AGENDA Board of Directors

**Thursday, March 13, 2025**

**6:30 p.m.**

Tri-Delta Transit Meeting Room  
801 Wilbur Avenue  
Antioch, California

This is an in-person meeting of the Board of Directors with the option for members of the public to appear in person or to participate via Zoom teleconference. Persons who wish to address the Board during public comment or with respect to an item on the agenda may comment in person or may call in or log in to the meeting via Zoom.

To participate by phone, dial +1 669 444 9171 US.

The meeting ID is 929 5076 2397 Passcode: 285784

To participate online using Zoom, hold down CTRL + click the following:

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Meeting ID: 929 5076 2397 Passcode: 285784

In lieu of making public comments at the meeting, members of the public also may submit public comments before or during the meeting by emailing comments to Program Manager Dale Dennis at [Dale.Dennis@pw.cccounty.us](mailto:Dale.Dennis@pw.cccounty.us). If you have difficulty emailing a public comment, please contact Dale Dennis at (925) 595-4587.

All comments submitted by email to the above email address before the conclusion of the meeting will be included in the record of the meeting. When feasible, the Board Chair, or designated staff, also will read the comments into the record at the meeting, subject to a two-minute time limit per comment.

The Board Chair may reduce the amount of time allotted to read or make comments at the beginning of each item or public comment period depending on the number of comments and the business of the day. Your patience is appreciated. If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the Board may continue the meeting in person without remote access.

A break may be called at the discretion of the Board Chair.

To obtain a copy of a staff report or other written materials related to an open session item on the agenda, please contact Dale Dennis by sending an email to [Dale.Dennis@pw.cccounty.us](mailto:Dale.Dennis@pw.cccounty.us), or by phone at (925) 595-4587.

#### Board of Directors:

Ron Bernal, City of Antioch - Chair  
Susannah Myer, City of Brentwood - Vice Chair  
Aaron Meadows City of Oakley  
Shanelle Scales-Preston, Contra Costa County

#### Authority Staff Office:

Contra Costa County  
255 Glacier Drive  
Martinez, CA 94553  
(925) 313-2000

**AGENDA**  
**March 13, 2025**

1. Call to Order
2. Elections of Officers
3. Public Comment
4. Consent
  - A. **APPROVE** minutes of the August 8, 2024, meeting (September, October, November, December, January and February 2025 meetings cancelled).
  - B. **Sale of Sand Creek Road Parcel. – Staff Recommends the Board take the Following Actions:**
    - i. **RATIFY** the Program Manager’s extension of the Due Diligence Period from February 14, 2025, to March 14, 2025, to allow the Board to consider approving a Twelfth Amendment to the Purchase and Sale Agreement (PSA) between the Authority and LRG for the sale of Authority-owned property at Sand Creek Road and State Route 4 (Property).
    - ii. **APPROVE** and **AUTHORIZE** the Program Manager, or designee, to execute a Twelfth Amendment to the PSA to extend the Due Diligence Period through June 13, 2025; and
    - iii. **AUTHORIZE** the Program Manager to execute, on behalf of the Authority, additional amendments to the purchase and sale agreement to provide up to two additional 90-day extensions of the Due Diligence Period beyond June 13, 2025, provided no other changes are made to the agreement, and the County Counsel, or designee, approves each amendment as to form.
5. Determination

No Determination Items.

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Shanelle Scales-Preston, Contra Costa County

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6. Boardmember Comments

7. Adjournment

The Authority will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact Staff at least 24 hours before the meeting, at (925) 595-4587. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the State Route 4 Bypass Authority to a majority of members of the Board of Directors less than 72 hours prior to that meeting are available for public inspection at 255 Glacier Drive, Martinez, CA during normal business hours. [Dale.Dennis@pw.cccounty.us](mailto:Dale.Dennis@pw.cccounty.us).

**Board of Directors:**

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**(925) 313-2000**

**STATE ROUTE 4 BYPASS AUTHORITY**  
**Antioch - Brentwood - Oakley and Contra Costa County**

JOINT EXERCISE OF POWERS AGENCY

August 8, 2024

The regular meeting of the STATE ROUTE 4 BYPASS AUTHORITY was convened as an in-person meeting with the option for members of the public to appear in person or to participate via Zoom teleconference. Members of the public were permitted to participate in the meeting online, or by telephone, and in lieu of making public comments at the meeting, members of the public could submit public comments before or during the meeting through [Dale.Dennis@pw.cccounty.us](mailto:Dale.Dennis@pw.cccounty.us).

Vice Chair Joel Bryant called the meeting to order at 6:32 P.M.

**ROLL CALL**

PRESENT: Diane Burgis (Contra Costa County), Aaron Meadows (Oakley), and Vice Chair Joel Bryant (Brentwood)

ABSENT: Chair Lamar Thorpe (Antioch)

STAFF: Dale Dennis, Program Manager  
Stephen Siproth, Assistant County Counsel

**PUBLIC COMMENT**

No written comments were submitted, or oral comments made, by any member of the public.

**CONSENT ITEMS**

Program Manager Dale Dennis clarified Item B under Consent where the Tenth Amendment to the Purchase and Sale Agreement provided non-refundable deposits except where there was a State Route 4 Bypass Authority default.

On motion by Director Burgis, seconded by Director Meadows, the Authority APPROVED the Consent Items, as follows:

- A. APPROVED minutes of the June 13, 2024 meeting (July 2024 meeting cancelled).
- B. APPROVED and AUTHORIZED the Program Manager, or designee, to execute a Tenth Amendment to the PSA to do all of the following, among other changes: 1) reduce the Purchase Price to \$2,696,688 to reflect the current appraised value of the property; 2) extend the Due Diligence Period through February 14, 2025, to allow

LRG to continue marketing the property; and 3) clearly state that the \$158,000 LRG has deposited into Escrow to date is nonrefundable and will be paid to the Authority in the event the Agreement is terminated or expires before Closing; and AUTHORIZED the Program Manager, or designee, to negotiate non-substantive changes to the Tenth Amendment.

- C. RECEIVED staff report from Stephen Kowalewski, Chief Deputy Director, Contra Costa County Public Works Department, regarding the Authority's contract with PDM Group, Inc., for Program Management Services.

The motion carried by the following voice vote:

AYES: Burgis, Meadows, Bryant

NOES: None

ABSTAIN: None

ABSENT: Thorpe

### **DETERMINATION**

There were no Determination items.

### **BOARDMEMBER COMMENTS**

There were no Boardmember comments.

### **ADJOURNMENT**

Vice Chair Bryant adjourned the meeting of the State Route 4 Bypass Authority at 6:35 P.M. to Thursday, September 12, 2024, at 6:30 P.M. or other day/time deemed appropriate.

Respectfully submitted,

Anita L. Tucci-Smith  
Minutes Clerk

**STATE ROUTE 4  
BYPASS AUTHORITY**

**DATE:** March 13, 2025

**TO:** Board of Directors

**FROM:** Dale Dennis, Program Manager 

**SUBJECT:** State Route 4 Bypass Authority – State Route 4 Project (Formally State Route 4 Bypass). Brentwood Area. [SCH# 89032824, SCH# 1989032824] Project Number: 4660-6X4444

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**Recommendation:** Staff recommends the Board:

1. **RATIFY** the Program Manager’s extension of the Due Diligence Period from February 14, 2025, to March 14, 2025, to allow the Board to consider approving a Twelfth Amendment to the Purchase and Sale Agreement (PSA) between the Authority and LRG for the sale of Authority-owned property at Sand Creek Road and State Route 4 (Property).
2. **APPROVE** and **AUTHORIZE** the Program Manager, or designee, to execute a Twelfth Amendment to the PSA to extend the Due Diligence Period through June 13, 2025.
3. **AUTHORIZE** the Program Manager to execute, on behalf of the Authority, additional amendments to the purchase and sale agreement to provide up to two additional 90-day extensions of the Due Diligence Period beyond June 13, 2025, provided no other changes are made to the agreement, and the County Counsel, or designee, approves each amendment as to form.

**Discussion:**

On June 11, 2020, the Authority and LRG Investors, LLC, entered into a purchase and sale agreement (“Agreement”) to sell an approximately 5.29-acre parcel of Authority-owned property, identified as APN 019-110-074, adjacent to State Route 4 Sand Creek Road, in Brentwood.

**ACTION OF BOARD ON** \_\_\_\_\_

**APPROVED AS RECOMMENDED** \_\_\_ **OTHER** \_\_\_

**VOTE OF DIRECTORS**

\_\_\_\_\_ **UNANIMOUS (ABSENT** \_\_\_\_\_)

**AYES:** \_\_\_\_\_ **NOES:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_ **ABSTAIN:** \_\_\_\_\_

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Directors on the date shown.

**ATTESTED** \_\_\_\_\_  
Secretary to the Authority

LRG's efforts to market the Property have been ongoing for over four years. During that time, the commercial real estate market in the Brentwood area has changed and it has become more challenging for LRG to engage and finalize commitments with prospective tenants. LRG and the Authority desire to amend the Agreement to extend the Due Diligence Period through June 13, 2025, to allow LRG to continue marketing the Property. Staff recommends that the Board approve a twelfth amendment to the Agreement for the above Property with these terms included. Staff also recommends authorizing the Program Manager to approve up to two additional 90-day extensions of the Due Diligence Period beyond June 13, 2025, provided no other material changes are made to the Agreement, as previously amended.