



R&R Pacific Construction

PO Box 1029
WOODLAND, CA 95776
(530) 668-7525 FAX (530) 564-1477

Agenda Date: 7/11/23
Agenda Item: 3.3

July 10, 2023

RE: Portion of APN 037-160-018

Dear Director Rohani,

This letter is to restate R&R Pacific's interest in purchasing the property located in downtown Oakley with APN#037-160-018. Am looking forward to meeting with you at tomorrow's council meeting.

We would like to note that in addition to the purchase price of the parcel, RRPAC will invest in excess of \$250,000 to bring all the utilities to the site, water service through Diablo Water, electricity & gas through PG&E, cable, internet and telephone, and sewer through Iron House. Per our site assessment we understand that as of right now the parcel has no utility services on site and that as future owners of the property it would be our responsibility to bring them to the site.

Our plan for the site is to develop a mix-use development at this site with retail shops on the first floor and apartments on the second floor. We are planning on investing over \$3.5 Million to develop the site and build an enticing retail building that will contribute to Oakley's downtown vibrant growth and will serve the Oakley Community. I have reached out to prospective tenants to gauge interest on leasing space on a new building and we have a few already lined up.

As with Oakley Mercantile Building that is close to completion and fully leased, we would like to do the same with a new development that will be a key commercial retail center to serve Oakley Community. With interest of the Oakley Community in mind, we are looking forward to creating spaces that will serve the Oakley community for the long term with both retail locals and living spaces. Spaces that will enhance a vibrant and active downtown.

RRPAC is not looking for a quick investment, our plan is to stay in Oakley and contribute to the Oakley community for the long term. We opened an office location in Oakley to better serve the community. Oakley is the only place where RRPAC has an additional office in the Bay Area. We choose Oakley because we have seen the growth Oakley has had and RRPAC is committed to the growth and betterment of the City of Oakley.

Looking forward to meeting with you and foster a longer-term relationship with Oakley Community.

Thank you,

Letty Melendez
Chief Financial Officer