



City of Oakland Meeting Minutes

Office of the City Clerk
Oakland City Hall
1 Frank H. Ogawa Plaza
Oakland, California 94612
LaTonda Simmons, City Clerk

***Special Concurrent Meeting of the Redevelopment Agency and Council Community & Economic Development Committee**

Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, California 94612

City of Oakland Website: <http://www.oaklandnet.com>

Tuesday, March 29, 2011

2:00 PM

Sgt. Mark Dunakin Rm. 1st Floor

Roll Call / Call to Order

Councilmember Present: 4 - Member Nadel, Member Brunner, Member Kernighan and President Pro Tempore De La Fuente
The Oakland City Council Special Community and Economic Development Committee convened at 2:10 p.m., with Councilmember Brunner presiding as Chairperson.

- 1 Approval of the Draft Minutes from the Committee Meeting held on March 8, 2011
A motion was made by Member Nadel, seconded by President Pro Tempore De La Fuente, to *Approve as Submitted. The motion carried by the following vote:

Votes: Councilmember Aye: Member Nadel, Member Kernighan, Member Brunner and President Pro Tempore De La Fuente

- 2 Determination of Schedule of Outstanding Committee Items
A motion was made by President Pro Tempore De La Fuente, seconded by Member Nadel, to *Approve as Submitted. The motion carried by the following vote:

Votes: Councilmember Aye: Member Nadel, Member Kernighan, Member Brunner and President Pro Tempore De La Fuente
There was 1 speaker on this item

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3 Subject: Development Of Infrastructure - Cost Sharing Agreement
 From: Community And Economic Development Agency
 Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Authorizing The Agency Administrator To Negotiate And Execute A Cost Sharing Agreement Between The Redevelopment Agency And The Port Of Oakland For The Development Of Infrastructure Including Public Utilities, And Public Streets On The Former Oakland Army Base; And

[10-0412](#)

A motion was made by Member Nadel, seconded by President Pro Tempore De La Fuente, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on April 5, 2011 as a Non - Consent item The motion carried by the following vote:

Votes: Councilmember Aye: Member Nadel, Member Kernighan, Member Brunner and President Pro Tempore De La Fuente

The March 29, 2011 Special Community and Economic Development Committee approved recommendations as amended and directed staff to make the following revisions to both the Agency and City resolutions: 1) remove the word "execute" from the last Resolved and add the word "negotiate"; and 2) add "shall bring the proposed final form of the Cost Sharing Agreement back to the CED Committee and the Agency Board for approval and to request authority to execute the final agreement"; 4 Ayes

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[2011-0034 CMS.pdf](#)

2) A City Resolution Authorizing The City Administrator To Negotiate And Execute A Cost Sharing Agreement Between The City And The Port Of Oakland For The Development Of Infrastructure Including Public Utilities And Public Streets On The Former Oakland Army Base
[10-0412-1](#)

A motion was made by Member Nadel, seconded by President Pro Tempore De La Fuente, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on April 5, 2011 as a Non-Consent item The motion carried by the following vote:

Votes: Councilmember Aye: Member Nadel, Member Kernighan, Member Brunner and President Pro Tempore De La Fuente

The March 29, 2011 Special Community and Economic Development Committee approved recommendations as amended and directed staff to make the following revisions to both the Agency and City resolutions: 1) remove the word "execute" from the last Resolved and add the word "negotiate"; and 2) add "shall bring the proposed final form of the Cost Sharing Agreement back to the CED Committee and the Agency Board for approval and to request authority to execute the final agreement"; 4 Ayes

There were 3 Speakers on this item
[83296 CMS.pdf](#)

4 Subject: Exclusive Negotiating Agreement Amendment
From: Community And Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Authorizing: (1) The Agency Administrator To Negotiate And Execute A Second Amendment To The Exclusive Negotiating Agreement (ENA) With AMB Property, L.P./California Capital Group ("AMB/CCG") For A Development On The Former Oakland Army Base ("Base") To: A. Extend The ENA Term From April 22, 2011 To The Earlier Of April 22, 2012 Or The Execution Of A Lease Disposition And Development Agreement, With The Provision For An Automatic Extension Of The Term Of Up To April 22, 2013 If There Is A Delay In Completing A Certification For The Project Under The California Environmental Quality Act Or The National Environmental Policy Act; And B. Provide For: (A) Reimbursement To California Capital Group ("CCG") Of Up To A Maximum Amount Of \$14,100,000 For The Third Party Consultants Cost Of The Planning And Design Work For The Base's Infrastructure, Public Utilities, And Public Streets; (B) Approval Of CCG's Proposal For A Development Team, Scope Of Work, Budget, And Schedule For The Planning And Design Work; (C) Elimination Of The Requirement To Accommodate The Oakland Produce Market And The Oakland Film Center As Part Of The Development; (D) Expansion Of The Development Area To Include The Former Oakland Maritime Support Services ENA Site In The East Gateway Area; And (E) Release Of AMB Property, L.P. From Responsibility For The Planning And Design Work, And Designating CCG As The Sole Party Responsible For The Planning And Design Work (2) A Waiver Of The Advertising And Request For Proposal/Qualifications Process And An Award Of The Planning And Design Of Infrastructure Improvements For The Port-Oriented Railyard And 7th Street Overpass Work, In An Amount Not-To-Exceed \$3,850,212.00, To CCG [TITLE CHANGE]; AND
[10-0495](#)

A motion was made by Member Nadel, seconded by President Pro Tempore De La Fuente, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on April 5, 2011 as a Non-Consent item The motion carried by the following vote:

Votes: Councilmember Aye: Member Nadel, Member Kernighan, Member Brunner and President Pro Tempore De La Fuente
The March 29, 2011 Special Community and Economic Development Committee approved recommendations as amended and directed staff to include the following additional terms: 1) The Agency and CCG will prioritize locating Oakland Maritime Support Services on the Base as soon as possible 2) CCG will require its third party consultants to track and report to the Agency the number of Oakland residents the consultants employ; 3) CCG will encourage its third party consultants to voluntarily create openings for internships and summer jobs for Oakland youth and young adults; and 4) CCG is encouraged to make an accommodation for the Oakland Film Center at market rate rents in the master planning process.

Staff further directed to return to the committee with a progress report regarding ENA implementation approximately six (6) months before the ENA Term is set to expire; 4 Ayes
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[View Supplemental Report.pdf](#)
[2011-0035 CMS.pdf](#)

2) A City Resolution Authorizing: (1) The City Administrator To Negotiate And Execute An Exclusive Negotiating Agreement Between The City Of Oakland And AMB Property, L.P./California Capital Group (AMB/CCG) For A Development On The Former Oakland Army Base Without Returning To City Council; And (2) A Waiver Of The Advertising And Request For Proposal/Qualifications Process And An Award Of The Planning And Design Of Infrastructure Improvements For The Port-Oriented Railyard And 7th Street Overpass Work, In An Amount Not-To-Exceed \$3,850,212.00, To CCG [TITLE CHANGE]

[10-0495-1](#)

A motion was made by Member Nadel, seconded by President Pro Tempore De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on April 5, 2011 as a Non-Consent item The motion carried by the following vote:

Votes: Councilmember Aye: Member Nadel, Member Kernighan, Member Brunner and President Pro Tempore De La Fuente
There were 18 Speakers on this item

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Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

There was 1 speaker on this item

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Special Community and Economic Development Committee adjourned the meeting at 4:12 p.m.

* In the event of a quorum of the City Council participates on this Committee, the meeting is noticed as a Special Meeting of the City Council; however no final City Council action can be taken.

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COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKETS MAY BE VIEWED IN
THE OFFICE OF THE CITY CLERK, 1 FRANK H. OGAWA PLAZA, 1ST AND 2ND FLOOR,
OAKLAND, CA 94612 FROM 8:30AM TO 5:00PM**

City Clerk and Clerk of the Council