



# City of Oakland Meeting Agenda

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

## \*Special Community & Economic Development Committee

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

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

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Tuesday, June 12, 2012

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

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**\*PLEASE NOTE CHANGE IN TIME\***

### ***DEFINITION OF TERMS:***

***Consent Item:*** any action item that a subject matter Committee has forwarded to the full Council with unanimous recommendation for approval and is not controversial, and does not have a high level of public interest as determined by the Rules Committee.

***Non-Consent Item:*** any action that a subject-matter Committee has forwarded to the full Council without unanimous recommendation for approval, or having a high level of public interest, or is controversial as determined by the Rules Committee.

***Action Item:*** any resolution, ordinance, public hearing, motion, or recommendation requiring official vote and approval of the City Council to be effective.

***Informational Item:*** an item of the agenda consisting only of an informational report that does not require or permit Council action.

### **Roll Call / Call to Order**

### **COMMITTEE MEMBERSHIP:**

**Pro Tempore Ignacio De La Fuente, District 5; Patricia Kernighan, District 2; Vice Mayor Nancy Nadel, District 3; Chairperson: Jane Brunner; District 1**

- 1 Approval of the Draft Minutes from the Committee Meeting held on May 22, 2012
- 2 Determination of Schedule of Outstanding Committee Items  
([ced061212](#))
- 3 Subject: Construction Contract For Army Base Building 6 - Downrite Corp  
From: Office Of Neighborhood Investment  
Recommendation: Adopt A Resolution Authorizing The City Administrator To Enter Into A Construction Contract With Downrite Corporation For An Amount Not-To-Exceed One Million Seven Hundred Thirty-Four Thousand Five Hundred Sixty-Five Dollars (\$1,734,565) For The Oakland Army Base Building 6,6t, 60, And 70 Demolition And Remediation Project (P294110)

(11-0520)

- 4 Subject: General Plan Safety Element Amendment  
From: Department Of Planning, Building, And Neighborhood Preservation  
Recommendation: Adopt A Resolution Amending The Safety Element Of The Oakland  
General Plan To Incorporate The Oakland Local Hazard Mitigation Plan As An  
Implementation Annex

(11-0509)

**This item is currently scheduled as a public hearing on the June 19, 2012  
City Council Agenda.**

- 5 Subject: Preservation And Rehabilitation Development Loans  
From: Department Of Housing And Community Development  
Recommendation: Adopt The Following Pieces Of Legislation:  
1) A Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not  
To Exceed \$1,200,000 To Chelsea Investment Corporation For The C.L. Dellums Project  
Located At 644 14th Street, And Authorizing Loan Extensions And/Or Changes In  
Terms For Existing Loans For The Project

(11-0534)

2) A Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not  
To Exceed \$989,000 To East Bay Asian Local Development Corporation For The  
Madrone Hotel Project Located At 477 8th Street, And Authorizing Loan Extensions  
And/Or Changes In Terms For Existing Loans For The Project

(11-0534-1)

3) A Resolution Increasing The Amount Of An Affordable Housing Preservation And  
Rehabilitation Loan To Dignity Housing West, Inc. For The James Lee Court Affordable  
Housing Development Located At 690 15th Street By \$1,105,000 For A Total Loan  
Amount Of \$3,501,000, And Authorizing Loan Extensions And/Or Changes In Terms  
For Existing Loans For The Project

(11-0534-2)

4) A Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not  
To Exceed \$382,000 To East Bay Asian Local Development Corporation For The  
Marcus Garvey Commons Project Located At 1769 Goss Street And 1766 7th Street,  
And Authorizing Loan Extensions And/Or Changes In Terms For Existing Loans For  
The Project

(11-0534-3)

5) A Resolution Authorizing A Preservation And Rehabilitation Loan In An Amount Not  
To Exceed \$669,000 To East Bay Asian Local Development Corporation For The Slim  
Jenkins Court Project Located At 700 Willow Street, And Authorizing Loan Extensions  
And/Or Changes In Terms For Existing Loans For The Project; And

(11-0534-4)

- 6 Subject: Army Base LDDA  
From: Office Of Neighborhood Investment  
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Approving Amendments To The (Former) Oakland Army Base Final Reuse Plan Relating To A Revised Conceptual Land Use Strategy Emphasizing Warehousing/ Logistics, And Authorizing City Staff To Make Any And All Necessary Conforming Changes Without Returning To City Council

[\(11-0536\)](#)

2) A Resolution Authorizing The City Administrator To Negotiate And Execute A Memorandum Of Agreement With The East Bay Municipal Utility District And CCIG Oakland Global, LLC, A California Limited Liability Company And/Or Oakland Bulk Oversized Terminal, LLC, A California Limited Liability Company (Or Their Related Entities Or Affiliates) Relating To Mutual Cooperation In The Development Of The Former Oakland Army Base In A Form And Content Substantially In Conformance With The Attached Documents, Without Returning To The City Council

[\(11-0536-1\)](#)

3) A Resolution Authorizing The City Administrator To Negotiate And Execute An Amended And Restated Cost Sharing Agreement Between The Redevelopment Agency Of The City Of Oakland (Agency) And The Port Of Oakland Pertaining To Infrastructure Improvements At The Former Oakland Army Base, To Reflect The Transfer Of The Property From The Agency To The City Of Oakland, To Acknowledge An Amendment To The Trade Corridor Improvement Funds (TCIF) Baseline Agreement, To Establish Respective Roles And Responsibilities Between The Port And City As To Grant Funding; To Identify The Funding Sources To Match The TCIF Grant; And To Commit An Additional \$22.5 Million In City Funds To Match The TCIF Grant, In A Form And Content Substantially In Conformance With The Attached Agreement, Without Returning To The City Council

[\(11-0536-2\)](#)

4) An Ordinance: (1) Authorizing The City Administrator To Negotiate And Execute A Lease Disposition And Development/Billboard Franchise Agreement, Ground Leases, Site Management Pass-Through Lease, And Related Documents (Collectively "LDDA") Between The City Of Oakland, And Prologis CCIG Oakland Global, LLC, A Delaware Limited Liability Company (Or Its Related Entities Or Affiliates), For The Development Of A Mixed-Use Industrial (Warehousing And Logistics), Commercial, Including Billboard, Maritime, Rail, And Open Space Project On Approximately 130 Acres In The Central, East, And West Gateway Areas Of The Former Oakland Army Base ("Project"); (2) Amending In Part The City's Employment And Contracting Programs For The Army Base Project; And (3) Waiving The Advertising And Request For Proposal Process For A Design-Build Contract For The Construction Of Public Improvements As Described In The LDDA ("Public Improvements"), And Authorizing The City Administrator To Enter Into A Contract For The Design-Build Of The Public Improvements With CCIG Oakland Global, LLC, In An Amount To Be Determined Pursuant To The Terms Of The LDDA; All Of The Forgoing Documents To Be In A Form And Content Substantially In Conformance With The Attached Documents, Without Returning To City Council

[\(11-0536-3\)](#)

5) A Resolution Authorizing The City Administrator To Negotiate And Execute A Cooperation Agreement Among The City Of Oakland, Alameda County Building And

Construction Trades Council, Alameda County Central Labor Council, And Specified Oakland Community-Based Organizations Relating To The Application Of Specified Community Benefits Regarding The Development Of The Former Oakland Army Base, In A Form And Content Substantially In Conformance With The Attached Documents, Without Returning To City Council

[\(11-0536-4\)](#)

6) A Resolution Authorizing The City Administrator To Negotiate And Execute An Environmental Review Funding And Indemnity Agreement With Prologis Property, LP, A Delaware Limited Partnership And CCIG Oakland Global, LLC, A California Limited Liability Company (Or Their Related Or Affiliated Entities) (Collectively "Developer") Regarding The Proposed Mixed-Use Project On The Former Oakland Army Base ("Project") With Respect To: (1) Allocating Responsibility For Environmental Review Costs Between The City And The Developer And (2) Defining The Procedure For Defending And Indemnifying The City Of Oakland For The Initial Project Approvals In A Form And Content Substantially In Conformance With The Attached Documents, Without Returning To City Council

[\(11-0536-5\)](#)

**This item is currently scheduled as a Public Hearing on the June 19, 2012  
City Council Agenda.**

**Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)**

**Adjournment**

\* 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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If you need special assistance to participate in Oakland City Council and Committee meetings please contact the Office of the City Clerk. When possible, please notify the City Clerk 48 hours prior to the meeting so we can make reasonable arrangements to ensure accessibility. Also, in compliance with Oakland's policy for people with environmental illness or multiple chemical sensitivities, please refrain from wearing strongly scented products to meetings.

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[\(TTD\)](#)

**MATERIALS RELATED TO ITEMS ON THIS AGENDA SUBMITTED  
TO THE CITY 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**

**LaTonda Simmons  
City Clerk and  
Clerk of the Council**