



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 Community & Economic Development Committee

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

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

Tuesday, June 12, 2012

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

Roll Call / Call to Order

Councilmember Present: 4 - Vice Mayor Nadel, Member Brunner, Member Kernighan and President Pro Tempore De La Fuente
The Oakland City Council Community and Economic Development Committee convened at 1:40 p.m., with Councilmember Brunner presiding as Chairperson.

1 Approval of the Draft Minutes from the Committee Meeting held on May 22, 2012

A motion was made by Vice Mayor Nadel to *Approve as Submitted. The motion carried by the following vote:

Votes: Councilmember Aye: Vice Mayor 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 Vice Mayor Nadel, seconded by Member Kernighan, to *Approve as Submitted. The motion carried by the following vote:

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

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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](#)

A motion was made by President Pro Tempore De La Fuente, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Meeting of the Oakland City Council, due back on June 19, 2012 as a non consent item. The motion carried by the following vote:

Votes: Councilmember Abstained: Member Brunner
 Councilmember Aye: Vice Mayor Nadel, Member Kernighan and President Pro Tempore De La Fuente
The committee directed staff to amend the resolution to award the contract but not execute it until the state has provided assurances that the project is safe from clawback.

There were 3 speakers on this item.

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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](#)

A motion was made by President Pro Tempore De La Fuente, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Meeting of the Oakland City Council, due back on June 19, 2012 as a Public Hearing. The motion carried by the following vote:

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Member Brunner and President Pro Tempore De La Fuente
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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](#)

A motion was made by Vice Mayor Nadel, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the * Meeting of the Oakland City Council, due back on June 19, 2012 as a consent item. The motion carried by the following vote:

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

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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](#)

***Approve the Recommendation of Staff, and Forward to * Meeting of the Oakland City Council on 6/19/2012**

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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](#)

***Approve the Recommendation of Staff, and Forward to * Meeting of the Oakland City Council on 6/19/2012**

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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](#)

***Approve the Recommendation of Staff, and Forward to * Meeting of the Oakland City Council on 6/19/2012**

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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
[11-0534-4](#)

***Approve the Recommendation of Staff, and Forward to * Meeting of the
Oakland City Council on 6/19/2012**

There were 3 speakers on this item.

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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](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Meeting of the Oakland City Council, due back on June 19, 2012 as a Public Hearing. The motion carried by the following vote:

Votes: Councilmember Abstained: Vice Mayor Nadel
Councilmember Aye: Member Kernighan, Member Brunner and President Pro Tempore De La Fuente
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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](#)

***Approve the Recommendation of Staff, and Forward to * Meeting of the
Oakland City Council on 6/19/2012**

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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](#)

***Approve the Recommendation of Staff, and Forward to * Meeting of the
Oakland City Council on 6/19/2012**

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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](#)

***Approve the Recommendation of Staff, and Forward to * Meeting of the
Oakland City Council on 6/19/2012**

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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](#)

***Approve the Recommendation of Staff, and Forward to * Meeting of the
Oakland City Council on 6/19/2012**

[83933 CMS.pdf](#)

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](#)

***Approve the Recommendation of Staff, and Forward to * Meeting of the
Oakland City Council on 6/19/2012**

The committee directed staff to continue negotiations with stakeholders.

There were 31 speakers on this item.

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

There was one speaker during Open Forum.

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Community and Economic Development Committee adjourned the meeting at 4:23 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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