

**REVISED**  
7-11-13

Approved as to Form and Legality

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

**OAKLAND CITY COUNCIL**

*Kiran Jain*  
City Attorney

2013 JUL 11 PM 4:02 **ORDINANCE No. \_\_\_\_\_ C.M.S.**

**AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A LEASE FOR CITY OWNED PROPERTY LOCATED AT 8200 INTERNATIONAL BLVD. WITH EAST OAKLAND YOUTH DEVELOPMENT CENTER QUALIFIED ACTIVE LOW INCOME COMMUNITY BUSINESS, INC. (EOYDC QALICB, INC.), A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FOR A TERM OF SIXTY-SIX (66) YEARS**

**WHEREAS**, East Oakland Youth Development Center, Inc. (EOYDC) has leased 8200 International Blvd. from the City since 1978 for one dollar (\$1.00) per year ("the Property"); and

**WHEREAS**, EOYDC offers recreational, leadership, wellness, arts, science, educational, employment training, employment placement programs five days a week. EOYDC offers free, comprehensive, evidence-based youth development programs to meet the emotional, physical, Intellectual, and economic needs of its participants. More than 2,000 youth attend programs each year; and

**WHEREAS**, EOYDC's mission is to develop the social and leadership capacities of youth and young adults (ages 6 – 24) so that they achieve excellence in education, career, and service to their communities; and

**WHEREAS**, in 2012 EOYDC served 1,000 youth in its employment training program and had a job placement rate of 70 percent; and

**WHEREAS**, EOYDC has a successful track record of diverting young people from crime and violence and helping them attain outstanding personal, educational, and career success.

**WHEREAS**, EOYDC has partnered with East Bay Asian Local Development Corporation (EBALDC) to form a new entity called EOYDC QALICB, Inc. for the purpose of securing \$7 million dollars in financing to renovate and expand the Youth Center; and

**WHEREAS**, EOYDC was founded in 1978 and was initially funded with \$350,000 from the City for the land, over \$900,000 from the Clorox Corporation for the construction of the improvements and \$650,000 from bay area businesses and foundations also for construction cost; and

**WHEREAS**, the City owned facility will benefit if the financing is secured; and

**WHEREAS**, the lender for the project has required the establishment of a special purpose entity (EOYDC QALICB, inc.) and that it acquire a lease with a minimum term of sixty (66) years; and

**WHEREAS**, EOYDC QALICB, Inc. plans to add an additional 5,249 square feet to the existing 19,910 square feet facility; and

**WHEREAS**, the renovation and additional space will enable EOYDC QALICB, Inc. to house martial arts classes, a dance program, a homework center and vegetable garden for the nutrition program and a "Living Lab" environmental learning space for the science program; and

**WHEREAS**, after construction is complete, EOYDC QALICB, Inc. will have the capacity to serve an additional one thousand (1,000) youth and young adults annually; and

**WHEREAS**, staff has determined that the value of the in-kind services provided to the residents of Oakland exceeds value of the fair market rent; now, therefore be it

**THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:**

**Section 1.** The City Council finds and determines the foregoing recitals to be true and correct and hereby makes them a part of this Ordinance.

**Section 2.** In compliance with Ordinance No. 11603 C.M.S. and Ordinance No. 11722 C.M.S. the City Administrator or her designee is authorized to negotiate and execute a lease or other agreements with EOYDC QALICB, Inc. and take whatever action is necessary with respect to this Ordinance.

**Section 3.** The lease will have a term of sixty-six (66) years and a rental rate of one (\$1.00) dollar per year.

**Section 4.** The City Attorney shall review and approve all documents related to this transaction as to form and legality, and a copy shall be placed on file with the City Clerk.

**Section 5.** This Ordinance has been approved by the Office of the City Attorney as to form and legality.

**Section 6.** The new lease shall not be executed until EOYDC QALICB, Inc. receives its required financing.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, GALLO, GIBSON MCELHANEY, KALB, KAPLAN, REID, SCHAAF, and PRESIDENT KERNIGHAN

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_

LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California

DATE OF ATTESTATION: \_\_\_\_\_