



City of Oakland

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Clerk

Meeting Minutes - FINAL Concurrent Meeting of the Oakland Redevelopment Successor Agency and the Community and Economic Development Committee

Tuesday, June 25, 2019

1:30 PM

City Council Chambers, 3rd Floor

The Oakland City Council Community And Economic Development Committee convened at 1:59 p.m., with Vice Mayor Reid presiding as Chairperson.

Roll Call / Call To Order

Present 4 - Nikki Bas, Noel Gallo, Loren Taylor, and Larry Reid

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On June 11, 2019
[18-1999](#)

Attachments: [View Report](#)

A motion was made by Nikki Bas, seconded by Noel Gallo, that this matter be Approved. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 2 Determination Of Schedule Of Outstanding Committee Items
[18-2002](#)

Attachments: [View Report](#)
[View Supplemental Report](#)

There were no changes to the pending list.

A motion was made by Loren Taylor, seconded by Noel Gallo, that this matter be Approved. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 3** Subject: Workforce Development Board FY 2019-20 Budget And Contracts
From: Economic And Workforce Development Department
Recommendation: Adopt A Resolution (1) Adopting The Fiscal Year 2019-2020 Workforce Development Budget; (2) Accepting And Appropriating \$150,000 From The California Workforce Development Board (State Board) And The Employment Development Department And Authorizing A Grant Award Agreement In The Amount Of \$90,000 With The Construction Trades Workforce Initiative To Increase Jobs And Careers In The Building Trades For The Oakland Builders Network; (3) Accepting And Appropriating \$642,966 From The Alameda County Workforce Development Board (ACWDB) And Authorizing Grant Agreements With Lao Family Community Development, Inc. And Building Opportunities For Self-Sufficiency (Boss) To Provide Workforce Services To Justice Involved Individuals In The Total Amount Of \$200,000 Each For Fiscal Years (FY) 2019-2021; (4) Accepting And Appropriating Workforce Innovation And Opportunity Act (WIOA) Title I Formula Funds In The Estimated Amount Of \$3,329,294 And Authorizing Grant Award Agreements With Service Providers Competitively Selected By The Oakland Workforce Development Board To Provide Comprehensive Career Services, Adult Career Services, And Youth Services From WIOA Title I Formula Funds And Other Funds For Fiscal Year 2019-2020; And (5) Authorizing The City Administrator To Apply For, Accept And Appropriate Grants And Contributions For Workforce Development Services Beyond The WIOA Title I Formula Funding And Other Budgeted Funding Sources Up To \$250,000 Per Instance With The Approval Of The Oakland Workforce Development Board Without Returning To Council [18-1958](#)

Attachments: [View Report](#)

[View Supplemental Report 7/3/2019](#)

[87792 CMS](#)

The Committee amended the legislation to include the language "return to City Council prior to appropriation", and directing staff to return to committee with a plan for the mandated comprehensive career center.

There were 7 speakers on this item.

A motion was made by Loren Taylor, seconded by Noel Gallo, that this matter be Approved as Amended the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 7/9/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 4 Subject: Hayes Street Transitional Housing Project
From: Housing And Community Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution Authorizing The Re-Appropriation Of \$200,000 In Community Development Block Grant Funds To Be Used By The Oakland Community Land Trust For The Acquisition And Rehabilitation Of Property Located At 5940 Hayes Street In Oakland As A Transitional Housing Facility
[18-1959](#)

Attachments: [View Report](#)
[View Supplemental Report 7/3/209](#)
[87805 CMS](#)

The Committee directed staff to return with a longer term commitment to fund the Hayes Street Transitional Housing.

There were 2 speakers on this item.

A motion was made by Nikki Bas, seconded by Loren Taylor, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 7/9/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 5 Subject: Purchase Of 2327 San Pablo Avenue SRO For Transitional Housing
Form: Economic And Workforce Development Department
Recommendation: Adopt An Ordinance Authorizing The Purchase Of A 24-Unit Single Room Occupancy Residential Hotel Located At 2327 San Pablo Avenue For A Maximum Of \$3,100,000 For Use As Transitional Housing, And Allocating An Additional Amount Not To Exceed \$50,000 For Associated Closing Costs And Fees, And Making California Environmental Quality Act Findings
[18-1963](#)

Attachments: [View Report](#)
[13553 CMS.pdf](#)
[Proof Of Publication](#)

There were 2 speakers on this item.

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 7/9/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 6 Subject: Property BID Annual Reports And Assessment Payment Approval
From: Economic And Workforce Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution (A) Approving The Fiscal Year 2018-2019 Annual Reports Of The Fruitvale Property Business Improvement District Of 2011, The Lakeshore/Lake Park Business Improvement Management District Of 2012, The Jack London Improvement District, The Temescal/Telegraph Business Improvement District 2015, The Laurel Business Improvement District 2016, And The Koreatown/Northgate Community Benefit District 2017 Advisory Boards; (B) Confirming The Continuing Annual Assessment For Each Said District For Fiscal Year 2019-2020; And (C) Authorizing Payment Of The City's Cumulative Fiscal Year 2019-2020 Fair Share Assessment In An Approximate Amount Of \$284,441.38 For City-Owned Properties In The Fruitvale District, The Jack London District, The Temescal District The Koreatown District, The Downtown Oakland District And The Lake Merritt-Uptown District; And [18-1970](#)

Attachments: [View Report](#)

[View Supplemental Report 7/12/2019](#)

[87831 CMS](#)

Councilmember Taylor made a motion, seconded by Councilmember Gallo to amend staffs recommendation to include the request made to include a 5% increase to the Downtown Oakland and Lake Merritt/Uptown Community Business Districts.

Councilmember Taylor retracted his previous motion and made a new motion to forward staffs recommendation as is, and place it on Non Consent with a supplemental report on the process by which a BID or CBD can request an increase, and whether or not it is doable.

There were 4 speakers on this item.

A motion was made by Loren Taylor, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 7/9/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

2) A Successor Agency Resolution Authorizing Payment Of The Oakland Redevelopment Successor Agency's Cumulative Fiscal Year 2019-2020 Fair Share Assessment In An Approximate Amount Of \$4,565.49 For Three Oakland Redevelopment Successor Agency-Owned Properties In The Downtown Oakland Community Benefit District 2018, The Koreatown/Northgate Community Benefit District 2017, And The Lake Merritt-Uptown Community Benefit District 2018 [18-1977](#)

Attachments: [View Report](#)
[2019-003 CMS](#)

Councilmember Taylor made a motion, seconded by Councilmember Gallo to amend staffs recommendation to include the request made to include a 5% increase to the Downtown Oakland and Lake Merritt/Uptown Community Business Districts.

Councilmember Taylor retracted his previous motion and made a new motion to forward staffs recommendation as is, and place it on Non Consent with a supplemental report on the process by which a BID or CBD can request an increase, and whether or not it is doable.

There were 4 speakers on this item.

A motion was made by Loren Taylor, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 7/9/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 9** Subject: Extension Agreement With The Oakland Museum Of California
From: Councilmember Bas
Recommendation: Adopt An Ordinance Amending Ordinance No. 13709 C.M.S., Which Authorized A Thirty Year Lease Between The City Of Oakland And The Oakland Museum Of California Of Two Buildings And Improvements On City Property Located At 1000 Oak Street And 450 Lancaster Street, To (A) Extend The Lease Under The Same Terms And Conditions For A Period Of Twenty Years Until June 30, 2061 To Facilitate Funding For Extensive Improvements To The Museum Entrances, Gardens And The Museum Cafe And (B) Amend The Lease To Allow Tenant To Pursue The Improvements
[TITLE CHANGE]
[18-1926](#)

Attachments: [View Report](#)
[View Supplemental Report 6/14/2019](#)
[View Supplemental Report 7/3/2019](#)
[13554 CMS](#)
[Proof Of Publication](#)

This item was heard with item 11.

There were 3 speakers on this item.

A motion was made by Nikki Bas, seconded by Loren Taylor, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 7/9/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 11 Subject: Authorize An Allocation Of \$20 Million In New Markets Tax Credits
From: Economic Workforce Development Department
Recommendation: Adopt A Resolution Approving An Allocation Of Up To \$20 Million Of
New Markets Tax Credits By Oakland Renaissance NMTC, Inc., To ORNMTC 2, LLC,
And ORNMTC 4, LLC, Sub-Community Development Entities Affiliated With Oakland
Renaissance NMTC, Inc., And To Allocate Said Tax Credits To Orton Development, Inc.,
And The Oakland Museum Of California, Or Their Respective Affiliates, For The
Rehabilitation And Adaptive Reuse Of The Historic Henry J. Kaiser Convention Center
And For Accessibility Upgrades And Garden Improvements To The Oakland Museum Of
California Campus, And Authorizing The City Administrator To Facilitate Said
Allocation(S) Without Returning To Council
[18-1966](#)

Attachments: [View Report](#)
[87597 CMS](#)

This item was heard with item 9.

There were 3 speakers on this item.

**This City Resolution be Approved the Recommendation of Staff, and Forward to
go before the * Concurrent Meeting of the Oakland Redevelopment Successor
Agency and the City Council to be heard 7/9/2019**

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 10** Subject: Henry J. Kaiser Convention Center - Lease Disposition And Development Agreement
From: Economic And Workforce Development Department
Recommendation: Adopt An Ordinance Authorizing: (A) The City Administrator To Negotiate And Execute A Lease Disposition And Development Agreement, Up To Ninety-Nine Year Lease, And Related Documents Between The City Of Oakland And Oakland Civic, LLC, Or Its Affiliate ("Oakland Civic") For The Henry J. Kaiser Convention Center Located At 10 Tenth Street; (B) Establishment Of An Annual Fund To Be Funded By Tenant From Annual Net Project Income For Use By A To-Be-Formed Nonprofit Calvin Simmons Theatre Operator ("Theatre Nonprofit") To Provide Grants Related To Use Of The Calvin Simmons Theatre; (C) A Grant Up To \$100,000 For Subsurface Hazardous Materials Remediation To Oakland Civic, LLC; And (D) A Grant Of \$3,000,000 To The Theatre Nonprofit For Theatre Rehabilitation Costs
[18-1957](#)

Attachments: [View Report](#)
[View Supplemental Report - Bas 7/12/2019](#)
[13556 CMS](#)
[Proof Of Publication](#)

There were 3 speakers on this item.

A motion was made by Nikki Bas, seconded by Noel Gallo, that this matter be Referred to go before the *Rules & Legislation Committee, to be heard 6/27/2019.
The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 7 Subject Resolutions Amending Affordable Housing Agreements
From: Housing And Community Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing The City Administrator, Or Her Designee, To Amend A Regulatory Agreement Between The City Of Oakland And Fruitvale Development Corporation, Inc. Updating Certain Reserve Requirement Obligations To Be Consistent With The City's Current Reserve Requirements; And
[18-1972](#)

Attachments: [View Report](#)
[View Color Attachment B](#)
[87793 CMS](#)

There were 2 speakers on this item.

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 7/9/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

2) A Resolution Authorizing The City Administrator, Or Her Designee, To Enter Into A Second Amended And Restated Regulatory Agreement Between The City Of Oakland And RHC-OAK2, LP, Reducing The Number Of Three-Bedroom Units And Increasing The Number Of Four-Bedroom Units At E.C. Reems Garden Apartments To Better Accommodate Large Families; And
[18-1973](#)

Attachments: [View Report](#)
[87794 CMS](#)

There were 2 speakers on this item.

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 7/9/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

3) A Resolution Authorizing The City Administrator, Or Her Designee, To Enter Into An Exclusive Negotiation Agreement With Midpen Housing Corporation And Habitat For Humanity East Bay/Silicon Valley Or Their Affiliated Entities, For The Negotiation Of One Or More Lease Disposition And Development Agreements (“LDDAS”) And/OR Disposition And Development Agreements (“DDAS”) And Related Documents For Development Of Affordable Rental And Homeownership Housing At 1707 Wood Street (Between 18th And 20th Streets) In Oakland, Subject To The Completion Of A California Environmental Quality Act (“CEQA”) And National Environmental Policy Act (“NEPA”) Determination, If Applicable; And

[18-1974](#)

Attachments: [View Report](#)
[87795 CMS](#)

There were 2 speakers on this item.

This City Resolution be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council to be heard 7/9/2019

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

4) A Resolution Authorizing The City Administrator, Or Her Designee, To Amend A Regulatory Agreement Between The City Of Oakland And Civic Center 14 L.P. To Increase The Number Of Restricted One Bedroom Units By One (1) Unit, And Decreasing The Number Of Restricted Three Bedroom Units By One (1) Unit; And In The Event Of Foreclosure Or Loss Of Operating Subsidy, Allowing (I) Income Limits To Rise To 60 Percent Of Ami And Rents To Rise To 30 Percent Of 60 Percent Of Ami For All Restricted Units And (II) After The First Four Years Of Project Operation, Not Enforcing The Project’s Homeless And Special Needs Requirement Following An Event Of Foreclosure Or Loss Of Operating Subsidy During The Period Of Loss

[18-1975](#)

Attachments: [View Reports](#)
[87796 CMS](#)

There were 2 speakers on this item.

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 7/9/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

- 12** Subject: Authorization Of A DDA For The Sale Of 2100 Telegraph Avenue
From: Economic Workforce And Development
Recommendation: Adopt An Ordinance Authorizing The City Administrator To Negotiate
And Execute A Disposition And Development Agreement (“DDA”) And Related
Documents Between The City Of Oakland And W/L Telegraph Owner, LLC Or A Related
Entity Or Affiliate (“Developer”) In A Form And Content Substantially In Conformance With
The Terms Described In The Agenda Packet
[18-1962](#)

Attachments: [View Report](#)
[View Supplemental Report 7/3/2019](#)
[13558 CMS](#)
[Proof Of Publication](#)

*The Committee amended the legislation to change the \$10 Million cap, and to
modify the requirements of all building permit terms.*

This item will be heard as a Public Hearing on July 9, 2019

There were 9 speakers on this item.

**A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be
Approved as Amended the Recommendation of Staff, and Forward to go before
the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and
the City Council, to be heard 7/9/2019. The motion carried by the following vote:**

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

S-13 Subject: Equitable Access To Low-Income ("Equal") Housing Ordinance
From: City Attorney Parker, Pro Tempore Kalb, And Councilmember Bas
Recommendation: Adopt An Ordinance Adding A New Article To O.M.C. Chapter 8.22
To Increase Access To Housing For Low-Income Tenants Dependent On Housing
Assistance And To Provide Remedies For Violations
[18-2041](#)

Attachments: [View Report](#)
[View Supplemental Report](#)
[View Supplemental Report 7/3/2019](#)
[13559 CMS](#)
[Proof Of Publication](#)

The Committee requested a supplemental report that defines the term "respective tenant".

There were 2 speakers on this item.

A motion was made by Nikki Bas, seconded by Noel Gallo, that this matter be Approved the Recommendation of Staff, and Forward to go before the * Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 7/9/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

8 Subject: Codifying The City's Policy To Lease City Property
From: Councilmembers Bas, Thao And Taylor
Recommendation: Adopt An Ordinance Amending Chapters 2.41 And 2.42 Of The
Oakland Municipal Code Governing The City's Acquisition And Disposition Of Real
Property ("Real Estate Ordinance") To Codify The City's Policy To Lease City Property
Instead Of Selling Or Otherwise Disposing Of City Property
[18-1981](#)

Attachments: [View Report](#)

There were 3 speakers on this item.

A motion was made by Nikki Bas, seconded by Loren Taylor, that this matter be Continued to go before the *Community & Economic Development Committee, to be heard 9/10/2019. The motion carried by the following vote:

Aye 4 - Bas Gallo Taylor, Reid

NO VOTE 0

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

2 speakers spoke 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 4:48 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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