

Approved as to form and legality


Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. 2011-0059 C.M.S.

RESOLUTION AUTHORIZING AN OWNER PARTICIPATION AGREEMENT WITH BUILD WEST OAKLAND, LLC/BRIDGE ECONOMIC DEVELOPMENT CORPORATION TO GRANT UP TO \$1,300,000 IN MATCHING OAKLAND ARMY BASE REDEVELOPMENT FUNDS FOR PHASED IMPROVEMENTS TO THE HISTORIC 16TH STREET TRAIN STATION, INCLUDING IMPROVEMENTS TO THE BAGGAGE WING

WHEREAS, BUILD West Oakland, LLC (“BUILD”) owns the historic 16th Street Train Station (the “Train Station” or the “Property”), which is located within the Wood Street Zoning District in the Oakland Army Base Redevelopment Project Area, and which consists of five components: (1) the “Main Hall,” a 13,000 sq. ft. Beaux Arts building; (2) the “Baggage Wing,” an 8,000 sq. ft. annex to the Main Hall; (3) the “Signal Tower,” a small structure north of the Main Hall; (4) approximately 320 feet of the original two-story track structure behind the Main Hall; and (5) the 16th Street Plaza, a three-quarter acre parcel to the east of the Main Hall and Baggage Wing; and

WHEREAS, the Train Station is subject to certain land use standards, including conditions of approval which require the Property owner to identify a train station entity to oversee the rehabilitation and reuse of the Train Station; and

WHEREAS, the conditions of approval also state that either the Property owner or the train station entity may apply to the Agency for financial assistance for the preservation, rehabilitation, and stabilization of the Train Station upon the submittal of five plans—development, finance, management, business, and community participation—that provide a framework for rehabilitation efforts and identify the funding mechanisms for the work; and

WHEREAS, on September 16, 2008, pursuant to Council Resolution No. 81547 C.M.S., the City Council approved the Restoration Association for Improving the Landmark 16th Street Station (“RAILS”) as the train station entity, and also on that date, pursuant to Agency Resolution No. 2008-0085 C.M.S., the Agency Board authorized a predevelopment loan to RAILS to explore the feasibility of preserving and improving the Train Station and to determine under what conditions the Agency would provide financial assistance towards its rehabilitation; and

WHEREAS, based on the completed feasibility study, RAILS developed the five plans required by the conditions of approval, and in October 2010 submitted a draft development and reuse plan to the Agency, followed in March 2011 by a business plan, which offered a phased approach to rehabilitating the Train Station; and

WHEREAS, BUILD will transfer the Property to BRIDGE Economic Development Corporation (“BREDCO”), a non-profit affiliate which specializes in community development and redevelopment projects; and

WHEREAS, BREDCO proposes to facilitate redevelopment and reuse of the Train Station and assist RAILS with the Train Station’s rehabilitation by undertaking the initial improvements to the Property outlined in the business plan, including certain exterior and building shell improvements, and readying the Baggage Wing for tenants; and

WHEREAS, the project is not feasible without Agency financial assistance; and

WHEREAS, BREDCO and BUILD desire to enter into an Owner Participation Agreement (“OPA”) with the Agency to provide for phased rehabilitation of the Property and Agency financial assistance with the rehabilitation; and

WHEREAS, funding for the proposed improvements under the OPA would be structured as a phased, one-to-one matching grant in an amount not to exceed \$1.3 million, distributed on a reimbursement basis; and

WHEREAS, the proposed improvements will serve Oakland Army Base Redevelopment Plan goals and objectives by alleviating the existing blight on the Property and is consistent with the Agency’s Implementation Plan for the Oakland Army Base Project; and

WHEREAS, pursuant to authority granted under the California Community Redevelopment Law, the Agency has the responsibility to implement the Redevelopment Plan for the Oakland Army Base Redevelopment Project, and the authority to provide financial assistance to redevelopment efforts in accordance with the best interests of the City and its residents and in accordance with state redevelopment law; now, therefore, be it

RESOLVED: That the Agency hereby authorizes the Agency Administrator or his or her designee to negotiate and execute an OPA with BUILD/BREDCO for the rehabilitation of the Property; and be it

FURTHER RESOLVED: That the OPA shall provide for a phased, one-to-one matching grant from the Agency, distributed on a reimbursement basis, in an amount not to exceed \$1.3 million to BUILD/BREDCO for approved improvements to the Property; and be it

FURTHER RESOLVED: That a total of up to \$1.3 million in Agency funds is hereby allocated for this purpose from the Oakland Army Base Operations Fund (9570), Oakland Base Reuse Organization (88679), 16th Street Train Station Rehabilitation Project (S235322); and be it

FURTHER RESOLVED: That the disbursement of the grant shall be contingent on and subject to such appropriate terms and conditions as the Agency Administrator or his or her designee may establish; and be it

FURTHER RESOLVED: That the OPA and all grant documents will be placed on file with the Agency Secretary; and be it

FURTHER RESOLVED: That the Agency Administrator is hereby authorized to negotiate and execute all other necessary documents and amendments thereto, and to take any other action with respect to the OPA, the funding, and the project, consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, JUL 19 2011

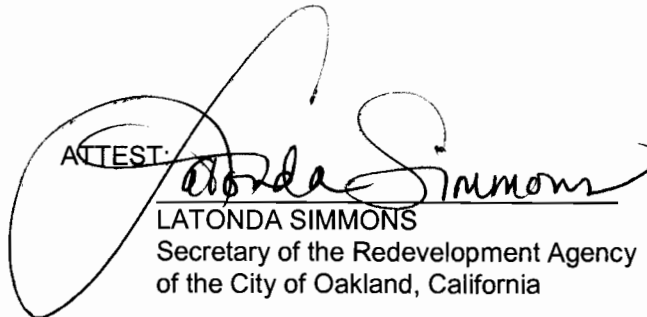
PASSED BY THE FOLLOWING VOTE:

AYES - BRUNNER, KERNIGHAN, NADEL, SCHAAF, DE LA FUENTE, BROOKS, KAPLAN, AND
CHAIRPERSON REID - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST: 
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland, California