



# 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 Concurrent Meeting of the Redevelopment  
Agency and Council 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, November 29, 2011**

**2:00 PM**

**Sgt. Mark Dunakin Room - 1st Floor**

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***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:**

**Ignacio De La Fuente, District 5; Patricia Kernighan, District 2; Nancy Nadel, District 3; and Chair: Jane Brunner, District 1**

- 1 Approval of the Draft Minutes from the Committee Meeting held on November 8, 2011
- 2 Determination of Schedule of Outstanding Committee Items  
([ced112911](#))
- 3 Subject: Vacant Building Registry Report  
From: Council Member Jane Brunner  
Recommendation: Receive A Monthly Tracking Report On The Implementation Of The Vacant Building Registry  
([10-0449-5](#))
- 4 Subject: Building Services-Priority Improvement  
From: Community And Economic Development Agency

Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Approving A Report From The City Administrator Implementing Building Services Division ("BSD") Priority Improvement Items In Response To The Motion Of The City Council Adopted At The September 20, 2011 City Council Meeting, Including Neutral Appeals Process For Code Enforcement Appeals, Discontinuing Prospective Code Enforcement Liens, Revising Conflict Of Interest Policy For Outside Employment For The BSD, And Conducting An Further Investigation Of BSD, And Approving A Requirement To Rebid Change Orders Above Ten Percent For Certain BSD Contracts In Excess Of \$2,500 And Adopting An Amnesty Program For Certain BSD Penalties And Interest; And

[\(11-0137\)](#)

2) A Resolution Creating A Building Services Improvement Advisory Task Force, Setting Procedures And Criteria For Appointment, And Providing The Terms And Responsibilities Of The Advisory Task Force Members

[\(11-0137-1\)](#)

5 Subject: Demolished Residence Report

From: Community And Economic Development Agency

Recommendation: Receive A Report On Residences Demolished By Building Services Between 2007 And 2011 And New Procedures Requiring The City Attorney And City Administrator To Review The Public Nuisance Process Before Demolition Contracts Are Bid

[\(11-0136\)](#)

6 Subject: High Profile Code Enforcement Cases

From: Community And Economic Development Agency

Recommendation: Discussion And Possible Action On High Profile Code Enforcement Cases

[\(11-0135\)](#)

7 Subject: Agreement - Building Services Management Review

From: Community And Economic Development Agency

Recommendation: Adopt A Resolution Authorizing The City Administrator To: 1) Negotiate And Execute An Amendment To An Agreement With Management Partners, Inc. For The Management Review Of The Building Services Division Within The Community & Economic Development Agency For A New Total Not To Exceed \$185,000; 2) Waive The Competitive Procurement Process For This Agreement; And 3) Waive Local And Small Local Business Enterprise Requirements

[\(11-0133\)](#)

8 Subject: Professional Services Agreement - Kennedy And Associates

From: Community And Economic Development Agency

Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Authorizing A Waiver Of The Advertising And Request For Proposal/Qualifications Process And A Request To Authorize The Agency Administrator To Negotiate And Execute An Amendment To The Professional Services Agreement

With Kennedy And Associates To Increase The Contract By An Amount Not To Exceed One Hundred Fifty Thousand Dollars (\$150,000) For A Total Contract Amount Of Three Hundred Thousand Dollars (\$300,000) For Additional Civil Engineering Services For The Former Oakland Army Base Project; And

[\(11-0085\)](#)

2) A Resolution Authorizing A Waiver Of The Advertising And Request For Proposal/Qualifications Process And A Request To Authorize The City Administrator To Negotiate And Execute An Amendment To The Professional Services Agreement With Kennedy And Associates To Increase The Contract By An Amount Not To Exceed One Hundred Fifty Thousand Dollars (\$150,000) For A Total Contract Amount Of Three Hundred Thousand Dollars (\$300,000) For Additional Civil Engineering Services For The Former Oakland Army Base Project

[\(11-0085-1\)](#)

9

Subject: Replacement Housing Plan - California Hotel  
From: Community And Economic Development Agency  
Recommendation: Adopt The Following Pieces Of Legislation:

1. An Agency Resolution Approving The Replacement Housing Plan For The California Hotel Project, And Amending Agency Resolution No. 2003-54 C.M.S. To Exempt The California Hotel Project From The Agency's Replacement Housing Policy For Single Room Occupancy Units

[\(11-0074\)](#)

2) A Resolution Amending Agency Resolution No. 2011-0010 C.M.S. To Allow A Portion Of The Agency Loan To The California Hotel Project To Be Used To Establish A Trust Account In The Amount Of \$1.5 Million For An Operating Reserve; And

[\(11-0074-1\)](#)

3) A Resolution Amending Resolution No. 83252 C.M.S. To Change The Source Of Funds For A Portion Of An Affordable Housing Development Loan In An Amount Not To Exceed \$3,168,000 To The East Bay Asian Local Development Corporation For The California Hotel Project From HUD Home Funds To HUD Neighborhood Stabilization Funds And State Of California Local Housing Trust Fund Program Funds

[\(11-0074-2\)](#)

10

Subject: WIA Providers Performance Report And Funds Allocation  
From: Community And Economic Development Agency  
Recommendation: Receive A Report On The Performance Of Workforce Investment Service Providers For Program Year 2010-2011, And Adopt The Following Pieces Of Legislation:

[\(11-0083\)](#)

1) A Resolution Adopting The Fiscal Year 2011-2012 Workforce Investment Budget, And Accepting And Appropriating Workforce Investment Act (WIA) Title I Funds For Adult, Dislocated Worker, And Youth Programs In The Amount Of \$4,908,908 And Special Grant Funds In The Amount Of \$1,517,462, For A Total Of \$6,426,370; And

(11-0083-1)

2) A Resolution (1) Authorizing Contracts Or Contract Amendments For Fiscal Year 2011-2012 Workforce Investment Act (WIA) Funds With The Following Service Providers To Provide Adult, Dislocated Worker, And Youth Employment And Training Services In Not-To-Exceed Amounts: (A) Oakland Private Industry Council, Inc. (OPIC), One Stop Operator, \$195,000; (B) OPIC, One Stop Comprehensive Career Center, \$550,000; (C) OPIC, Eastbay Works, \$137,303; (D) The English Center, \$115,000; (E) Lao Family Community Development, One Stop Affiliate, \$102,500; (F) Unity Council, Inc., \$157,500; (G) Assets, \$120,000; (H) Lao Family Community Development Inc., Youth Services, \$215,033.48; (I) Pivotal Point Youth Services, \$331,479.78 (J) East Bay Spanish Speaking Citizens Foundation, \$97,366.02; (K) Youth Employment Partnership, In School Youth, \$124,536.77; (L) Youth Employment Partnership, Out Of School Youth, \$229,295.80; And (M) Youth Uprising, \$139,189.81; (2) Authorizing Contracts Or Contract Amendments For Fiscal Year 2011-2012 Special Grant Funds To Service Providers As Specified In The Grant Agreements; And (3) Authorizing The City Administrator To Provide Additional Funding To Adult Service Providers For Supportive Services, Intensive Training Accounts, And On-The-Job-Training Within Budgeted Amounts Without Returning To Council

(11-0083-2)

**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.

NOTE: Americans With Disabilities Act  
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  
Agency Secretary/City Clerk  
and Clerk of the Council**

ORA - Oakland Redevelopment Agency  
S - Supplemental Item