



# 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 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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### Roll Call / Call to Order

Councilmember Present: 4 - Member Nadel, Member Brunner, Member Kernighan and President Pro Tempore De La Fuente  
*The Oakland City Council Special Community and Economic Development Committee convened at 2:08 p.m., with Councilmember Brunner presiding as Chairperson.*

1 Approval of the Draft Minutes from the Committee Meeting held on November 8, 2011

**A motion was made by President Pro Tempore De La Fuente, seconded by Member Kernighan, to \*Approve as Submitted. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Member 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 President Pro Tempore De La Fuente, seconded by Member Kernighan, to \*Approve as Submitted. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Member Nadel, Member Kernighan, Member Brunner and President Pro Tempore De La Fuente  
*There was one speaker on this item.*

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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](#)

**A motion was made by Member Kernighan, seconded by Member Nadel, that this matter be \*Received and Filed. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Member Nadel, Member Kernighan, Member Brunner and President Pro Tempore De La Fuente  
*There was one speaker on this item.*

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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](#)

**A motion was made by Member Kernighan, seconded by Member Brunner, that this matter be \*Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 6, 2011 as a Non-Consent item. The motion carried by the following vote:**

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

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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](#)

**A motion was made by Member Kernighan, seconded by Member Brunner, that this matter be \*Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 6, 2011 As a Non-Consent item. The motion carried by the following vote:**

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

*The Committee approved recommendations as amended and directed staff to amend the resolution to change the maximum amount of change order from \$2,500 to \$1,000. The Committee further directed staff to add a \$1,000 per day fine as a penalty for commercial and industrial code violations and to develop a policy that requires a City staff member to disclose any outside work that may be related to his/her position at the City to avoid a conflict of interest.*

*There were 8 speakers on this item.*  
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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](#)

**No Action Taken**

*There were 3 speakers on this item.*

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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](#)

**No Action Taken**

*There were 3 speakers on this item.*

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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](#)

**A motion was made by President Pro Tempore De La Fuente, seconded by Member Nadel, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 6, 2011 as a Non-Consent item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Member Nadel, Member Kernighan, Member Brunner and President Pro Tempore De La Fuente  
*There were 3 speakers on this item.*

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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](#)

**A motion was made by President Pro Tempore De La Fuente, seconded by Member Kernighan, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 6, 2011 As a Consent item. The motion carried by the following vote:**

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

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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](#)

**A motion was made by President Pro Tempore De La Fuente, seconded by Member Kernighan, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 6, 2011 as a Consent item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Member Nadel, Member Kernighan, Member Brunner and President Pro Tempore De La Fuente  
*There was one speaker on this item.*

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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](#)

**A motion was made by President Pro Tempore De La Fuente, seconded by Member Nadel, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 6, 2011 as a Consent item. The motion carried by the following vote:**

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

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2) An Agency 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](#)

**A motion was made by President Pro Tempore De La Fuente, seconded by Member Nadel, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 6, 2011 as a Consent item. The motion carried by the following vote:**

**Votes:** Councilmember Abstained: Member Brunner  
Councilmember Aye: Member Nadel, Member Kernighan and President Pro Tempore De La Fuente  
[2011-0068 CMS.pdf](#)

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](#)

**A motion was made by President Pro Tempore De La Fuente, seconded by Member Nadel, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 6, 2011 as a Consent item. The motion carried by the following vote:**

**Votes:** Councilmember Abstained: Member Brunner  
Councilmember Aye: Member Nadel, Member Kernighan and President Pro Tempore De La Fuente  
*There was one speaker on this item.*  
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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](#)

**A motion was made by Member Kernighan, seconded by Member Nadel, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 20, 2011 as a Non-Consent item. The motion carried by the following vote:**

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

**A motion was made by Member Kernighan, seconded by Member Nadel, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 20, 2011 as a Non-Consent item. The motion carried by the following vote:**

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

**A motion was made by Member Kernighan, seconded by Member Nadel, that this matter be \*Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 20, 2011 as a Non-Consent item. The motion carried by the following vote:**

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

*The Committee directed staff to provide in a supplemental report to the December 20, 2011 Council:*

- 1. The name of the organization*
- 2. The training provided*
- 3. The number of clients served*
- 4. The number of placements (%)*
- 5. The length (duration) of the placement*

*There were 2 speakers on this item.*  
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**Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)**

*There were 3 speakers 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 4:35 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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*City Clerk and Clerk of the Council*