

CITY OF OAKLAND
AGENDA REPORT

OFFICE OF THE CITY CLERK
CITY OF OAKLAND

2005 DEC 23 AM 9:58

TO: Office of the City Administrator/Agency Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: January 10, 2006

RE: A RESOLUTION ADOPTING THE WEST OAKLAND FAÇADE IMPROVEMENT PROGRAM, ALLOCATING \$100,000 FOR THE PROGRAM FROM WEST OAKLAND REDEVELOPMENT FUNDS, AND AUTHORIZING THE AGENCY ADMINISTRATOR TO MAKE GRANTS AND ENTER INTO DESIGN CONTRACTS UNDER THE PROGRAM WITHOUT RETURNING TO THE AGENCY

A RESOLUTION ADOPTING THE WEST OAKLAND COMMERCIAL TENANT IMPROVEMENT PROGRAM, ALLOCATING \$125,000 FOR THE PROGRAM FROM WEST OAKLAND REDEVELOPMENT FUNDS, AND AUTHORIZING THE AGENCY ADMINISTRATOR TO MAKE GRANTS AND ENTER INTO DESIGN CONTRACTS FOR THE PROGRAM WITHOUT RETURNING TO THE AGENCY

A RESOLUTION APPROVING A \$100,000 TENANT IMPROVEMENT GRANT TO THE PEOPLES COMMUNITY PARTNERSHIP FEDERAL CREDIT UNION ALLOCATING WEST OAKLAND REDEVELOPMENT FUNDS FOR THE GRANT, AND AUTHORIZING THE AGENCY ADMINISTRATOR TO ENTER INTO A DESIGN CONTRACT FOR THE PROJECT WITHOUT RETURNING TO THE AGENCY.

SUMMARY

This item is a request for Redevelopment Agency approval of resolutions authorizing the establishment of the West Oakland Commercial Façade Improvement Program and the West Oakland Commercial Tenant Improvement Program, as well as approval of a Tenant Improvement Grant for the Peoples Community Partnership Federal Credit Union (Credit Union). The resolutions will appropriate \$100,000 for the Façade Program and \$125,000 for the Tenant Improvement Program. Both programs will also provide architectural services of up to \$5,000 per property for commercial properties along targeted commercial corridors throughout the West Oakland Redevelopment Project Area. Approval of an additional \$100,000 grant is requested for tenant improvements for the Credit Union. This item is being brought for specific Council approval because the amount requested exceeds the program guidelines of the West Oakland Commercial Tenant Improvement Program.

Item No. ____
CED Committee
January 10, 2006

FISCAL IMPACT

Approval of the proposed resolutions will authorize the appropriation of \$325,000. A total of \$100,000 will be allocated for the West Oakland Façade Improvement Program and a total of \$225,000 will be allocated for the West Oakland Commercial Tenant Improvement Program (including the Credit Union grant) from the West Oakland Capital Fund (9590), West Oakland Base Reuse Organization (88679), ORA West Oakland Repayment Project (\$233510).

BACKGROUND

The West Oakland Five Year Implementation Plan describes its goals and objectives for its Redevelopment Plan and identifies strategies to reduce or eliminate blight throughout the Project Area. The Implementation Plan lists as an area goal and objective to assist neighborhood commercial revitalization and facilitate economic development by targeting commercial corridors in the project area. The plan promotes assisting the many businesses that need support, especially small and locally-owned neighborhood serving businesses in locations that need improvement and that could be vulnerable to displacement as redevelopment progresses.

KEY ISSUES AND IMPACTS

Commercial Façade Improvement and Tenant Improvement Programs are presently operating in the Central District Project Area, and most recently the Central City East Redevelopment Area. The proposed West Oakland Façade and Tenant Improvement Programs will follow the guidelines previously established in those redevelopment areas.

The West Oakland Project Area Committee (WOPAC), at its November 9, 2005 meeting considered a motion to recommend that \$100,000 of the proposed Tenant Improvement Program funds be provided for a tenant improvement grant to the Peoples Community Partnership Federal Credit Union. The motion was believed to be passed by a majority (6 YES, 2 NO, 4 RECUSALS, 1 member not voting). It was determined after the meeting that the bylaws of the WOPAC state that passage requires a majority of those present, in this case, 7 out of 13 members present. Passage of the motion was therefore short by one vote. Also during the vote several members recused themselves from the vote, believing it necessary since they are depositors of the Credit Union. The City Attorney's Office has reviewed the issue and determined that these members do not have a conflict of interest merely because of this interest. The WOPAC chair has therefore decided to reagendaize the item for consideration at WOPAC's next general meeting, January 11, 2006. Due to the time sensitive nature of the Credit Union's request, staff is requesting that the item be heard by the Community and Economic Development Committee without a WOPAC recommendation at this time, with a supplemental report detailing WOPAC's recommendation being submitted prior to consideration by the full Council.

PROGRAM DESCRIPTION

The West Oakland Façade Improvement Program will provide matching grants of up to \$10,000. Additionally an amount up to \$5,000 will be provided per property for architectural services for commercial properties located along major commercial corridors in the West Oakland Redevelopment Project Area.

The West Oakland Commercial Tenant Improvement Program will provide \$10 per square foot (up to \$45,000) in matching grants, and up to \$5,000 for design services per property for tenant improvements to retail and commercial properties located along targeted commercial corridors in the West Oakland Redevelopment Project Area.

Both programs will be administered by Community and Economic Development staff.

The Credit Union has outgrown its space at Jack London Gateway Plaza and is relocating to a larger space at Mandela Gateway at 7th and Mandela. The Credit Union is a 5 year old community credit union whose mission is to promote economic empowerment in Oakland's low income neighborhoods by providing affordable financial services and reaching out to those who have no banking history. The Credit Union is presently the only financial institution serving the West Oakland community. Most of its nearly 2000 members are low income with no other banking relationships. While the proposed funds for this project exceed the Tenant Improvement Program's guidelines, it is felt that the benefits of the Credit Union to the West Oakland community justifies this exception.

SUSTAINABLE OPPORTUNITIES

Environmental: The West Oakland Implementation Plan promotes sustainable development and green building practices.

Economic: The improvement of commercial and retail properties will promote increased business activity and retail sales along the corridors and enhance the City's tax base.

Social Equity: The goal of the Implementation Plan is to improve the physical and economic conditions of the area for all residents and property owners. The proposed programs will result in social benefits for the area as a whole.

DISABILITY AND SENIOR CITIZEN ACCESS

The proposed Façade Improvement and Commercial Tenant Improvement Programs will comply with all City, State and Federal ADA requirements.

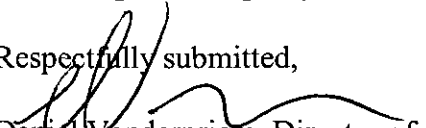
RECOMMENDATIONS AND RATIONALE

Staff recommends approval of the following resolutions: A Resolution adopting the West Oakland Commercial Façade Improvement program, appropriating \$100,000 for the Program and authorizing the Agency Administrator to make grants and enter into design contracts under the Program without returning to the Agency; a Resolution adopting the West Oakland Commercial Tenant Improvement Program appropriating \$125,000 for the Program, and authorizing the Agency Administrator to make grants and enter into design contracts for the Program without returning to the Agency; and a Resolution authorizing a \$100,000 tenant improvement grant to the Peoples Community Partnership Federal Credit Union from West Oakland Redevelopment Funds, and authorizing the Agency Administrator to enter into a design contract for this project without returning to the Agency.

ACTION REQUESTED BY COUNCIL

- 1) Approve the Resolution adopting the West Oakland Commercial Façade Improvement Program, appropriating \$100,000 for the Program and authorizing the Agency Administrator to make grants and enter into design contracts under the Program without returning to the Agency, and
- 2) Approve the Resolution adopting the West Oakland Commercial Tenant Improvement Program, appropriating \$125,000 for the Program, and authorizing the Agency Administrator to make grants and enter into design contracts for the Program without returning to the Agency, and
- 3) Approve the Resolution authorizing a \$100,000 tenant improvement grant to the Peoples Community Partnership Federal Credit Union from West Oakland Redevelopment Funds, and authorizing the Agency Administrator to enter into a design contract for the project without returning to the Agency.

Respectfully submitted,


Daniel Vanderprie, Director of
Redevelopment, Economic Development,
Housing and Community Development

Prepared by:
Gloria King, Urban Economic Analyst III


APPROVED FOR FORWARDING TO
THE COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE



OFFICE OF THE CITY ADMINISTRATOR/
AGENCY ADMINISTRATOR

Item No. ____
CED Committee
January 10, 2006

OFFICE OF THE CITY CLERK
APPROVED AS TO FORM AND LEGALITY:


2015 OCT 23 11:58 AM
City Clerk/Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

A RESOLUTION ADOPTING THE WEST OAKLAND COMMERCIAL FAÇADE IMPROVEMENT PROGRAM, ALLOCATING \$100,000 FOR THE PROGRAM FROM WEST OAKLAND REDEVELOPMENT FUNDS, AND AUTHORIZING THE AGENCY ADMINISTRATOR TO MAKE GRANTS AND ENTER INTO DESIGN CONTRACTS UNDER THE PROGRAM WITHOUT RETURNING TO THE AGENCY

WHEREAS, the West Oakland Redevelopment Project Area contains many commercial properties in need of revitalization and physical improvement; and

WHEREAS, the staff of the Community and Economic Development Agency have prepared a Commercial Facade Improvement Program for the West Oakland Redevelopment Project (the "Program") to provide incentives for property, business owners, and tenants to rehabilitate and revitalize commercial buildings and/or storefronts within targeted commercial areas in the West Oakland Redevelopment Project Area; and

WHEREAS, such rehabilitation and revitalization will assist in the elimination of blight and assist with retaining and attracting businesses and increasing job opportunities in the West Oakland Project Area; and

WHEREAS, the program is consistent with and will further the purposes of the West Oakland Redevelopment Plan and its Five Year Implementation Plan; and

WHEREAS, the Agency desires to authorize the Agency Administrator to make grants and execute all design contracts for the Program within the budget available for this purpose; and

WHEREAS, the Agency finds that the design contracts will be for services of a professional nature, and that the services under these contacts will be temporary and will not result in the loss of employment by any person having permanent status in the competitive service; now therefore be it

RESOLVED: That the Agency hereby adopts the West Oakland Commercial Façade Improvement Program to provide matching grants up to \$10,000 and

architectural services of up to \$5,000 per property for commercial properties throughout the West Oakland Redevelopment Project Area; and be it further

RESOLVED: That the Agency hereby allocates \$100,000 from West Oakland Redevelopment Operations funds (Fund 9590, Org. No. 88679, Project No. to be created) for the implementation of this Program; and be it further

RESOLVED: That the Agency authorizes the Agency Administrator or her designee to adopt guidelines for the Program, to make grants and negotiate and execute all grant contracts and design contracts under the Program within the budget available for these purposes without returning to the Agency, and to take other actions with respect to the Program and the grants consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2006

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
CHAIRPERSON DE LA FUENTE

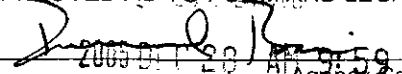
NOES-

EXCUSED-

ABSTENTION-

ABSENT-

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland

OFFICE OF THE CITY CLERK
APPROVED AS TO FORM AND LEGALITY:

2009 OCT 20 AM 9:59
Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

A RESOLUTION ADOPTING THE WEST OAKLAND TENANT IMPROVEMENT PROGRAM, ALLOCATING \$125,000 FOR THE PROGRAM FROM WEST OAKLAND REDEVELOPMENT FUNDS, AND AUTHORIZING THE AGENCY ADMINISTRATOR TO MAKE GRANTS AND ENTER INTO DESIGN CONTRACTS UNDER THE PROGRAM WITHOUT RETURNING TO THE AGENCY

WHEREAS, the West Oakland Redevelopment Project Area contains many commercial properties in need of revitalization and physical improvement; and

WHEREAS, the staff of the Community and Economic Development Agency have prepared a Tenant Improvement Program for the West Oakland Redevelopment Project (the "Program") to provide incentives for property, business owners, and tenants to rehabilitate and revitalize commercial buildings and/or storefronts within targeted commercial areas in the West Oakland Redevelopment Project Area; and

WHEREAS, such rehabilitation and revitalization will assist in the elimination of blight and assist with retaining and attracting businesses and increasing job opportunities; and

WHEREAS, the program is consistent with and will further the purposes of the West Oakland Redevelopment Plan and its Five Year Implementation Plan; and

WHEREAS, the Agency desires to authorize the Agency Administrator to make grants and execute all design contracts for the Program within the budget available for this purpose; and

WHEREAS, the Agency finds that the design contracts will be for services of a professional nature, and that the services under these contacts will be temporary and will not result in the loss of employment by any person having permanent status in the competitive service; now therefore be it

RESOLVED: That the Agency hereby adopts the West Oakland Tenant Improvement Program to provide matching grants up to \$45,000 and architectural

services of up to \$5,000 per tenant improvement for commercial properties throughout the West Oakland Redevelopment Project Area; and be it further

RESOLVED: That the Agency hereby allocates \$125,000 from West Oakland Redevelopment Operations funds (Fund 9590, Org. No. 88679, Project No. to be determined) for the Tenant Improvement Program; and be it further

RESOLVED: That the Agency authorizes the Agency Administrator or her designee to adopt guidelines for the Program, to make grants and negotiate and execute all grant contracts and design contracts under the Program within the budget available for these purposes without returning to the Agency, and to take other action with respect to the Program and the grants consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2006

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
CHAIRPERSON DE LA FUENTE

NOES-

EXCUSED-

ABSTENTION-

ABSENT-

ATTEST: _____

LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland

OFFICE OF THE CITY CLERK
APPROVED AS TO FORM AND LEGALITY:
[Signature]
2000 APR 29 AM 9:59
Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

A RESOLUTION APPROVING A \$100,000 TENANT IMPROVEMENT GRANT TO THE PEOPLES COMMUNITY PARTNERSHIP FEDERAL CREDIT UNION, ALLOCATING WEST OAKLAND REDEVELOPMENT FUNDS FOR THE GRANT, AND AUTHORIZING THE AGENCY ADMINISTRATOR TO ENTER INTO A DESIGN CONTRACT FOR THE PROJECT WITHOUT RETURNING TO THE AGENCY

WHEREAS, the West Oakland Redevelopment Project Area contains many commercial properties in need of revitalization and physical improvement; and

WHEREAS, the Agency has adopted a Commercial Tenant Improvement Program for the West Oakland Redevelopment Project; and

WHEREAS, the Peoples Community Partnership Federal Credit Union is a five-year old community credit union whose mission is to promote economic empowerment in Oakland's low income neighborhoods by providing affordable financial services and reaching out to those who have no banking history; and

WHEREAS, the Credit Union is presently the only financial institution serving the West Oakland community and most of its nearly 2000 members are low income with no other banking relationships; and

WHEREAS, the Credit Union has requested a \$100,000 tenant improvement grant; and

WHEREAS, the proposed funds for this project exceed the West Oakland Commercial Tenant Improvement Program's guidelines; and

WHEREAS, such rehabilitation and revitalization will assist in the elimination of blight and the retention of a neighborhood-serving business in the West Oakland Project Area; and

WHEREAS, the grant is consistent with and will further the purposes of the West Oakland Redevelopment Plan and its Five Year Implementation Plan; and

WHEREAS, the Agency desires to authorize the Agency Administrator to execute the design contract for the grant; and

WHEREAS, the Agency finds that the design contract will be for services of a professional nature, and that the services under this contact will be temporary and will not result in the loss of employment by any person having permanent status in the competitive service; now therefore be it

RESOLVED: That the Agency hereby approves a \$100,000 tenant improvement grant to the Peoples Community Partnership Federal Credit Union; and be it further

RESOLVED: That the Agency hereby allocates \$100,000 from West Oakland Redevelopment Operations funds (Fund 9590, Org. No. 88679, Project No. to be created) for this grant; and be it further

RESOLVED: That the Agency authorizes the Agency Administrator or her designee to negotiate and execute the grant contract and design contract for this grant within the budget available for this purpose without returning to the Agency, and to take other actions with respect to this grant consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2006

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID,
AND CHAIRPERSON DE LA FUENTE

NOES-

EXCUSED-

ABSTENTION-

ABSENT-

ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland