



City of Oakland

Office of the City Clerk
Oakland City Hall
1 Frank H. Ogawa Plaza
Oakland, California 94612
LaTonda Simmons, City
Clerk

Meeting Minutes - DRAFT

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

Tuesday, March 14, 2017

1:30 PM

Sgt. Mark Dunakin Room - Hearing Room 1

The Oakland City Council Community And Economic Development Committee convened at 1:39 P.M. , with Council President Larry Reid presiding as Chairperson.

Roll Call / Call To Order

Excused 1 - Lynette McElhaney

Present 3 - Annie Campbell Washington, Noel Gallo, and Laurence E. Reid

1 Approval Of The Draft Minutes From The Committee Meeting Held On February 28, 2017

[16-0795](#)

Attachments: [View Report](#)

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

Excused 1 - McElhaney

Aye 3 - Campbell Washington Gallo, Reid

2 Determination Of Schedule Of Outstanding Committee Items

[16-0798](#)

Attachments: [View Report](#)

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

Excused 1 - McElhaney

Aye 3 - Campbell Washington Gallo, Reid

- 8** Subject: MacArthur Bart Transit Village - Consent To Property Conveyance
From: Economic And Workforce Development
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Amending Resolution No. 86266 C.M.S. Which Authorized Consent To The Assignment Of MacArthur Transit Community Partners, LLC's (MTCP) Right To Acquire Parcels B-1 And B-2 From Bart And The Partial Assignment Of A Development Agreement Between The City Of Oakland And MTCP To A Joint Venture Between McGrath Properties, Inc., Or Related Entity, And Boston Properties LP, Or Related Entity ("BP"), And Instead Authorize The Consent To The Assignment Of MTCP's Right To Acquire Parcels B-1 And B-2 From Bart And Partial Assignment Of The Development Agreement To BP, Pursuant To A Long-Term Ground Lease With An Option To Purchase Between MPI MacArthur, LLC, Or Related Entity, And BP For The Development Of Parcels B-1 And B-2 Of The MacArthur Station Project (Formerly Known As The MacArthur Transit Village), Relying On The 2008 MacArthur Transit Village Project Environmental Impact Report And Addenda, And Other Documents, Finding That No Additional Environmental Review Is Needed Pursuant To California Environmental Quality Act Guidelines Sections 15162-15164, 15168, 15180, 15183, 15183.3 And 15061, And Adopting Related CEQA Findings; And [16-0764](#)

Attachments: [View Report](#)
[View Report](#)
[86655 CMS](#)

A motion was made by Larry Reid, seconded by Noel Gallo, that this matter be Approve 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 3/21/2017. The motion carried by the following vote:

Excused 1 - McElhanev

Aye 3 - Campbell Washington Gallo, Reid

2) A Resolution: 1) Amending Resolution No. 2016-005 C.M.S., Which Authorized Consent To The Assignment Of MacArthur Transit Community Partners, LLC's ("MTCP") Right To Acquire Parcels B-1 And B-2 From Bart And The Partial Assignment Of An Owner Participation Agreement (OPA) Between ORSA And MTCP To A Joint Venture Between McGrath Properties, Inc., Or Related Entity, And Boston Properties LP, Or Related Entity, And Instead Authorize The Consent To The Assignment Of MTCP's Right To Acquire Parcels B-1 And B-2 From Bart And Partial Assignment Of The OPA To Boston Properties LP, Or A Related Entity ("BP") Pursuant To A Long Term Ground Lease With An Option To Purchase Between MPI MacArthur, LLC, Or A Related Entity, And BP For The Development Of Parcels B-1 And B-2 Of The MacArthur Station Project ("Project"), 2) Authorizing A Third Amendment To The OPA To (A) Waive A Performance And Payment Bond Requirement For Development Of The Project In Exchange For An Additional Payment Of Up To \$500,000 For Community Benefits; (B) Extend OPA Performance Deadlines; (C) Increase The Net Worth Requirement For The Entity That Will Provide The Completion Guaranty For The Project; And (D) Amend Section 2.2.3 To Limit Placement Of The Below Market Rate Units For The Parcel B Project To Floors Five Through Nine; And (3) Relying On the 2008 MacArthur Station Project Environmental Impact Report And Addenda, And Other Documents, Finding That No Additional Environmental Review Is Needed Pursuant To California Environmental Quality Act Guidelines Sections 15162-15164, 15168, 15180, 15183, 15183.3 And 15061, And Adopting Related CEQA Findings

[16-0765](#)

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[86656 CMS](#)

The Committee amended the resolution to change the 4th Resolve to "ensure that a minimum Payment from the applicant of no less than \$345,000 for additional community benefits will occur as a condition of waiving the performance bond as discussed in the staff report" and add an additional Resolve "That the ORSA administrator or designee is hereby authorized to amend the preliminary development plan for Parcel B in the OPA to be consistent with the Final Development Plan for a 260 foot tall development approved by the Oakland City Council on March 7, 2017; and it be further."

There were 2 speakers on this item.

A motion was made by Larry Reid, seconded by Noel Gallo, that this matter be Approve 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 3/21/2017. The motion carried by the following vote:

Excused 1 - McElhanev

Aye 3 - Campbell Washington Gallo, Reid

- 5** Subject: 500 Kirkham DDA Assignment
From: Economic And Workforce Development
Recommendation: Adopt An Ordinance Amending Ordinance No. 13368 C.M.S.,
Which Authorized A Disposition And Development Agreement (DDA) With TL
Partners V, L.P., For Disposition And Development Of 500 Kirkham Street As A
Mixed-Use Project, To Assign The DDA To Panoramic Interests, LLC, Or An Affiliate.
[16-0766](#)

Attachments: [View Report](#)
[13423 CMS](#)

*The Committee approved the item and requested that the West Oakland
Workforce Development and TL partners work out their differences so that the
property transfer would be "clean".*

There was 1 speaker on this item.

**A motion was made by Larry Reid, seconded by Noel Gallo, that this matter be
Approve 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 3/21/2017. The motion carried by the following vote:**

Excused 1 - McElhanev

Aye 3 - Campbell Washington Gallo, Reid

- 3** Subject: Quarterly Tracking Report On Economic Development Activities
From: Economic Workforce Development Department
Recommendation: Receive An Informational Quarterly Tracking Report On Economic
Development Activities.
[16-0748](#)

Attachments: [View Report](#)
[View Report-Attachment A](#)
[View Report-Attachment B](#)
[View Report-Attachment C](#)

**A motion was made by Larry Reid, seconded by Noel Gallo, that this matter be
Received and Filed. The motion carried by the following vote:**

Excused 1 - McElhanev

Aye 3 - Campbell Washington Gallo, Reid

- 4 Subject: California Farmers Market Association
From: Councilmember Desley Brooks
Recommendation: Adopt A Resolution Granting A Conditional And Revocable
Encroachment Permit To Occur For A Farmers' Market In The Public Right-Of-Way At
7700 Mountain Boulevard Each Saturday Between The Hours Of 6:00 A.M. And 4:00
P.M.

[16-0746](#)

Attachments: [View Report](#)
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[86652 CMS](#)

A motion was made by Larry Reid, seconded by Noel Gallo, that this matter be
Approve 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 3/21/2017. The motion carried by the following vote:

Excused 1 - McElhanev

Aye 3 - Campbell Washington Gallo, Reid

6 The Item Regarding "Revisions To Public Art Requirements For Private Developments" Was Removed From The Agenda

- 7 Subject: Housing Related Parks Program Grant 2016
From: Housing And Community Development
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing The City To Apply For, Accept And Appropriate Grant
Funds From The California Department Of Housing And Community Development In
An Amount Not To Exceed \$500,000 Under The Housing Related Parks Program For
Improvements To The Tassafaronga Recreation Center Gymnasium; And

[16-0762](#)

Attachments: [View Report](#)
[86653 CMS](#)

A motion was made by Annie Campbell Washington, seconded by Noel Gallo,
that this matter be Approve 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 3/21/2017. The motion carried by the following
vote:

Excused 1 - McElhanev

Aye 3 - Campbell Washington Gallo, Reid

2) A Resolution Amending Resolution Nos. 85407 And 86029 C.M.S, Which Authorized The City To Apply For, Accept And Appropriate Grant Funds From The California Department Of Housing And Community Development Under The Housing Related Parks Program, To Change One Of The Funded Projects From Curt Flood Field To Rainbow Recreation Center

[16-0763](#)

Attachments: [86654 CMS](#)

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

1 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 2:46 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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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 8:30 A.M. TO 5:00 P.M.