



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 Community & Economic Development Committee

Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, California 94612

City of Oakland Website: <http://www.oaklandnet.com>

Tuesday, April 24, 2012

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

Roll Call / Call to Order

Councilmember Excused: 1 - President Pro Tempore De La Fuente
Councilmember Present: 3 - Vice Mayor Nadel, Member Brunner and Member Kernighan
The Oakland City Council Special Community and Economic Development Committee convened at 1:43 p.m., with Councilmember Brunner presiding as Chairperson.

- 1 Approval of the Draft Minutes from the Committee Meeting held on March 27, 2012

A motion was made by Vice Mayor Nadel, seconded by Member Kernighan, to *Approve as Submitted. The motion carried by the following vote:

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

- 2 Determination of Schedule of Outstanding Committee Items

A motion was made by Vice Mayor Nadel, seconded by Member Kernighan, to *Approve as Submitted. The motion carried by the following vote:

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

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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
 [10-0449-9](#)

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

Votes: Councilmember Excused: President Pro Tempore De La Fuente
 Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member
 Brunner
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4 Subject: Economic Development Strategy Report
 From: Councilmember Jane Brunner
 Recommendation: Receive An Informational Monthly Tracking Report On Specific Actions
 Taken On The Economic Development Strategy For The City Of Oakland During The Last
 Month
 [11-0310-1](#)

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

Votes: Councilmember Excused: President Pro Tempore De La Fuente
 Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member
 Brunner
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5 Subject: Army Base Community Benefits Program Recommendations
 From: Office Of Neighborhood Investment
 Recommendation: Receive A Report And Approve Recommendations That The City Council:
 Direct Staff To Include The Environmental And Green Development Recommendations From
 The Army Base Community Benefits Workshops Convened By Vice Mayor Nadel In 2011,
 Through The City's Standard Conditions Of Approval Imposed On All Development Projects
 And/Or The California Environmental Quality Act (CEQA) Mitigation Measures; And/Or
 Other Measures; And Make A Commitment To Ongoing Air Quality Monitoring At The
 Oakland Army Base.

[11-0374](#)

A motion was made by Vice Mayor Nadel, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 as a Non-Consent Item. The motion carried by the following vote:

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

The Committee received the report and approved staff recommendations to negotiate with the developer and directed staff to return to a future Community and Economic Development Committee with a report on how all Community Benefits are to be implemented.

There were 2 speakers on this item.

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6 Subject: Trade Corridor Improvement Fund Baseline Agreement Amendment
 From: Office Of Neighborhood Investment
 Recommendation: Adopt The Following Resolutions:
 (1) A Resolution Authorizing The City Administrator To Negotiate And Execute An
 Amendment To The California Transportation Commission (CTC) Trade Corridor
 Improvement Fund (TCIF) Baseline Agreement Between The Port Of Oakland (Port) And CTC
 Regarding The Oakland Army Base Project, To Add The City As A Party And As A Grant
 Recipient, To Combine The Two TCIF Grant Allocations Into One \$242.1 Million Allocation,
 To Change The Scope And Areas Of The Former Oakland Army Base Where TCIF Funds Will
 Be Used, And To Identify Funding Sources To Match The TCIF Grant; And

[11-0400](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 as a Non-Consent item The motion carried by the following vote:

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

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(2) A Resolution Authorizing The City Administrator To Negotiate And Execute An Amendment To The Cost Sharing Agreement Between The Oakland Redevelopment Agency (Agency) And The Port Of Oakland Pertaining To Infrastructure Improvements At The Former Oakland Army Base, To Reflect The Transfer Of The Property From The Agency To The City Of Oakland, To Acknowledge An Amendment To The Trade Corridor Improvement Funds (TCIF) Baseline Agreement, To Establish Respective Roles And Responsibilities Between The Port And City As To Grant Funding; To Identify The Funding Sources To Match The TCIF Grant; And To Commit An Additional \$22.5 Million In City Funds To Match The TCIF Grant
[11-0400-1](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 As a Non-Consent Item The motion carried by the following vote:

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

The Committee approved recommendations as amended to delete every instance of "and execute" from the resolution and approved the terms sheet which will allow staff to proceed with negotiations.

The committee directed staff to provide in a supplemental to the April 30, 2012 Special City Council, a terms sheet that highlights the terms that have changed from the previous iteration of the agreement.

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7

Subject: Successor Agency Authority

From: Office Of Neighborhood Investment

Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing The City Of Oakland To Serve As Successor Agency To The Redevelopment Agency Of The City Of Oakland To Accept And Appropriate Grant Funds Under The California Department Of Housing And Community Development's Infill Infrastructure Grant Program For The Macarthur Bart Transit Village Project And Authorizing The City Administrator, Deanna Santana, Or Her Designee, To Negotiate Grant Terms, Execute, Modify, Amend And Extend Agreements, Allocate Revenue, Make Expenditures, And Take All Other Actions With Respect To The Infill Infrastructure Grant Program

[11-0384](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 as a Consent item. The motion carried by the following vote:

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

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2) A Resolution Authorizing The City Of Oakland To Serve As Successor To The Housing Assets, Function And Obligations Of The Redevelopment Agency Of The City Of Oakland With Respect To Grant Funds Under The California Department Of Housing And Community Development's Infill Infrastructure Grant Program For The Macarthur Bart Transit Village And Authorizing The City Administrator, Deanna Santana, Or Her Designee, To Negotiate Grant Terms, Execute, Modify, Amend And Extend Agreements, Allocate Revenue, Make Expenditures, And Take All Other Actions With Respect To Housing Assets, Functions And Obligations Under The Infill Infrastructure Grant Program

[11-0384-1](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 as a Consent item The motion carried by the following vote:

Votes: Councilmember Excused: President Pro Tempore De La Fuente
Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member Brunner
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3) A Resolution Authorizing The City Of Oakland To Serve As Successor Agency To The Redevelopment Agency Of The City Of Oakland To Accept And Appropriate Grant Funds Under The California Department Of Housing And Community Development's Transit Oriented Development Grant Program For The Macarthur Bart Transit Village And Authorizing The City Administrator, Deanna Santana, To Negotiate Grant Terms, Execute, Modify, Amend And Extend Agreements, Allocate Revenue, Make Expenditures, And Take All Other Actions With Respect To The Transit Oriented Development Grant Program

[11-0384-2](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 as a Consent item The motion carried by the following vote:

Votes: Councilmember Excused: President Pro Tempore De La Fuente
Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member Brunner
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4) A Resolution Authorizing The City Of Oakland To Serve As Successor To The Housing Assets, Functions And Obligations Of Redevelopment Agency Of The City Of Oakland With Respect To Grant Funds Under The California Department Of Housing And Community Development's Transit Oriented Development Grant Program For The Macarthur Bart Transit Village, And Authorizing The City Administrator, Deanna Santana, To Negotiate Grant Terms, Execute, Modify, Amend And Extend Agreements, Allocate Revenue, Make Expenditures, And Take All Other Actions With Respect To Housing Assets, Functions And Obligations Under The Transit Oriented Development Grant Program

[11-0384-3](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 as a Consent item The motion carried by the following vote:

Votes: Councilmember Excused: President Pro Tempore De La Fuente
Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member Brunner
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5) A Resolution Authorizing The City Of Oakland To Serve As Successor Agency To The Redevelopment Agency Of The City Of Oakland To Accept And Appropriate Grant Funds Under The California Department Of Housing And Community Development's Infill Infrastructure Grant Program For The Uptown Project And Authorizing The City Administrator, Deanna Santana, Or Her Designee, To Negotiate Grant Terms, Execute, Modify, Amend And Extend Agreements, Allocate Revenue, Make Expenditures, And Take All Other Actions With Respect To The Infill Infrastructure Grant Program

[11-0384-4](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 as a Consent item The motion carried by the following vote:

Votes: Councilmember Excused: President Pro Tempore De La Fuente
Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member Brunner
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6) A Resolution Authorizing The City Of Oakland To Serve As Successor To The Housing Assets. Function And Obligations Of The Redevelopment Agency Of The City Of Oakland With Respect To Grant Funds Under The California Department Of Housing And Community Development's Infill Infrastructure Grant Program For The Uptown Project And Authorizing The City Administrator, Deanna Santana, Or Her Designee, To Negotiate Grant Terms, Execute, Modify, Amend And Extend Agreements, Allocate Revenue, Make Expenditures, And Take All Other Actions With Respect To Housing Assets, Functions And Obligations Under The Infill Infrastructure Grant Program

[11-0384-5](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 as a Consent item The motion carried by the following vote:

Votes: Councilmember Excused: President Pro Tempore De La Fuente
Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member Brunner
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7) A Resolution Authorizing The City Of Oakland To Serve As Successor Agency To The Redevelopment Agency Of The City Of Oakland To Accept And Appropriate Grant Funds Under The California Department Of Housing And Community Development's Transit Oriented Development Grant Program For The Coliseum Bart Station Transit Village Project And Authorizing The City Administrator, Deanna Santana, To Negotiate Grant Terms, Execute, Modify, Amend And Extend Agreements, Allocate Revenue, Make Expenditures, And Take All Other Actions With Respect To The Transit Oriented Development Grant Program

[11-0384-6](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 as a Consent item The motion carried by the following vote:

Votes: Councilmember Excused: President Pro Tempore De La Fuente
Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member Brunner
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8) A Resolution Authorizing The City Of Oakland To Serve As Successor To The Housing Assets, Functions And Obligations Of Redevelopment Agency Of The City Of Oakland With Respect To Grant Funds Under The California Department Of Housing And Community Development's Transit Oriented Development Grant Program For The Coliseum Bart Transit Village Project, And Authorizing The City Administrator, Deanna Santana, To Negotiate Grant Terms, Execute, Modify. Amend And Extend Agreements, Allocate Revenue, Make Expenditures, And Take All Other Actions With Respect To Housing Assets, Functions And Obligations Under The Transit Oriented Development Grant Program
[11-0384-7](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 as a Consent item The motion carried by the following vote:

Votes: Councilmember Excused: President Pro Tempore De La Fuente
Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member Brunner
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8 Subject: 2012-2013 HUD Annual Action Plan
From: Office Of Neighborhood Investment
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution 1) Authorizing The City Administrator To Prepare And Submit To The U.S. Department Of Housing And Urban Development The Annual Action Plan For Fiscal Year 2012-2013; 2) Accepting And Appropriating Funds Totaling \$12,940,158.00 For The Home, Emergency Shelter Grant (ESG), Housing Opportunities For Persons With Aids (HOPWA), And The Community Development Block Grant Programs; 3) Appropriating \$556,408.00 In Program Income , Reprogrammed Funds And Any Amounts In Excess Thereof For Housing Rehabilitation Revolving Loan Fund; And 4) Authorizing The City Administrator To Negotiate And Execute Agreements With Subgrantees For Fiscal Year 2012-2013 For The Community Development Block Grant Program
[11-0397](#)

A motion was made by Vice Mayor Nadel, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the * Meeting of the Oakland City Council, due back on May 15, 2012 as a public hearing The motion carried by the following vote:

Votes: Councilmember Excused: President Pro Tempore De La Fuente
Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member Brunner
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9 Subject: City Of Oakland's Fiscal Year Consolidated Plan
 From: Department Of Human Services
 Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution
 Amending The City Of Oakland's Fiscal Year 2011-2012 Consolidated Plan Annual Action
 Plan Submitted To The U. S. Department Of Housing & Urban Development, To Include
 Additional Funds Awarded To The City Under The U. S. Department Of Housing &. Urban
 Development's 2011 Homeless Emergency And Rapid Transition To Housing (HEARTH)
 Emergency Solutions Grant (ESG), A Formula Grant (Formerly The Emergency Shelter Grant),
 Requiring A Substantial Amendment To The City's Fiscal Year 2011-2012 Annual Action Plan
 [11-0386](#)

A motion was made by Vice Mayor Nadel, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the * Meeting of the Oakland City Council, due back on May 15, 2012 as a Public Hearing The motion carried by the following vote:

Votes: Councilmember Excused: President Pro Tempore De La Fuente
 Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member Brunner
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10 Subject: Mural Projects Grant
 From: Office Of The City Administrator
 Recommendation: Adopt A Resolution Authorizing Grant Contracts For Mural Projects At Six
 Sites In East Oakland Without Returning To Council, And Allocating And Appropriating Grant
 Funds In An Amount Not To Exceed \$ 14,950 Per Mural For A Total Not To Exceed \$89,700
 [11-0366](#)

A motion was made by Member Kernighan, seconded by Vice Mayor Nadel, that this matter be *Approve the Recommendation of Staff, and Forward to the * Meeting of the Oakland City Council, due back on May 15, 2012 as a non-consent item. The motion carried by the following vote:

Votes: Councilmember Excused: President Pro Tempore De La Fuente
 Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member Brunner
 There was one speaker on this item.
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11 Subject: Sunfield Development LLC - DDA Property Seminary And Foothill
 From: Office Of Neighborhood Investment
 Recommendation: Adopt An Ordinance Authorizing A Disposition And Development
 Agreement With Sunfield Development, LLC, For The Sale Of Property At Foothill Boulevard
 And Seminary Avenue For \$6,000 For Development As A Retail Shopping Center, And
 Allocating \$150,000 For Remediation Of The Site
 [11-0372](#)

A motion was made by Vice Mayor Nadel, seconded by Member Brunner, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on April 30, 2012 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Abstained: Member Kernighan
 Councilmember Excused: President Pro Tempore De La Fuente
 Councilmember Aye: Vice Mayor Nadel and Member Brunner
 There were 5 speakers on this item.

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12 Subject: Ralphs/Food 4 Less ENA - 66th And San Leandro St.
 From: Office Of Neighborhood Investment
 Recommendation: Adopt A Resolution Authorizing An Exclusive Negotiating Agreement
 With Ralphs/ Food 4 Less Grocery Company For Development Of A Supermarket And Fuel
 Station At 66th Avenue And San Leandro Street
 [11-0398](#)

A motion was made by Vice Mayor Nadel, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the * Special Meeting of the Oakland City Council, due back on May 15, 2012 as a Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: President Pro Tempore De La Fuente
 Councilmember Aye: Vice Mayor Nadel, Member Kernighan and Member
 Brunner
 There were 4 speakers on this item.

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Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

There were 4 speakers during Open Forum.

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Special Community and Economic Development Committee adjourned the meeting at 4:10 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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