

FILED
OFFICE OF THE CITY CLERK
OAKLAND

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

AGENDA REPORT

2010 NOV -4 PM 1:02

TO: Office of the Agency Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: November 16, 2010

RE: **A Series of Agency Resolutions Authorizing Professional Services Agreements for Preparation of Documents for Amendments to the Central District Redevelopment Plan and the Broadway/MacArthur/San Pablo Redevelopment Plan:**

An Agency Resolution Authorizing a Professional Service Agreement in an Amount not to Exceed \$219,000 with Seifel Consulting Inc. for the Preparation of Reports and Studies for the Proposed Amendment to the Central District Redevelopment Plan Extending Time Limits and Increasing the Tax Increment Cap

An Agency Resolution Authorizing a Professional Service Agreement in an Amount not to Exceed \$260,000 with Environmental Science Associates for the Preparation of an Environmental Impact Report for the proposed Redevelopment Plan Amendment to the Central District Redevelopment Plan Extending Time Limits and Increasing the Tax Increment Cap

An Agency Resolution authorizing a Professional Service Agreement in an amount not to exceed \$230,000 with Seifel Consulting Inc. for the Preparation of Reports and Studies for the proposed Amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan expanding the Project Area to incorporate the Lowell Street/Golden Gate/Gaskill Area and extending the Eminent Domain Time Limit

An Agency Resolution authorizing a Professional Service Agreement in an Amount not to exceed \$287,000 with Environmental Science Associates for the Preparation of an Environmental Impact Report for the proposed Redevelopment Plan Amendment to the Broadway/MacArthur/San Pablo Redevelopment Project Area Plan expanding the Project Area to incorporate the Lowell Street/Golden Gate/Gaskill Area and extending the Eminent Domain Time Limit

An Agency Resolution authorizing a Professional Service Agreement in an Amount not to exceed \$30,000 with Wood Rodgers for the Preparation of a Legal Description for the proposed Amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan expanding the Project Area to incorporate the Lowell Street/Golden Gate/Gaskill Area

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November 16, 2010

SUMMARY

The Redevelopment Agency of the City of Oakland is contemplating several major amendments to the redevelopment plans for the Central District and the Broadway/MacArthur/San Pablo Redevelopment Project Areas (the “Project Area(s)”).

California redevelopment law and California Environmental Quality Act (CEQA) require that the Agency prepare specific documentation including a blight study, a fiscal analysis, other elements of the required Preliminary Report and Report to Council, and a programmatic Environmental Impact Report (EIR) prior to authorization of major amendments to redevelopment plans. In addition, the amendment to the redevelopment plan for the Broadway/MacArthur/San Pablo Redevelopment Project Area to expand the Project Area requires the preparation of a detailed legal description and map of the boundaries of the proposed amendment area. Accordingly, staff is recommending approval of five Agency resolutions authorizing the Agency Administrator to enter into the following professional services agreements:

1. Two contracts in amounts not to exceed \$219,000 and \$230,000 with Seifel Consulting Inc. for the preparation of the blight study and other reports and studies for each amendment.
2. Two contracts in amounts not to exceed \$260,000 and \$287,000 with Environmental Science Associates (“ESA”) for the preparation of an EIR for each amendment.
3. One contract in an amount not to exceed \$30,000 with Wood Rodgers for the preparation of a legal description and map for the proposed amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan expanding the Project Area.

After selecting ESA through a formal Request for Proposal (RFP) process, the Agency Administrator under his administrative authority entered into a professional services agreement with ESA in an amount not to exceed \$14,950 to conduct preliminary work on the EIR. This contract will be subsumed within the proposed larger contract.

FISCAL IMPACT

The Agency will pay for the professional services agreements as follows:

Central District Redevelopment Area

The proposed contract in an amount not to exceed \$219,000 with Seifel Consulting, Inc. will be funded as follows: \$119,000 from Central District 1986 Bond Fund (Fund 9504), Capital Improvement Project – Economic Development Organization (94800), Downtown Cap Project Support FY01 (Project P130620), and \$100,000 from Unrestricted Land Sale Proceeds (Fund 9553), Capital Improvement Project – Economic Development Organization (94800), Downtown Capital Project Support (Project P130610).

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The proposed contract in an amount not to exceed \$260,000 with ESA will be funded from Central District 1986 Bond Fund (Fund 9504), Capital Improvement Project – Economic Development Organization (94800), Downtown Cap Project Support FY01 (Project P130620).

Broadway/MacArthur/San Pablo Redevelopment Project Area

Funding for the contract in an amount not to exceed \$230,000 with Seifel Consulting, Inc., the contract in an amount not to exceed \$287,000 with ESA, and the contract in an amount not to exceed \$30,000 with Wood Rodgers will be transferred from the Broadway/MacArthur/San Pablo 2006-T TAB Fund (9538), Broadway/ MacArthur/San Pablo Organization (88669), Land Acquisition Project (T315210) to a new project number that will be created in the same Fund.

BACKGROUND

Central District Redevelopment Plan Amendment

The Central District Redevelopment Project Area, created in 1969, covers approximately 250 city blocks (828 acres) in an area generally bounded by I-980, Lake Merritt, 27th Street and the Embarcadero. Within the Project Area, there are four major redevelopment activity areas: City Center, Chinatown, Old Oakland and the Uptown area.

Under current time limits, the effectiveness of the Redevelopment Plan for the Central District will terminate on June 12, 2012, and the ability of the Agency to receive tax increment revenue will expire 10 years thereafter in 2022. The Agency is entitled to extend these time limits by one additional year pursuant to state legislation imposing Agency payments to the Supplemental Educational Revenue Augmentation Fund (SERAF), but the Agency is not moving forward with these extensions for the time being pending the outcome of litigation challenging the SERAF requirement.

The Agency wishes to extend the two time limits for an additional 10 years as allowed by Senate Bill 211 (codified at Health and Safety Code Section 33333.10, et seq.). Under California redevelopment law, such an extension requires findings, among other things, that significant blight remains in the Project Area and that the blight cannot be eliminated without extending the effectiveness of the Plan and the receipt of property taxes. For this time extension, remaining areas of blight and “necessary and essential parcels” in the Central District must be mapped.

Additionally, the eminent domain authority for the Central District expired on June 12, 2009. The Agency wishes to renew this authority through an amendment of the redevelopment plan. Under redevelopment law, such an extension also requires findings based on substantial evidence that significant blight remains in the Project Area and that this blight cannot be eliminated without the use of eminent domain.

Finally, the Central District Redevelopment Plan includes a cumulative cap on receipt of tax increment revenues, set at \$1,348,862,000 over the life of the plan. The Agency is close to

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reaching its cap and will exceed it if the SB 211 time extension is adopted. A plan amendment is required to raise the cap, which also requires findings that significant blight remains in the Project Area and that this blight cannot be eliminated without increasing the cap, as well as an analysis of the cost of projects required to eradicate this blight and the relationship between this cost and the increase in the cap. The Agency has not determined what the new tax increment cap will be and will determine the new amount based on the analysis to be completed by Seifel Consulting, Inc.

Broadway/MacArthur/San Pablo Redevelopment Plan Amendment

The Broadway/MacArthur/San Pablo Redevelopment Project Area consists of two distinct noncontiguous areas in North Oakland and is comprised of approximately 600 acres. The Broadway/MacArthur subarea incorporates Broadway Auto Row and Telegraph Avenue between 27th and 42nd Streets. The San Pablo subarea incorporates the portion of San Pablo Avenue from 53rd to 67th Street. A Project Area Committee (PAC) was approved and seated on March 21, 2000, and the Redevelopment Plan was adopted on July 25, 2000. The original PAC is still active, having been approved by City Council to continue beyond the required three-year period from the adoption of the Redevelopment Plan.

Community members in an adjacent area of North Oakland requested, through a community petition process, to have the boundaries of the Broadway/MacArthur/San Pablo Redevelopment Project Area expanded to include the Lowell/Gaskill/Golden Gate neighborhoods (the "Amendment Area"). The proposed Amendment Area is composed of approximately 1,300 parcels and 150 acres. The proposed Amendment Area includes the parcels immediately east of San Pablo to the intersection of Market Street and Adeline Street. The north and south borders of the proposed Amendment Area are defined by the city borders of Emeryville and Berkeley. The City Council adopted this Amendment Area as a Survey Area on July 20, 2010, per City Council Resolution No. 82912 C.M.S.

The eminent domain authority for the Broadway/MacArthur/San Pablo Project Area will expire on July 25, 2012, unless extended through an amendment of the Redevelopment Plan. Under the redevelopment law, such an extension requires findings based on substantial evidence that significant blight remains in the Project Area and that this blight cannot be eliminated without the use of eminent domain. The PAC voted unanimously to study the proposed extension of the eminent domain time limit at their July 1, 2010 meeting.

KEY ISSUES AND IMPACTS

In August 2010, staff issued three separate RFPs for consultant teams to complete the blight analysis and preparation of other reports, preparation of the EIR, and the legal description for the territory expansion to the Broadway/MacArthur/San Pablo Redevelopment Project.

Staff received two proposals for the blight analysis work, four proposals for the preparation of the EIR, and for proposals for preparation of the legal description in September.

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Staff assembled review panels for the responses to each of the RFPs with relevant staff, including staff from the Planning Department and Public Works. Each proposal was evaluated based on compliance with the City's Small Local and Local Business Enterprise (S/LBE) Program, the qualifications of the firms, relevant experience, and proposed budget. As a result of this process, the selection panels unanimously recommended hiring Seifel Consulting, Inc., ESA, and Wood Rogers for these studies.

All of the teams exceed the City's Local and Small Local hiring requirements. The contract with Seifel Consulting Inc. includes 25% SLBE participation. The ESA contract provides for 57% LBE participation and 10% SLBE participation, and the Wood Rogers contract will be 100% LBE.

PROJECT DESCRIPTION

Blight Analysis and Preliminary Report

Seifel Consulting, Inc. will undertake the blight analysis for each redevelopment project area and prepare other reports to be included in the Preliminary Report and the Report to Council on the plan amendments. The blight studies involve detailed field surveys, which include parcel-by-parcel building condition surveys to document remaining blight within the existing Project Areas and the proposed Amendment Area. Among other things, the Report to Council on each amendment will include the reasons for the plan amendment, a description of remaining physical and economic blight, a description of the redevelopment program and proposed financing, tax increment projections, and a neighborhood impact report.

Environmental Review

ESA will prepare two separate EIRs to evaluate the environmental impacts of extending the life of the Central District Redevelopment Plan and expanding the boundaries of the Broadway/MacArthur/San Pablo Project Area. CEQA provides that all public and private undertakings pursuant to a redevelopment plan shall constitute a single project, and a programmatic EIR will be appropriate for purposes of the redevelopment plan adoption or amendment process.

An EIR includes a project description that outlines what will be studied, which are generally the environmental impacts of extending the timeline for the Central District Redevelopment Plan and the geographic boundaries of the Broadway/MacArthur/San Project Area. The report includes more in-depth study on a number of technical topics, such as Air Quality and Greenhouse Gases, Cultural and Historic Resources, Water Quality and Water Supply, Land Use and Land Use Plans and Policies, Population and Housing, and Traffic, Transportation and Circulation.

After selecting ESA through the RFP process, the Agency Administrator under his administrative authority entered into a professional services agreement in an amount not to exceed \$14,950 with ESA to conduct preliminary work on the EIR for the Central District amendment. Specifically, ESA started work on the Project Description and Notice of Preparation, which are essential components for the production of a timely EIR. This small

contract will be subsumed within the proposed larger contract of \$260,000 to complete all remaining project phases necessary for the EIR on this amendment.

Legal Description

Wood Rogers will prepare the legal description and accompanying survey map of the boundaries of the Amendment Area for the proposed expansion of the boundaries the Broadway/MacArthur/San Pablo Redevelopment Project Area. The legal description and map must satisfy the detailed requirements of the California State Board of Equalization for redevelopment filings.

SUSTAINABLE OPPORTUNITIES

Economic: If adopted, the proposed amendments to the redevelopment plans would facilitate the redevelopment and rehabilitation of blighted and underutilized residential, commercial and public facilities which will improve the economic stability and health of the commercial districts in the Central District Project Area and in the proposed amendment area to the Broadway/MacArthur/San Pablo Project Area.

Environmental: As part of future redevelopment agreements that would be executed in the two respective redevelopment project areas, staff will include provisions to require developers to make substantial use of such green building techniques as energy-conserving design and appliances, water-conserving fixtures and landscaping, recycled building materials, and low-waste construction techniques.

Social Equity: The adoption of these amendments to the redevelopment plans will result in increased provision of funding for affordable housing in the City of Oakland. In the Central District Redevelopment Area, the amendment will result in a legal requirement to increase funding for the housing set-aside from 20 percent to 30 percent of the tax increment generated to be used citywide for affordable housing (California redevelopment law currently requires that an Agency allocate 20 percent of tax increment to the housing fund, however, the City Council adopted legislation requiring that 25 percent of all tax increment be allocated to the production of affordable housing). In addition, California Redevelopment Law requires that 15 percent of all housing units developed in the Central District during the extension period are affordable units. In the amendment area to the Broadway/MacArthur/San Pablo plan, a minimum of 25 percent (pursuant to Agency policy) of tax increment generated from the redevelopment project will be set aside to be used citywide for affordable housing. Community redevelopment law requires that 15 percent of all housing units developed within the project area during the life of the redevelopment plan are affordable units.

RECOMMENDATIONS AND RATIONALE

These professional services contracts are necessary for the adoption of the proposed redevelopment plan amendments to the Central District and Broadway/MacArthur/San Pablo

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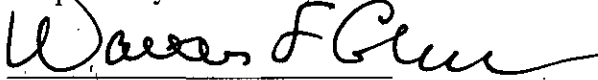
Redevelopment Plans. Outside expertise is required for the preparation of the blight analysis, environmental review, and legal description to meet the documentation requirements of California redevelopment law and CEQA.

ACTION REQUESTED OF THE AGENCY/CITY COUNCIL

CEDA staff is recommending approval of five Agency resolutions authorizing the Agency Administrator to enter into the following professional services agreements:

1. Two contracts in amounts not to exceed \$219,000 and \$230,000 with Seifel Consulting Inc. for the preparation of the blight study and other reports and studies for each proposed amendment to the Central District and Broadway/MacArthur/San Pablo Redevelopment Plans.
2. Two contracts in amounts not to exceed \$260,000 and \$287,000 with Environmental Science Associates (“ESA”) for the preparation of an EIR for each proposed amendment to the Central District and Broadway/MacArthur/San Pablo Redevelopment Plans.
3. One contract in an amount not to exceed \$30,000 with Wood Rodgers for the preparation of a legal description and map for the proposed amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan expanding the Project Area.

Respectfully submitted,



Walter S. Cohen, Director

Community and Economic Development Agency

Reviewed by:

Gregory Hunter, Deputy Director

Economic Development and Redevelopment

Prepared by:

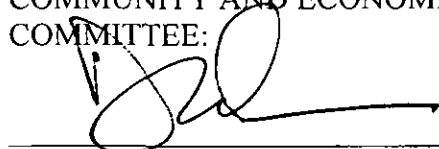
Kathy Kleinbaum, Urban Economic Analyst IV

Redevelopment Division

Jens Hillmer, Urban Economic Coordinator

Redevelopment Division

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT
COMMITTEE:



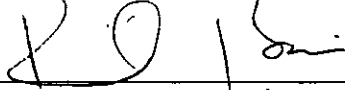
Office of the Agency Administrator

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CED Committee
November 16, 2010

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2010 NOV -4 PM 1:03

APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$219,000 WITH SEIFEL CONSULTING INC. FOR THE PREPARATION OF REPORTS AND STUDIES FOR THE PROPOSED AMENDMENT TO THE CENTRAL DISTRICT REDEVELOPMENT PLAN EXTENDING TIME LIMITS AND INCREASING THE TAX INCREMENT CAP

WHEREAS, the Redevelopment Agency (Agency) desires to prepare an amendment to the redevelopment plan for the Central District Redevelopment Project Area (the "Project Area") (1) extending the effectiveness of the plan by 10 years from June 12, 2012 to June 12, 2022, and the ability of the Agency to receive tax increment from June 12, 2022 to June 12, 2032 pursuant to the provisions of Senate Bill 211; (2) extending the eminent domain authority under the plan, and (3) increasing the limit on receiving tax increment from the Project Area; and

WHEREAS, the Agency desires to contract with Seifel Consulting Inc. ("Seifel") to conduct a blight analysis and prepare other reports and studies for the Preliminary Report and the Report to Council in connection with the proposed amendment as required by California Redevelopment Law; and

WHEREAS, the Agency selected Seifel after issuance of a Request for Proposals for the preparation of a blight study and related reports; and

WHEREAS, the Agency finds that the services provided pursuant to the proposed professional services agreement authorized hereunder are temporary and of a professional nature; and

WHEREAS, the Agency finds that the proposed professional services agreement shall not result in the loss of employment or salary by any person having permanent status in the competitive service; and

WHEREAS, funding for the professional services agreement is available as follows: \$119,000 from Central District 1986 Bond Fund (Fund 9504), Capital Improvement Project – Economic Development Organization (94800), Services: Professional Account (54930), Downtown Cap Project Support FY01 (Project P130620), and \$100,000 from Unrestricted Land Sale Proceeds (Fund 9553), Capital Improvement Project – Economic Development Organization (94800), Services: Professional Account (54930); Downtown Capital Project Support (Project P130610); now therefore be it

RESOLVED: That the Agency hereby authorizes a professional services agreement with Seifel in an amount not to exceed \$219,000, including contingency, to prepare a blight study and related reports in connection with the proposed amendment to the Central District Redevelopment Plan; and be it

FURTHER RESOLVED: That the Agency Administrator is hereby authorized to negotiate and execute said professional services agreement; and be it

FURTHER RESOLVED: That funding for the professional services agreement is hereby allocated as follows: \$119,000 from Central District 1986 Bond Fund (Fund 9504), Capital Improvement Project – Economic Development Organization (94800), Services: Professional Account (54930), Downtown Cap Project Support FY01 (Project P130620), and \$100,000 from Unrestricted Land Sale Proceeds (Fund 9553), Capital Improvement Project – Economic Development Organization (94800), Services: Professional Account (54930); Downtown Capital Project Support (Project P130610); and be it

FURTHER RESOLVED: That the Agency authorizes the Agency Administrator or his designee to take any action with respect to the professional services agreement consistent with this Resolution and its basic purposes; and be it

FURTHER RESOLVED: That any and all documents necessary to effectuate the intent of this resolution shall be reviewed and approved as to form by Agency Counsel prior to execution by the Agency Administrator or his designee.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2010

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2010 NOV -4 PM 1:03

APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$260,000 WITH ENVIRONMENTAL SCIENCE ASSOCIATES FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED REDEVELOPMENT PLAN AMENDMENT TO THE CENTRAL DISTRICT REDEVELOPMENT PLAN EXTENDING TIME LIMITS AND INCREASING THE TAX INCREMENT CAP

WHEREAS, the Redevelopment Agency (Agency) desires to prepare an amendment to the redevelopment plan for the Central District Redevelopment Project Area (the "Project Area") (1) extending the effectiveness of the plan by 10 years from June 12, 2012 to June 12, 2022, and the ability of the Agency to receive tax increment from June 12, 2022 to June 12, 2032 pursuant to the provisions of Senate Bill 211; (2) extending the eminent domain authority under the plan, and (3) increasing the limit on receiving tax increment from the Project Area; and

WHEREAS, the Agency desires to contract with Environmental Science Associates (ESA) to prepare an Environmental Impact Report for the proposed amendment to the Central District Redevelopment Plan as required by the California Environmental Quality Act; and

WHEREAS, the Agency selected ESA after issuance of a Request for Proposals for the preparation of an Environmental Impact Report for the proposed amendment to the Central District Redevelopment Plan; and

WHEREAS, the Agency finds that the services provided pursuant to the proposed professional services agreement authorized hereunder are temporary and of a professional nature; and

WHEREAS, the Agency finds that the proposed professional service agreement shall not result in the loss of employment or salary by any person having permanent status in the competitive service; and

WHEREAS, funding for the professional service agreement is available from the Central District 1986 Bond Fund (Fund 9504), Capital Improvement Project – Economic Development Organization (94800), Downtown Cap Project Support FY01 (Project P130620); now, therefore be it

RESOLVED: That the Agency hereby authorizes a professional service agreement with ESA in an amount not to exceed \$260,000, including contingency, to prepare an Environmental Impact Report for the proposed amendment to the Central District Redevelopment Plan; and be it

FURTHER RESOLVED: That the Agency Administrator is hereby authorized to negotiate and execute said professional service agreement; and be it

FURTHER RESOLVED: That the funding for the professional service agreement is hereby allocated from the Central District 1986 Bond Fund (Fund 9504), Capital Improvement Project – Economic Development Organization (94800), Downtown Cap Project Support FY01 (Project P130620); and be it

FURTHER RESOLVED: That the Agency authorizes the Agency Administrator or his designee to take any action with respect to the professional service agreement consistent with this Resolution and its basic purposes; and be it

FURTHER RESOLVED: That any and all documents necessary to effectuate the intent of this resolution shall be reviewed and approved as to form by Agency Counsel prior to execution by the Agency Administrator or his designee.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2010

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-


ABSTENTION-

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

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Agency Counsel

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RESOLUTION No. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$230,000 WITH SEIFEL CONSULTING INC. FOR THE PREPARATION OF REPORTS AND STUDIES FOR THE PROPOSED AMENDMENT TO THE BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PLAN EXPANDING THE PROJECT AREA TO INCORPORATE THE LOWELL STREET/GOLDEN GATE/GASKILL AREA AND EXTENDING THE EMINENT DOMAIN TIME LIMIT

WHEREAS, on July 20, 2010 (Resolution No. 82912 C.M.S.), the City Council of the City of Oakland designated an area in North Oakland (the "Lowell Street/Golden Gate/Gaskill Amendment Redevelopment Survey Area") as a survey area to be studied for inclusion in the Broadway/MacArthur/San Pablo Redevelopment Project pursuant to Section 33310 of the California Community Redevelopment Law ("CRL"), California Health and Safety Code Section 33000, et seq.; and

WHEREAS, in addition to expanding the boundaries of the Broadway/MacArthur/San Pablo Redevelopment Project Area, the Redevelopment Agency is also studying the feasibility of extending the time limit for the use of eminent domain within the Project Area; and

WHEREAS, the Agency desires to contract with Seifel Consulting Inc. ("Seifel") to conduct a blight analysis and prepare other reports and studies for the Preliminary Report and the Report to Council in connection with the proposed amendment as required by the CRL; and

WHEREAS, the Agency selected Seifel through a competitive Request for Proposals process; and

WHEREAS, the Agency finds that the services provided pursuant to the proposed professional services agreement authorized hereunder are temporary and of a professional nature; and

WHEREAS, the Agency finds that the proposed professional services contract shall not result in the loss of employment or salary by any person having permanent status in the competitive service; and

WHEREAS, funding for the agreement will be transferred from the Broadway/ MacArthur/San Pablo 2006-T TAB Fund (9538), Broadway/ MacArthur/San Pablo Organization (88669), Land Acquisition Project (T315210) to a new project number that will be created in the same Fund; now, therefore, be it

RESOLVED: That the Agency hereby authorizes a professional services agreement with Seifel in an amount not to exceed \$230,000, which is inclusive of a contingency, to prepare a blight study and related reports in connection with the proposed amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan; and be it

FURTHER RESOLVED: That the Agency Administrator is hereby authorized to negotiate and execute a professional services agreement with Seifel; and be it

FURTHER RESOLVED: That the funding for the professional services agreement is hereby allocated from the Broadway/MacArthur/San Pablo 2006-T TAB Fund (9538), Broadway/ MacArthur/San Pablo Organization (88669), Land Acquisition Project (T315210), with a new project number that will be created in the same Fund; and be it

FURTHER RESOLVED: That the Agency authorizes the Agency Administrator or his designee to take any action with respect to the professional services agreement consistent with this Resolution and its basic purposes; and be it

FURTHER RESOLVED: That any and all documents necessary to effectuate the intent of this resolution shall be reviewed and approved as to form by Agency Counsel prior to execution by the Agency Administrator or his designee.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2010

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

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

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APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$287,000 WITH ENVIRONMENTAL SCIENCE ASSOCIATES FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED REDEVELOPMENT PLAN AMENDMENT TO THE BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT AREA PLAN EXPANDING THE PROJECT AREA TO INCORPORATE THE LOWELL STREET/GOLDEN GATE/GASKILL AREA AND EXTENDING THE EMINENT DOMAIN TIME LIMIT

WHEREAS, on July 20, 2010 (Resolution No. 82912 C.M.S.), the City Council of the City of Oakland designated an area in North Oakland (the "Lowell Street/Golden Gate/Gaskill Amendment Redevelopment Survey Area") as a survey area to be studied for inclusion in the Broadway/MacArthur/San Pablo Redevelopment Project pursuant to Section 33310 of the California Community Redevelopment Law ("CRL"), California Health and Safety Code Section 33000, et seq.; and

WHEREAS, in addition to expanding the boundaries of the Broadway/MacArthur/San Pablo Redevelopment Project Area, the Redevelopment Agency ("Agency") is also studying the feasibility of extending the time limit for the use of eminent domain within the Project Area; and

WHEREAS, the Agency desires to contract with Environmental Science Associates ("ESA") to prepare to prepare an Environmental Impact Report in connection with the proposed amendment to the plan of the Project Area as required by the CRL; and

WHEREAS, the Agency selected ESA through a competitive Request for Proposals process; and

WHEREAS, the Agency finds that the services provided pursuant to the proposed professional services agreement authorized hereunder are temporary and of a professional nature; and

WHEREAS, the Agency finds that the proposed professional services agreement shall not result in the loss of employment or salary by any person having permanent status in the competitive service; and

WHEREAS, funding for the professional services agreement will be transferred from the Broadway/ MacArthur/San Pablo 2006-T TAB Fund (9538), Broadway/ MacArthur/San Pablo Organization (88669), Land Acquisition Project (T315210) to a new project number that will be created in the same Fund; now, therefore be it

RESOLVED: That the Agency hereby authorizes a professional services agreement with ESA in an amount not to exceed \$287,000, which is inclusive of a contingency, to prepare an Environmental Impact Report in connection with the proposed amendment to Broadway/MacArthur/ San Pablo Redevelopment Plan; and be it

FURTHER RESOLVED: That the Agency Administrator is hereby authorized to negotiate and execute a professional services agreement with ESA; and be it

FURTHER RESOLVED: That the funding for the professional services agreement is hereby allocated from the Broadway/MacArthur/San Pablo 2006-T TAB Fund (9538), Broadway/ MacArthur/San Pablo Organization (88669), Land Acquisition Project (T315210), with a new project number that will be created in the same Fund; and be it

FURTHER RESOLVED: That the Agency authorizes the Agency Administrator or his designee to take any action with respect to the professional services agreement consistent with this Resolution and its basic purposes; and be it

FURTHER RESOLVED: That any and all documents necessary to effectuate the intent of this resolution shall be reviewed and approved as to form by the Agency Counsel prior to execution by the Agency Administrator or his designee.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2010

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

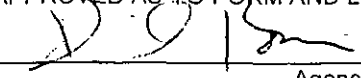
ATTEST: _____

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

FILED
OFFICE OF THE CITY CLERK
OAKLAND

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APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$30,000 WITH WOOD RODGERS FOR THE PREPARATION OF A LEGAL DESCRIPTION FOR THE PROPOSED AMENDMENT TO THE BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PLAN EXPANDING THE PROJECT AREA TO INCORPORATE THE LOWELL STREET/GOLDEN GATE/GASKILL AREA

WHEREAS, on July 20, 2010 (Resolution No. 82912 C.M.S.), the City Council of the City of Oakland designated an area in North Oakland (the "Lowell Street/Golden Gate/Gaskill Amendment Redevelopment Survey Area") as a survey area to be studied for inclusion in the Broadway/MacArthur/San Pablo Redevelopment Project pursuant to Section 33310 of the California Community Redevelopment Law ("CRL"), California Health and Safety Code Section 33000, et seq.; and

WHEREAS, the Agency desires to contract with Wood Rogers to complete the Legal Description and Survey Map for the proposed amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan as required by the CRL; and

WHEREAS, the Agency selected Wood Rogers through a competitive Request for Proposals process; and

WHEREAS, the Agency finds that the services provided pursuant to the proposed professional services agreement authorized hereunder are temporary and of a professional nature; and

WHEREAS, the Agency finds that the proposed professional services agreement shall not result in the loss of employment or salary by any person having permanent status in the competitive service; and

WHEREAS, funding for the professional service agreement will be transferred from the Broadway/ MacArthur/San Pablo 2006-T TAB Fund (9538), Broadway/

MacArthur/San Pablo Organization (88669), Land Acquisition Project (T315210) to a new project number that will be created in the same Fund; now, therefore be it

RESOLVED: That the Agency hereby authorizes a professional services agreement with Wood Rogers in an amount not to exceed \$30,000, which is inclusive of a contingency, to prepare the legal description and survey map for the proposed amendment to the Broadway/MacArthur/San Pablo Redevelopment Plan; and be it

FURTHER RESOLVED: That the Agency Administrator is hereby authorized to negotiate and execute a professional services agreement with Wood Rogers; and be it

FURTHER RESOLVED: That the funding for the professional services agreement is hereby allocated from the Broadway/MacArthur/San Pablo 2006-T TAB Fund (9538), Broadway/ MacArthur/San Pablo Organization (88669), Land Acquisition Project (T315210), with a new project number that will be created in the same Fund; and be it

FURTHER RESOLVED: That the Agency authorizes the Agency Administrator or his designee to take any action with respect to the professional services agreement consistent with this Resolution and its basic purposes; and be it

FURTHER RESOLVED: That any and all documents necessary to effectuate the intent of this resolution shall be reviewed and approved as to form by Agency Counsel prior to execution by the Agency Administrator or his designee.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2010

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

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