



# City of Oakland Meeting Agenda

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 Oakland  
Redevelopment Successor Agency and 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, July 09, 2013**

**1:30 PM**

**Sgt. Mark Dunakin Room - 1st Floor**

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**\*\* PLEASE NOTE CHANGE IN TIME \*\***

***DEFINITION OF TERMS:***

*Consent Item: any action item that a subject matter Committee has forwarded to the full Council with unanimous recommendation for approval and is not controversial, and does not have a high level of public interest as determined by the Rules Committee.*

*Non-Consent Item: any action that a subject-matter Committee has forwarded to the full Council without unanimous recommendation for approval, or having a high level of public interest, or is controversial as determined by the Rules Committee.*

*Action Item: any resolution, ordinance, public hearing, motion, or recommendation requiring official vote and approval of the City Council to be effective.*

*Informational Item: an item of the agenda consisting only of an informational report that does not require or permit Council action.*

**Roll Call / Call To Order**

**COMMITTEE MEMBERSHIP:**

**Lynette Gibson McElhaney, District 3, Council President Patricia Kernighan, District 2, Libby Schaaf, District 4; Chairperson: Vice Mayor Larry Reid, District 7**

1 Approval Of The Draft Minutes From The Committee Meeting Held On June 25, 2013

2 Determination Of Schedule Of Outstanding Committee Items  
([ced070913](#))

3 Subject: Army Base Interim Leasing Program  
From: Office Of Neighborhood Investment  
Recommendation: Receive A Report And Possible Action Regarding The  
Oakland Army Base Interim Leasing Program  
([12-0143-1](#))

**This item was Continued from the June 25, 2013 Community & Economic**

**Development Committee meeting.**

- 4           Subject:    ENA With Strada Investment Group  
              From:       Office Of Neighborhood Investment  
              Recommendation: Adopt A Resolution Authorizing An Exclusive Negotiating  
              Agreement With Strada Investment Group For Development Of The City Center T-5/6  
              Site Bounded By 11th Street, Clay Street, And 12th Street  
              [\(12-0626\)](#)
- 5           Subject:    Temescal/Telegraph And Laurel BIDs  
              From:       Department Of Economic And Workforce Development  
              Recommendation: Adopt A Resolution Approving The Annual Reports Of The  
              Temescal/Telegraph Avenue Property Business Improvement District Of 2005 And The  
              Laurel Property Business Improvement District Of 2005 Advisory Boards; Confirming  
              The Continuing Annual Assessment For Each Applicable District For Fiscal Year  
              2013/14; And Authorizing Payment Of The City's Cumulative Fiscal Year 2013/14 Fair  
              Share Assessment In An Amount Of Approximately \$2,328.93 For City-Owned Property  
              In The Temescal/Telegraph Avenue District (The Temescal Library, APN 014 1219 003  
              00)  
              [\(12-0627\)](#)
- 6           Subject:    Lease Of City Owned Property At 8200 International Boulevard  
              From:       Office Of Neighborhood Investment  
              Recommendation: Adopt An Ordinance Authorizing The City Administrator To Execute  
              A Lease For City Owned Property Located At 8200 International Blvd. With East  
              Oakland Youth Development Center Qualified Active Low Income Community  
              Business, Inc. (EOYDC QALICB, Inc.), A California Nonprofit Public Benefit  
              Corporation, For A Term Of Sixty-Six (66) Years  
              [\(12-0641\)](#)
- 7           Subject:    ORSA Bond Spending Plan  
              From:       Office Of The City Administrator  
              Recommendation: Adopt The Following Pieces Of Legislation:
- 1) A Resolution (1) Approving A Plan For Spending Excess Tax Allocation Bond  
              Proceeds, (2) Authorizing A Bond Expenditure Agreement With The Oakland  
              Redevelopment Successor Agency To Transfer Such Funds To The City For  
              Bond-Eligible Purposes, (3) Accepting Excess Bond Funds, (4) Appropriating And  
              Allocating Such Funds To Projects And Programs Consistent With The Bond  
              Expenditure Agreement And The Spending Plan, And (5) Approving The Oakland  
              Redevelopment Successor Agency's Schedule For Repayment Of Loan Indebtedness To  
              The City For West Oakland Redevelopment Projects Financed By The City; And  
              [\(12-0644\)](#)
- 2) An Oakland Redevelopment Successor Agency (ORSA) Resolution Authorizing A  
              Bond Expenditure Agreement With The City Of Oakland To Transfer Excess Tax  
              Allocation Bond Proceeds Not Previously Obligated To The City For Bond-Eligible  
              Purposes; And

(12-0644-1)

3) An Oakland Redevelopment Successor Agency Resolution Establishing A Schedule For Repayment Of Oakland Redevelopment Successor Agency Loan Indebtedness To The City For West Oakland Redevelopment Projects Financed By The City

(12-0644-2)

- 8 Subject: FY 2013-2014 WIA Budget And Contracts  
From: Department Of Economic And Workforce Development  
Recommendation: Adopt A Resolution (1) Adopting The Fiscal Year 2013-2014 Workforce Investment Budget; (2) Accepting And Appropriating Workforce Investment Act (WIA) Title I Funds For Adult, Dislocated Worker, And Youth Programs In The Amount Of \$4,854,996; And (3) Authorizing Contracts With Service Providers Competitively Selected By The Oakland Workforce Investment Board To Provide Adult, Dislocated Worker, And Youth Services Through June 2016

(12-0648)

- 9 Subject: Oakland Renaissance New Market Tax Credits  
From: Office of neighborhood investment  
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing Oakland Renaissance NMTC, Inc., An Affiliate Of The City, To Accept An Allocation Of Tax Credit Authority In An Amount Not To Exceed \$20 Million Pursuant To The New Markets Tax Credit Program, And To Enter Into An Allocation Agreement And Related Documents With The Community Development Financial Institutions Fund For This Tax Credit Authority; And

(12-0662)

2) A Resolution Authorizing A Loan To Oakland Renaissance NMTC, Inc., In The Amount Of \$125,000 For A Term Of Up To Twelve Months With An Interest Rate Of 3.5 Percent From The Community Development Block Grant (CDBG) Fund To Cover Oakland Renaissance NMTC, Inc.'s Organizational Start-Up Expenses Required To Initiate The Allocation Of New Market Tax Credits; And

(12-0662-1)

3) A Resolution Approving The Allocation Of Up To \$6 Million Of New Market Tax Credits By Oakland Renaissance NMTC, Inc., To A Sub-Community Development Entity Affiliated With Oakland Renaissance NMTC, Inc., To Allocate Said Tax Credits To The East Bay Asian Local Development Corporation Or Its Affiliates For The Renovation Of Swan's Marketplace Located At 538 9th Street, And/Or Property At 1825 San Pablo Avenue; And

(12-0662-2)

4) A Resolution Approving The Allocation Of Up To \$8 Million Of New Market Tax Credits By Oakland Renaissance NMTC, Inc., To A Sub-Community Development Entity Affiliated With Oakland Renaissance NMTC, Inc., To Allocate Said Tax Credits To Bridge Housing, Inc. Or Its Affiliates For The Development Of MacArthur Station Mixed-Use Development, Parcel A, At 585 40th

Street; And  
(12-0662-3)

5) A Resolution Approving The Allocation Of Up \$6 Million Of New Market Tax Credits By Oakland Renaissance NMTC, Inc., To A Sub-Community Development Entity Affiliated With Oakland Renaissance NMTC, Inc., To Allocate Said Tax Credits To Sunfield Development LLC Or Its Affiliates For The Development Of Seminary Point, A Retail Project At Foothill Boulevard And Seminary Avenue  
(12-0662-4)

10 Subject: Contract With Causa Justa  
From: Department Of Economic And Workforce Development  
Recommendation: Adopt A Resolution Authorizing A Contract With Causa Justa For One Year With A One-Year Option To Renew In An Amount Not To Exceed A Total Of \$320,000 To Administer The Oakland Day Labor Program  
(12-0653)

11 Subject: Disposition Of City-Owned Property For Development  
From: Office Of Neighborhood Investment  
Recommendation: Adopt An Ordinance Amending The Oakland Municipal Code To Add A New Chapter 2.41 Entitled "Disposition Of City-Owned Property For Development"  
(12-0652)

12 Subject: Allocation Of Funds For The Affordable Housing Trust  
From: Councilmember Dan Kalb  
Recommendation: Adopt An Ordinance (1) Amending Oakland Municipal Code Section 15.68.100 That Established The Affordable Housing Trust Fund To Set Aside An Amount Equal To 25% Of Funds Distributed To The City As A Taxing Entity Under The Redevelopment Dissolution Laws Into The Affordable Housing Trust Fund, (2) Amending Ordinance No. 12502 C.M.S. That Established A General Fund Reserve Policy To Exempt These Distributions From The Requirement To Use One Time Revenues To Pay For One Time Expenses Or Reduce Negative Fund Balances, And (3) Appropriating And Transferring Such Distributions From The General Purpose Fund To The Affordable Housing Trust Fund  
(12-0665)

**Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)**

**Adjournment**

\* 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.

NOTE: Americans With Disabilities Act  
If you need special assistance to participate in Oakland City Council and Committee meetings please contact the Office of the City Clerk. When possible, please notify the City Clerk 48 hours prior to the meeting so we can make reasonable arrangements to

ensure accessibility. Also, in compliance with Oakland's policy for people with environmental illness or multiple chemical sensitivities, please refrain from wearing strongly scented products to meetings.

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(TTD)

**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 8:30AM TO 5:00PM**

**LaTonda Simmons  
City Clerk and  
Clerk of the Council**