

W. Miller

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND

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OFFICE OF THE CITY CLERK
OAKLAND

2005 JUN 16 PM 9:13

RESOLUTION NO. 2005-0049 C.M.S.

**RESOLUTION APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT
BETWEEN THE OAKLAND REDEVELOPMENT AGENCY, THE OAKLAND
BASE REUSE AUTHORITY AND COSTCO WHOLESALE CORPORATION
FOR A TERM OF 180 DAYS TO DEVELOP A WHOLESALE AND RETAIL
GENERAL MERCHANDISE FACILITY IN THE NORTH GATEWAY
DEVELOPMENT AREA OF THE FORMER OAKLAND ARMY BASE**

WHEREAS, the Redevelopment Agency adopted the Redevelopment Plan for the Oakland Army Base Redevelopment Project ("Oakland Army Base Redevelopment Plan") on July 1, 2000; and

WHEREAS, one of the goals included in the Oakland Army Base Redevelopment Plan was subdividing the site into parcels suitable for modern, integrated development; and

WHEREAS, one of the proposed actions included in the Oakland Army Base Redevelopment Plan was redevelopment of land by private enterprise; and

WHEREAS, the OBRA acquired 365 acres of the former Oakland Army Base and transferred 70 acres to the Port in August 2003, and will transfer 165 acres available for private development to the Redevelopment Agency after OBRA transfers land to the Port of Oakland, California Department of Transportation and East Bay Regional Park District ; and

WHEREAS, the potential development of wholesale and retail general merchandise facility in the North Gateway development area of the former Oakland Army Base would improve the economic conditions in the Oakland Army Base Redevelopment Area; and

WHEREAS, the Agency has expressed interest in development of a Costco store on the North Gateway site; and

WHEREAS, the Oakland Base Reuse Authority which owns the site has also expressed interest in the proposal and has authorized its Executive Director to negotiate and enter into an agreement with Costco Wholesale Corporation; and

WHEREAS, the Agency, Oakland Base Reuse Authority and Costco Wholesale Corporation, as the prospective developer, wish to enter into a period of preliminary study and negotiations over the project proposal, understanding that this does not constitute a binding commitment on the part of the Agency to any project or developer for the property; now therefore be it

RESOLVED: That the Agency Administrator is authorized to negotiate and enter into an Exclusive Negotiating Agreement with the Oakland Base Reuse Authority, and Costco Wholesale Corporation, for purposes of studying and evaluating the feasibility of, and negotiating terms and conditions for the potential development of a Wholesale and Retail General Merchandise facility on approximately 15 acres in the North Gateway Development Area, commonly known as the Subaru lot; and be it

FURTHER RESOLVED: That the exclusive negotiating period will be for one hundred eighty (180) days; and be it

FURTHER RESOLVED: That the Exclusive Negotiating Agreement shall be reviewed and approved as to form and legality by Agency Counsel prior to execution; and be it

FURTHER RESOLVED: That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines that this action complies with CEQA because this action on the part of the Agency is exempt from CEQA pursuant to Section 15262 (feasibility and planning studies), Section 15306 (information collection) and Section 15061(b)(3) (general rule) of the CEQA Guidelines; and be it

FURTHER RESOLVED: That the Agency Administrator or her designee shall cause to be filed with the County of Alameda a Notice of Exemption for this action; and be it

FURTHER RESOLVED: That the Agency Administrator is further authorized to take whatever action is necessary with respect to the Exclusive Negotiating Agreement and the project consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, JUL 19 2005, 2005

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, ~~BRUNER~~, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
CHAIRPERSON DE LA FUENTE - 7


NOES- 0

2005-0049

ABSENT- BRUNNER - 1

ABSTENTION- 0

ATTEST:


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