

# CITY OF OAKLAND



CITY HALL • 1 FRANK H. OGAWA PLAZA, 3<sup>rd</sup> FLOOR • OAKLAND, CALIFORNIA 94612

Office of the Mayor  
Honorable Libby Schaar  
Mayor

(510) 238-3141  
Fax (510) 238-4731

Letter of Appointment

November 19, 2020

The Honorable City Council  
One Frank H. Ogawa Plaza, Second Floor  
Oakland, CA 94612

Dear President Kaplan and members of the City Council:

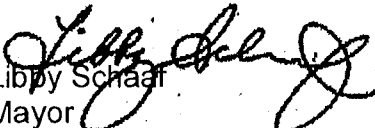
Pursuant to City Charter Section 601, the Mayor has reappointed the following persons as members of the following board or commission, subject to City Council confirmation:

**Business Tax Board of Review**

**Jens Hillmer** to serve a four-year term beginning October 2, 2020 and ending October 1, 2024, filling the seat designated for a community member selected by the Mayor.

Thank you for your assistance in this matter.

Sincerely,

  
Libby Schaar  
Mayor

**Profile**

Jens \_\_\_\_\_ Hillmer \_\_\_\_\_  
First Name Middle Initial Last Name

\_\_\_\_\_   
Email Address

\_\_\_\_\_ Suite or Apt \_\_\_\_\_  
Street Address City State Postal Code  
Richmond CA 94804  
City State Postal Code

\_\_\_\_\_ Home: ( \_\_\_\_\_  
Mobile Primary Phone Alternate Phone

\_\_\_\_\_ Development Area Manager \_\_\_\_\_  
City of Oakland Job Title  
Employer Job Title

**Which Boards would you like to apply for?**

Business Tax Board of Review: Submitted

**Interests & Experiences**

**Please tell us how your qualifications and participation will relate to the requested board and/or commission's mission.**

I am a current member of the Board.

***Please submit your resume or curriculum vitae. You may upload a document. (A Word format is preferred.) Alternatively, you may paste the text of your resume in the field provided below.***

Resume November 2018.pdf  
Upload a Resume

**Please paste the text of your resume or curriculum vitae below.**

**Please click the acknowledgement below.**

**Service on City of Oakland boards, commissions, and committees may require filings of the FPPC's Statements of Economic Interest (Form 700). Upon appointment and determination of filing status, I will comply with all filing obligations.**

I Agree \*

## **Jens Hillmer**

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### **EXPERIENCE**

**Development Program Manager**  
*Economic & Workforce Development Department*  
*Public/Private Partnership Division*

*2017 - present*

Manage and oversee a project team with a successful history of planning and managing the sale and development of city or other properties in public-private partnerships in downtown Oakland and several other former redevelopment areas in the city, including affordable and market-rate housing, transportation-oriented mixed-use developments, office and retail projects, infrastructure improvements and historic rehabilitation. Responsibilities also include administering facility management contracts for Oakland's George P. Scotlan Memorial convention center and various other City-owned entertainment venues. Recent accomplishments include construction starts of two major office projects on former Oakland Redevelopment Agency properties in the central business district. Team activities include the following:

- Managing the sale and development of city properties involving multiple stakeholders and agencies.
- Administration of public facility management agreements.
- Administering Oakland Redevelopment Successor Agency obligations.
- Implementing public improvement projects and programs.
- Preparing, administering and monitoring contracts, budgets, and programs.
- Preparing and presenting reports and legislation for City Council review approval.
- Participation in preparation of economic development and planning studies.

**Urban Economic Coordinator**  
*Economic & Workforce Development Department*  
*Community and Economic Development Agency*

*1999 - 2017*

Supervised professional staff in structuring and administering development projects and programs in downtown Oakland, including mixed-income residential, office and retail projects, transportation-oriented mixed-use development, infrastructure improvements and historic rehabilitation. Accomplishments include redevelopment of Oakland's Uptown area into a popular residential and entertainment district and of MacArthur BART Station into a significant transit-oriented development. Other team activities included the following:

- Overseeing disposition and development of public land in public-private partnerships, including project planning, developer solicitations, financial feasibility and pro forma analysis, project underwriting and financing, site remediation, monitoring and participating in entitlement approval process, property sales, loan/grant disbursements, and construction monitoring.
- Negotiating and administering complex legal documents, such as financing agreements, real estate purchase and sales contracts and leases, property management agreements.
- Negotiating and overseeing property management agreements for recreational and convention center facilities.
- Administer public funding for the MacArthur BART Transit Village and several public improvement projects.
- Manage public facility renovations.
- Preparing and presenting reports and legislation for public review and action by City boards and commissions.

## **Jens Hillmer**

- Collaborating with other City departments, public agencies and community and business organizations on project and policy issues, such as housing and economic development policy, zoning and planning studies, design review, and public parking issues.
- Soliciting, selecting and administering contract services, including financial feasibility studies, economic impact reports, specific planning studies, construction management and design and engineering.

### **Urban Economic Analyst IV**

*Community and Economic Development Agency*

*Office of Neighborhood Investment, City of Oakland, CA*

**1996 - 1999**

Lead team responsible for conversion of a historic high school campus to a bio-medical research facility for Children's Hospital Oakland and a community senior center, surrounded by affordable for-sale housing and a public park.

- Prepared and administered project development budgets and pro forma financial statements
- Secured and administered project financing from local, state and federal sources, including historic rehabilitation tax credits.
- Managed a team of consultants during program development, design and construction, property management and property disposition.
- Completed sale of building to Children's Hospital Oakland.
- Negotiated long-term lease-back of senior center.
- Oversaw compliance with all local, state and federal legal and regulatory requirements.
- Managed and conducted community outreach to build awareness and support for project.

### **Housing Development Coordinator IV**

*Office of Housing and Neighborhood Development, City of Oakland, CA*

**1993 - 1996**

Supervised staff in the administration of federal, state and local affordable housing finance programs during planning and implementation of affordable and market rate housing development projects

- Underwrote and administered construction and permanent financing for affordable housing projects.
- Negotiated and administered real estate purchase and sale agreements.
- Monitored project compliance with federal, state and local regulations.
- Worked with City staff and other public agencies on housing policy, zoning regulations and land use planning.

## **Jens Hillmer**

### **Housing Development Coordinator III**

*Office of Community Development, City of Oakland, CA*

1990 - 1993

- Administered financing of affordable housing projects.
- Prepared Requests for Proposals to develop City-owned properties, evaluated proposals and sold properties.
- Assisted in the preparation of requests for proposals/qualifications for contractors and consultants.

### **Student Trainee**

*Office of Community Development, City of Oakland, CA*

1989 - 1990

- Assisted in administration of housing finance program.

### **Research Assistant**

*Institute of Urban and Regional Development, University of California, Berkeley, CA*

1988 - 1989

- Assisted in survey research and analysis of the effectiveness of real estate disclosure laws for single-family homes for the California Department of Real Estate.
- Conducted annual rental housing operating cost survey for Berkeley Rent Stabilization Board.

### **Graduate Instructor**

*Department of Sociology, University of California, Berkeley, CA*

1987 - 1989

- Conducted classes on survey research methods and statistical analysis.

## **EDUCATION**

**University of California, Berkeley, CA**

*Masters in City and Regional Planning*

1989

**University of California, Santa Barbara, CA**

*Bachelor of Arts, Sociology (Summa Cum Laude)*

1984

## **SKILLS**

- Proven quantitative and qualitative analytical ability with an emphasis on real estate and economic development.
- Proven real estate finance and development expertise.
- Effective interpersonal communication skills and a commitment to community engagement.
- Effective, clear and concise writer and presenter, skilled at conveying complex material and making project and policy recommendations in politically-charged environments.
- Extensive and successful real estate finance and development contract negotiating experience.
- Experienced team leader and coordinator.

*Michael J. Scott*

City Attorney's Office

# OAKLAND CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_ C.M.S.

## RESOLUTION CONFIRMING THE MAYOR'S REAPPOINTMENT OF JENS HILLMER AS A MEMBER OF THE BUSINESS TAX BOARD OF REVIEW

**WHEREAS**, City of Oakland ("City") Charter Section 601 provides, among other things, that the City Council may create by ordinance advisory, appellate or rule-making boards and commissions and prescribe their function, duties, powers, and jurisdiction, and that members of boards and commissions shall be appointed by the Mayor, subject to confirmation by the affirmative vote of five members of the City Council ("Council"); and

**WHEREAS**, pursuant to Oakland Municipal Code Section 5.04.550, the Business Tax Board of Review ("BTBR") consists of the City Auditor; the City Administrator; an employee of the City selected by the City Administrator; and two community members nominated by the Mayor and appointed by the Council each for a term of four years; and

**WHEREAS**, pursuant to Oakland Municipal Code Section 5.04.550, the City Administrator and the City Auditor may each deputize in writing filed with the BTBR for such period or for such hearings as may be desired, a person to serve as his/her designee to the BTBR; now, therefore, be it

**RESOLVED:** That the Council hereby confirms the Mayor's appointment of Jens Hillmer to the BTBR, to serve a four-year term beginning October 2, 2020 and ending October 1, 2024, filling the seat designated for a community member selected by the Mayor; and be it

**FURTHER RESOLVED:** That this resolution shall take effect immediately upon passage.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FORTUNATO BAS, GALLO, GIBSON MCELHANEY, KALB, REID, TAYLOR, THAO AND PRESIDENT KAPLAN

NOES-  
ABSENT-  
ABSTENTION-

ATTEST: \_\_\_\_\_

ASHA REED

Acting City Clerk and Clerk of the Council of the City of Oakland, California