



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 Redevelopment Agency and Council Community & Economic Development Committee**

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

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

Tuesday, July 08, 2008

3:00 PM

Hearing Room One - 1st Floor

**** 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:

**President De La Fuente, District 5; Vice Mayor Larry Reid, District 7;
Henry Chang, Jr. At-Large; Chairperson Jane Brunner, District 1**

1 Approval of the Draft Minutes from the Committee Meeting held on June 24, 2008

2 Determination of Schedule of Outstanding Committee Items
[\(07-08 CED PEND\)](#)

3 Subject: Central City East Redevelopment Project - Implementation Plan
From: Community and Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Adopting The 2008-2013 Implementation Plan For the Central City East Redevelopment Project; And
[\(07-1173\)](#)

2) A Resolution Authorizing A One-Year Extension Of The Project Area Committee For The Central City East Redevelopment Project To July 29, 2009
(07-1173-1)

This item will also appear as a Public Hearing on the July 15, 2008 City Council Agenda

- 4 Subject: West Oakland Community Advisory Group Report
From: Community and Economic Development Agency
Recommendation: Receive The Annual Report Regarding The Former Oakland Army Base From The West Oakland Community Advisory Group (WOCAG)
(07-1355)
- 5 Subject: Master Developer Selection
From: Community and Economic Development Agency
Recommendation: Action On A Report And Recommendations Regarding The Selection Of A Master Developer For A 108-Acre Portion Of The Former Oakland Army Base
(07-1359)
- 6 Subject: St. Joseph's Professional Center Relocation
From: Community and Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:
- 1) A Resolution Approving The Relocation Plan For The St. Joseph's Professional Center At 2647 International Boulevard; And
(07-1369)
- 2) An Agency Resolution Approving The Relocation Plan For The St. Joseph's Professional Center At 2647 International Boulevard
(07-1369-1)
- 7 Subject: East Gateway Development Area
From: Community and Economic Development
Recommendation: Adopt The Following Pieces Of Legislation:
- (1) An Agency Resolution Authorizing The Agency Administrator To Negotiate And Execute A Supplemental Agreement No. 1-B, Which Supplements Section 6.5 Of The Memorandum Of Agreement Among The City Of Oakland, The Oakland Redevelopment Agency And The Port Of Oakland Relating To The Fair Share Basis Cost Agreement For The Deconstruction Of Buildings 804, 805, 806, 807, And 808 Within The East Gateway Development Area Of The Former Oakland Army Base;
(07-1383)
- (2) A City Resolution Authorizing The Agency Administrator To Negotiate And Execute A Supplemental Agreement No. 1-B, Which Supplements Section 6.5 Of The Memorandum Of Agreement Among The City Of Oakland, The Oakland Redevelopment Agency And The Port Of Oakland Relating To The Fair Share Basis Cost Agreement For The Deconstruction Of Buildings 804, 805, 806, 807, And 808 Within The East Gateway

Development Area Of The Former Oakland Army Base;
[\(07-1383-1\)](#)

(3) An Agency Resolution Contributing An Amount Not-To-Exceed \$1,505,838 From The OBRA Operations Fund (9570), West Oakland Base Reuse Organization (88679), Bay Bridge Gateway Project (S235323), Miscellaneous Contract Services Account (54919) To The City Of Oakland For The City's Fair Share Cost Of Deconstructing Buildings 804, 805, 806, 807 And 808 Within The East Gateway Development Area Of The Former Oakland Army Base;
[\(07-1383-2\)](#)

(4) A City Resolution Accepting And Appropriating A Contribution Of Redevelopment Agency Funds Under The Cooperation Agreement In An Amount Not-To-Exceed \$1,505,838 To Fund The City's Fair Share Cost Of Deconstructing Buildings 804, 805, 806, 807 And 808 Within The East Gateway Development Area Of The Former Oakland Army Base
[\(07-1383-3\)](#)

8 Subject: Quarterly Newsletter For Redevelopment Agency
From: Community and Economic Development Agency
Recommendation: Adopt An Agency Resolution Authorizing The Agency Administrator To Negotiate, Execute And Amend Professional Services Contracts As Needed Without Returning To The Agency For The Design, Development And Production Of A Quarterly Newsletter For The Redevelopment Agency In An Amount Not To Exceed \$60,000 For Fiscal Year 2008-2009
[\(07-1385\)](#)

9 Subject: St. Mary's Contract
From: Community and Economic Development
Recommendation: Adopt A Resolution Authorizing The City Administrator, Or Her Designee, To Negotiate And Enter Into A Grant Agreement With St. Mary's Center In An Amount Not To Exceed \$350,000 For The Period Of July 1, 2008 To June 30, 2009 For The Acquisition Of Properties For St. Mary's Center Village At 925 Brockhurst Street
[\(07-1386\)](#)

10 Subject: Central District Basement Backfill And Repair Program Expansion
From: Community and Economic Development Agency
Recommendation: Adopt An Agency Resolution Amending Resolution No. 2008-0006 C.M.S. To: (1) Revise And Expand The Central District Basement Backfill And Repair Program, (2) Allocate An Additional \$2,000,000 For The Revised And Expanded Program For A Total Aggregate Amount Of \$3,100,000 From Fiscal Year 2007-2009 Central District Funds, And (3) Authorize The Agency Administrator To Make Grants And Loans Under The Program Without Returning To The Agency
[\(07-1418\)](#)

11 Subject: Property Improvements - 8603 & 8701 Hillside Street
From: Community and Economic Development Agency

Recommendation: Adopt An Agency Resolution Authorizing An Owner Participation Agreement With Pineview Partners, LLC, And Lenin Anne For The Rehabilitation Of 8603 & 8701 Hillside Street In The Central City East Redevelopment Project Area, Including Agency Funding In An Amount Not To Exceed \$275,000
(07-1451)

12

Subject: Fox Theater Project
From: Community and Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Authorizing The Agency Administrator To Amend The Disposition And Development Agreement To Provide For A Bridge Loan Between The Agency And Fox Oakland Theater Inc (FOT), A Non-Profit Entity, In An Amount Not To Exceed \$7,450,000 To Fund The Completion Of The Fox Theater Renovation Project;
(07-1464)

2) An Agency Resolution Authorizing The Agency Administrator To Enter Into A Tenant Improvement Grant Agreement Between The Agency And GASS Entertainment Inc. In An Amount Not To Exceed \$2,000,000, To Fund The Completion Of The Fox Theater Renovation Project;
(07-1464-1)

3) An Agency Resolution Authorizing The Agency Administrator To Enter Into A Loan Agreement Between The Agency And Fox Theater Master Tenant, LLC In An Amount Not To Exceed \$2,700,000 To Fund Needed Tenant Improvements In The Fox Theater;
(07-1464-2)

4) An Agency Resolution Authorizing The Agency Administrator To Enter Into A Loan Agreement Between The Agency And The Oakland School For The Arts In An Amount Not To Exceed \$2,300,000 To Fund The Tenant Improvements In The New Wrap-Around Portion Of The Building;
(07-1464-3)

5) An Agency Resolution Authorizing The Agency Administrator To Apply For, Accept And Appropriate Grant Funds From The Following: (1) California Cultural And Historical Endowment Grant In An Amount Not To Exceed \$1,400,000; (2) Department Of Housing And Community Development Infill Infrastructure Grant In An Amount Not To Exceed \$10,000,000; And A Federal Housing And Urban Development Grant In An Amount Not To Exceed \$3,000,000; And
(07-1464-4)

6) An Agency Resolution Authorizing The Agency Administrator To Accept And Appropriate \$68,750 In Historic Mitigation Funds From Signature At Broadway Grand LLC, For The Fox Theater Project
(07-1464-5)

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

***Special Concurrent Meeting of the
Redevelopment Agency and Council Community
& Economic Development Committee**

Tuesday, July 08, 2008

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: TDD

**LATONDA SIMMONS
Agency Secretary/City Clerk
and Clerk of the Council**

ORA - Oakland Redevelopment Agency
S - Supplemental Item