



City of Oakland Meeting Minutes

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

Roll Call / Call to Order

[Play Video](#)

Councilmember Excused: 1 - Member De La Fuente

Councilmember Present: 3 - Chair Brunner, Member Chang and Vice Mayor Reid

The Oakland City Council Community and Economic Development Committee convened at 3:00 PM, with Councilmember Jane Brunner presiding as Chairperson.

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

[Play Video](#)

**A motion was made by Vice Mayor Reid, seconded by Member Chang, to
*Approve the Minutes. The motion carried by the following vote:**

Votes: Councilmember Excused: Member De La Fuente

Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid

- 2 Determination of Schedule of Outstanding Committee Items

[Play Video](#)

**A motion was made by Member Chang, seconded by Member Chang, to
*Approve as Submitted. The motion carried by the following vote:**

Votes: Councilmember Excused: Member De La Fuente

Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid

The following individual spoke on this item:

- Sanjiv Handa

07-08 CED PEND

[View Report.pdf](#)

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](#)

[Play Video](#)

A motion was made by Vice Mayor Reid, seconded by Member Chang, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente

Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid

[View Report.pdf](#)

[View Supplemental Report.pdf](#)

[2008-0070 CMS.pdf](#)

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](#)

A motion was made by Vice Mayor Reid, seconded by Chair Brunner, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente

Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid

The Committee directed staff to prepare a supplemental report with the following information: 1) What is the basis for the MacArthur Streetscape receiving the most funds? If based on expenditures, then include all expenditures over the past 5 year; 2) The history of all Streetscapes and Project Area Committee actions; and 3) Whether all Streetscapes will be treated equally with respect to the contingency fund reflected in the report? This item will be Public Hearing on July 15, 2008

The following individuals spoke on this item:

- Pat Kerighan

- Sanjiv Handa

[81475 CMS.pdf](#)

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](#)
 [Play Video](#)

**A motion was made by Vice Mayor Reid, seconded by Member Chang,
that this matter be *Received and Filed. The motion carried by the
following vote:**

Votes: Councilmember Excused: Member De La Fuente
Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid

The following individuals spoke on this item:

- *Brian Beveridge*
 - *Nancy Nadel*
 - *Steve Lowe*
 - *Ray Kidd*
 - *Ellen Wyrick Parkinson*
 - *Richard Neveln*
 - *Sanjiv Handa*
- [View Report.pdf](#)

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](#)
 [Play Video](#)

A motion was made by Vice Mayor Reid, seconded by Member Chang, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente

Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid
The Committee made a motion to accept the review panel's agreement with the addition that the RFP be broadened to allow developers to submit alternative proposals that incorporate a regional retail center on the Army Base or close by and that Pacific Coast Container (PCC) would be given the same space considerations as the produce market and the film center. The motion also included the following process to be carried out by staff: 1) Hold a minimum of two meetings with the development teams. 2) Investigate the possibility of coordinating infrastructure development with the Port-owned property. 3) Respond in writing to questions posed in writing. 4) Make all of the studies and reports performed from 1999 to the present regarding the Army Base available to the development teams. 5) Provide information on the status of all existing agreements and ENAs for areas within the Army Base and Auto Mall area. The Committee also directed that the RFP development teams should submit an estimate of the revenue generated from their proposals and a vision of the entrance to the City at the West Gateway. The Committee also requested more information about PCC, including their acreage and what kind of space they need and a supplemental report on the economic benefits of the Port to the City.

The following individuals spoke on this item:

- Nancy Nadel
- Wallace Murfit
- Bill Aboudu
- Henry Momazuki
- Abdel Zaharan
- Rev. Michael Wallace
- Rodney Anderson
- Richard Neveln
- Aidan Barry
- Sharon Cornu

- *Shabneez Manji*
- *D'Wayne Wiggins*
- *Gy Green*
- *Shirley Burnell*
- *Feilx Guillory*
- *Xavier Gardner*
- *Sean House*
- *Erika Ranahan*
- *Ben Nichols*
- *Sandra King*
- *Steve Lowe*
- *Ray Kidd*
- *Ellen Wyrick Parkinson*
- *Phil Tagami*
- *Michael Johnson*
- *Irma Garcia-Sinclair*
- *Gary Guesman*
- *Lauretta Wiggins*
- *Bill Smith*
- *Sanjiv Handa*
- [View Report.pdf](#)
- [View Supplemental Report.pdf](#)

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](#)

A motion was made by Vice Mayor Reid, seconded by Member Chang, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Consent Calendar item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente
Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid
[View Report.pdf](#)
[81467 CMS.pdf](#)

2) An Agency Resolution Approving The Relocation Plan For The St. Joseph's Professional Center At 2647 International Boulevard
[07-1369-1](#)

A motion was made by Vice Mayor Reid, seconded by Member Chang, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Consent Calendar item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente
Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid
[2008-0066 CMS.pdf](#)

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](#)
[Play Video](#)

A motion was made by Vice Mayor Reid, seconded by Member Chang, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Consent Calendar item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente
Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid
[View Report.pdf](#)
[View Supplemental Report.pdf](#)
[2008-0067 CMS.pdf](#)

(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](#)

A motion was made by Vice Mayor Reid, seconded by Member Chang, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Consent Calendar item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente

Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid
[81468 CMS.pdf](#)

(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](#)

Committee action was postponed

(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](#)

Committee action was postponed

The Committee amended the resolution to only authorize staff to negotiate the agreement but to return for approval to execute the agreement. Staff was also directed as part of the negotiations to work out a location for Pacific Coast Container (PCC) and come back to committee in September with the execution approval for the deconstruction agreement.

The following individuals spoke on this item:

- Richard Neveln
- Sanjiv Handa

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](#)

**A motion was made by Vice Mayor Reid, seconded by Member Chang,
that this matter be *Approve the Recommendation of Staff, and Forward
to the Concurrent Meeting of the Oakland Redevelopment Agency / City
Council, due back on July 15, 2008 as a Consent Calendar item. The
motion carried by the following vote:**

Votes: Councilmember Abstained: Chair Brunner
 Councilmember Excused: Member De La Fuente
 Councilmember Aye: Member Chang and Vice Mayor Reid

The following individual spoke on this item:

- *Sanjiv Handa*
[View Report.pdf](#)
[2008-0068 CMS.pdf](#)

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](#)

[Play Video](#)

**A motion was made by Vice Mayor Reid, seconded by Member Chang,
that this matter be *Approve the Recommendation of Staff, and Forward
to the Concurrent Meeting of the Oakland Redevelopment Agency / City
Council, due back on July 15, 2008 as a Consent Calendar item. The
motion carried by the following vote:**

Votes: Councilmember Excused: Member De La Fuente
 Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid

The following individual spoke on this item:

- *Carol Johnson*
[View Report.pdf](#)
[81469 CMS.pdf](#)

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](#)

**A motion was made by Member Chang, seconded by Vice Mayor Reid,
that this matter be *Approve the Recommendation of Staff, and Forward
to the Concurrent Meeting of the Oakland Redevelopment Agency / City
Council, due back on July 15, 2008 as a Consent Calendar item. The
motion carried by the following vote:**

Votes: Councilmember Excused: Member De La Fuente
 Councilmember No: Chair Brunner
 Councilmember Aye: Member Chang and Vice Mayor Reid

The following individual spoke on this item:

- Jonathan Bair

[View Report.pdf](#)

[2008-0069 CMS.pdf](#)

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](#)

**Continued to *Community & Economic Development Committee on
7/22/2008**

[View Report.pdf](#)

[View Supplemental Report.pdf](#)

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](#)

[Play Video](#)

A motion was made by Member Chang, seconded by Vice Mayor Reid, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente
Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid
[View Report.pdf](#)
[View Supplemental Report.pdf](#)
[2008-0075 CMS.pdf](#)

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](#)

A motion was made by Member Chang, seconded by Vice Mayor Reid, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente
Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid
[2008-0076 CMS.pdf](#)

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](#)

A motion was made by Member Chang, seconded by Vice Mayor Reid, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente
Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid
[2008-0077 CMS.pdf](#)

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](#)

A motion was made by Member Chang, seconded by Vice Mayor Reid, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente
Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid
[2008-0078 CMS.pdf](#)

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](#)

A motion was made by Member Chang, seconded by Vice Mayor Reid, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente
Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid
[2008-0079 CMS.pdf](#)

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](#)

A motion was made by Member Chang, seconded by Member Chang, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on July 15, 2008 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Member De La Fuente
Councilmember Aye: Chair Brunner, Member Chang and Vice Mayor Reid
The Committee directed staff to amend the resolutions to include language as a "resolved" to ensure all loans are secured with collateral and not just promissory notes in case of non payment.

The following individuals spoke on this item:

- Susan Smartt
 - Bruce Lawrence
 - David Cartwright
 - Sanjiv Handa
 - Phil Tagami
 - Gene Hazazard
- [2008-0080 CMS.pdf](#)

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

[Play Video](#)

The following individual spoke under Open Forum:
- Sanjiv Handa

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Community and Economic Development Committee adjourned the meeting at 6:13 PM

* 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

City Clerk and Clerk of the Council