



# City of Oakland

Office of the City Clerk  
Oakland City Hall  
1 Frank H. Ogawa Plaza  
Oakland, California 94612  
LaTonda Simmons, City  
Clerk

## Meeting Minutes

### \*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, June 9, 2015

1:00 PM

Sgt. Mark Dunakin Room - 1st Floor

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**\*\*\* THIS IS A SPECIAL MEETING OF THE COMMUNITY & ECONOMIC DEVELOPMENT  
COMMITTEE MEETING \*\*\***

**\*\*\* PLEASE NOTE THE 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**

**Present** 4 - Annie Campbell Washington, Lynette Gibson McElhaney, Rebecca Kaplan, and Laurence E. Reid

#### **COMMITTEE MEMBERSHIP:**

1 Approval Of The Draft Minutes From The Committee Meeting Of May 26, 2015

[14-0992](#)

**Attachments:** [View Report.pdf](#)

**A motion was made by Kaplan, seconded by Campbell Washington, that this matter be Received and Filed. The motion carried by the following vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

2 Determination Of Schedule Of Outstanding Committee Items

[14-0997](#)

**Attachments:** [View Report.pdf](#)

[View Supplemental Report.pdf](#)

**A motion was made by Campbell Washington, seconded by Gibson McElhaney, that this matter be Received and Filed. The motion carried by the following vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

3 Subject: Developer Selection & ENA For The Henry J. Kaiser Convention Center  
From: Economic And Workforce Development  
Recommendation: Adopt A Resolution Authorizing An Exclusive Negotiating Agreement With Orton Development, Inc. For The Rehabilitation, Adaptive Reuse, And Operation Of The Henry J. Kaiser Convention Center, Also Known As The Oakland Municipal Auditorium

[14-0954](#)

**Attachments:** [View Report.pdf](#)

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***The Committee requested further information about comprehensive community benefits and clarification about each bidders financial situation.***

***non-consent***

***There were 53 speakers on this item***

**A motion was made by Campbell Washington, seconded by Reid, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 6/16/2015. The motion carried by the following vote:**

**Abstained:** 1 - Kaplan

**Aye:** 3 - Campbell Washington, Gibson McElhaney, and Reid

- 4 Subject: Housing Equity Roadmap  
From: Housing And Community Development Department  
Recommendation: (A) Receive This Report On The Oakland Housing Equity Roadmap, A Comprehensive Action Plan To Address Oakland's Displacement, Affordable Housing Production, And Housing Habitability Challenges; And (B) Approve The Housing Action Plan And Policy Framework Contained In The Oakland Housing Equity Roadmap

[14-0965](#)

**Attachments:** [View Report.pdf](#)

*The Committee requested the following:*

1. *Follow up about displacement and relocation fees;*
2. *Strategies to expand enforcement of current laws and public information; and*
3. *Look into programs for elderly and disabled.*

*There were 23 speakers on thos item*

*Forward to meeting in July TBA*

**A motion was made by Gibson McElhaney, seconded by Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council. The motion carried by the following vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 5 Subject: West Oakland Job Resource Center Fiscal Agent  
From: Economic And Workforce Development Department  
Recommendation: Adopt A Resolution Amending Resolution No. 85251 C.M.S., Which Authorized An Amendment To The Contract With Urban Strategies Council To Act As The Fiscal Agent For The West Oakland Job Resource Center Through June 30, 2015, For A Contract Amount Of \$105,000, To Increase The Contract Amount To \$155,000 And To Extend The Termination Date To June 30, 2016

[14-1003](#)

**Attachments:** [View Report.pdf](#)

[85661.pdf](#)

**A motion was made that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 6/16/2015. The motion carried by the following vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 6 Subject: Priority Conservation And Development Areas  
From: Planning And Building Department  
Recommendation: Adopt A Resolution, As Recommended By The Planning Commission, Adopting Appropriate California Environmental Quality Act (CEQA) Findings And New Priority Conservation Area (PCA) And Priority Development Area (PDA) Designations Within The City Of Oakland; And A Motion That The City Administrator Develop An Implementation Process That Includes Community Input For The Prioritization Of Urban Greening PCA Grants After More Details Of The PCA Grants Are Announced, Without Returning To The City Council  
[14-1004](#)

**Attachments:** [View Report.pdf](#)  
[View Supplemental Report.pdf](#)

*The Committee requested staff include advisory committee that uses equity checklist and other factors to make Oakland competitive for grants*

**A motion was made by Gibson McElhaney, seconded by Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 6/16/2015. The motion carried by the following vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 7 Subject: Professional Service Agreements For The Real Estate Division  
From: Planning And Building Department  
Recommendation: Adopt A Resolution Authorizing (1) The City Administrator Or Designee, To Negotiate And Execute Professional Service Agreements Between The City Of Oakland And Multiple Vendors Selected Through The Competitive Bid Process To Provide As-Needed Real Estate Appraisal, Title And Escrow Services For A Five Year Period From July 1, 2015 Through June 30, 2020, (2) An Amount Paid For Services Rendered Not To Exceed Seven Hundred Fifty Thousand Dollars (\$750,000.00) Per Vendor/Professional Service Agreement, And (3) A Total Allocation For All Vendors In An Amount Not To Exceed Three Million Seven Hundred Fifty-Thousand Dollars (\$3, 750,000.00), Provided That, In Each Contract For Service, The City's Contracting Requirements Are Followed, Without Returning To City Council  
[14-1005](#)

**Attachments:** [View Report.pdf](#)  
[85662.pdf](#)

**A motion was made by Gibson McElhaney, seconded by Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 6/16/2015. The motion carried by the following vote:**

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 8 Subject: Gateway Industrial District (Army Base) Community Facilities District  
From: Office Of The City Administrator  
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt The  
Following Pieces Of Legislation:

1) A Resolution Of The City Council Of The City Of Oakland Approving Amended And  
Restated Local Goals And Policies For Special Assessment And Mello-Roos  
Community Facilities District Financing; And  
[14-1007](#)

**Attachments:** [View Report.pdf](#)  
[85664.pdf](#)

*The Committee requested staff include budget/financial breakdown.*

**Public Hearing**

A motion was made by Campbell Washington, seconded by Kaplan, that this  
matter be Approve the Recommendation of Staff, and Forward to the Meeting of  
the Oakland City Council, to be heard 6/16/2015. The motion carried by the  
following vote:

**Aye:** 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

2) A Resolution Of Intention Of The City Of Oakland To Establish City Of Oakland  
Community Facilities District No. 2015-1 (Gateway Industrial District); Schedule A  
Public Hearing; Levy A Special Tax To Finance The Maintenance Of Certain Public  
Improvements; And Approve A Proposed Boundary Map For Community Facilities  
District No. 2015-1 Pursuant To The Mello-Roos Community Facilities Act Of 1982  
[14-1031](#)

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

*There were 2 Open Forum speakers*

**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 4:56 p.m.*

**\* 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.**

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**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 8:30 A.M. TO 5:00 P.M.**