

OFFICE OF THE CITY CLERK
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**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**
AGENDA REPORT

TO: Office of the Agency Administrator
ATTN: Deborah A. Edgerly
FROM: Community and Economic Development Agency
DATE: May 13, 2008

RE: An Agency Resolution Authorizing the Purchase of Real Property at 9418 Edes Avenue, Oakland (APN 044-5104-005) from Paul Staley for \$600,000, Plus Real Estate Closing Costs

SUMMARY

Approval of the Redevelopment Agency is requested to purchase the property located at 9418 Edes Avenue, Oakland (APN # 044-5104-005) through a negotiated Real Property Purchase and Sale Agreement. The subject property, as identified in Attachment "A", is owned by Paul Staley and is located in the Coliseum Redevelopment Project Area in City Council District 7. The purpose of this acquisition is for future development. The Agency will fund from the Coliseum Area Tax Allocation Bond Series. Staff recommends the Council adopt the attached Resolution to authorize the acquisition of the subject property.

FISCAL IMPACT

Staff is proposing the following Agency funding sources for this acquisition: \$600,000 plus real estate closing costs will be allocated from the Coliseum Area Tax Allocation Bond Series 2006B-T Fund (9456); CIP Economic Development Organization (94800) and Coliseum Land Acquisition -Taxable Bond Project (T315820).

BACKGROUND

The 17,414 square foot parcel is located within the Coliseum Redevelopment Project Area. This parcel was formerly a grocery and liquor store that was closed by the City and ABC as it contributed to the high crime rate in the neighborhood. This purchase of the parcel on Edes is required to eliminate blight and mitigate crime in the area.

KEY ISSUES AND IMPACTS

The acquisition of this vacant property is expected to occur prior to the end of May, 2008. The total land area for the property is approximately seventeen thousand four hundred and fourteen (17,414) square feet. An appraisal was completed and an offer to purchase was made to the

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property owner for \$600,000. The property owner has signed a Letter of Intent agreeing to sell the property to the Agency for a total of \$600,000 plus closing costs, which are estimated to be approximately \$5,000.

PROJECT DESCRIPTION

The property, located at Edes and Elmhurst Avenues, is a corner location. In June 2007, Resolution No. 2007-0049 C.M.S. authorized the Agency's purchase of the adjoining parcel at 606 Clara Street from the Alameda County Tax Collector. The acquisition of the subject property will create an assemblage with the abutting Clara Street property of approximately 26,311 square feet. It is in the Agency's best interest to acquire the subject property at the fair market value to accommodate plans for future redevelopment. The subject parcel presents a unique opportunity to gain site control for future development and the ability to adequately service the surrounding community.

SUSTAINABLE OPPORTUNITIES

Economic: The Agency plans to improve the site for redevelopment to serve the neighborhood. This project will improve neighborhood conditions and thus make the area more attractive to current and prospective residents, tenants, as well as businesses that can provide employment within Oakland.

Environmental: The acquisition of the parcel on Edes Avenue is expected to contribute to growth by creating an attractive addition to the community, stimulating neighborhood infill development.

Social Equity: The area has suffered from blight and high crime. The proposed acquisition will provide a positive stimulus to local neighborhoods which are improving and where new construction is both welcomed and important to continued neighborhood growth and stability.

DISABILITY AND SENIOR CITIZEN ACCESS

The acquisition of the subject property has no direct impact on access by seniors and people with disabilities.

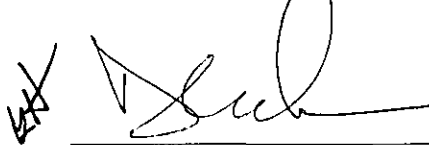
RECOMMENDATION AND RATIONALE

Staff recommends the adoption of the following legislation: A Resolution Authorizing the Purchase of Real Property at 9418 Edes Avenue, Oakland (APN 044-5014-005) from Paul Staley, for \$600,000, plus real estate closing costs. Approving the Resolution will allow the Agency to implement improvements and development in this blighted area.

ACTION REQUESTED OF AGENCY

The Agency is requested to adopt the Resolution authorizing the purchase of real property at 9418 Edes Avenue, Oakland (APN 044-5014-055) from Paul Staley, for \$600,000, plus real estate closing costs.

Respectfully submitted,

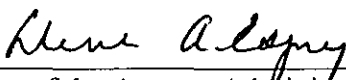


Dan Lindheim
Director
Community and Economic Development Agency

Reviewed by: Gregory Hunter, Deputy Director
Economic Development and Redevelopment

Prepared by: Frank Fanelli
Manager
Real Estate Services

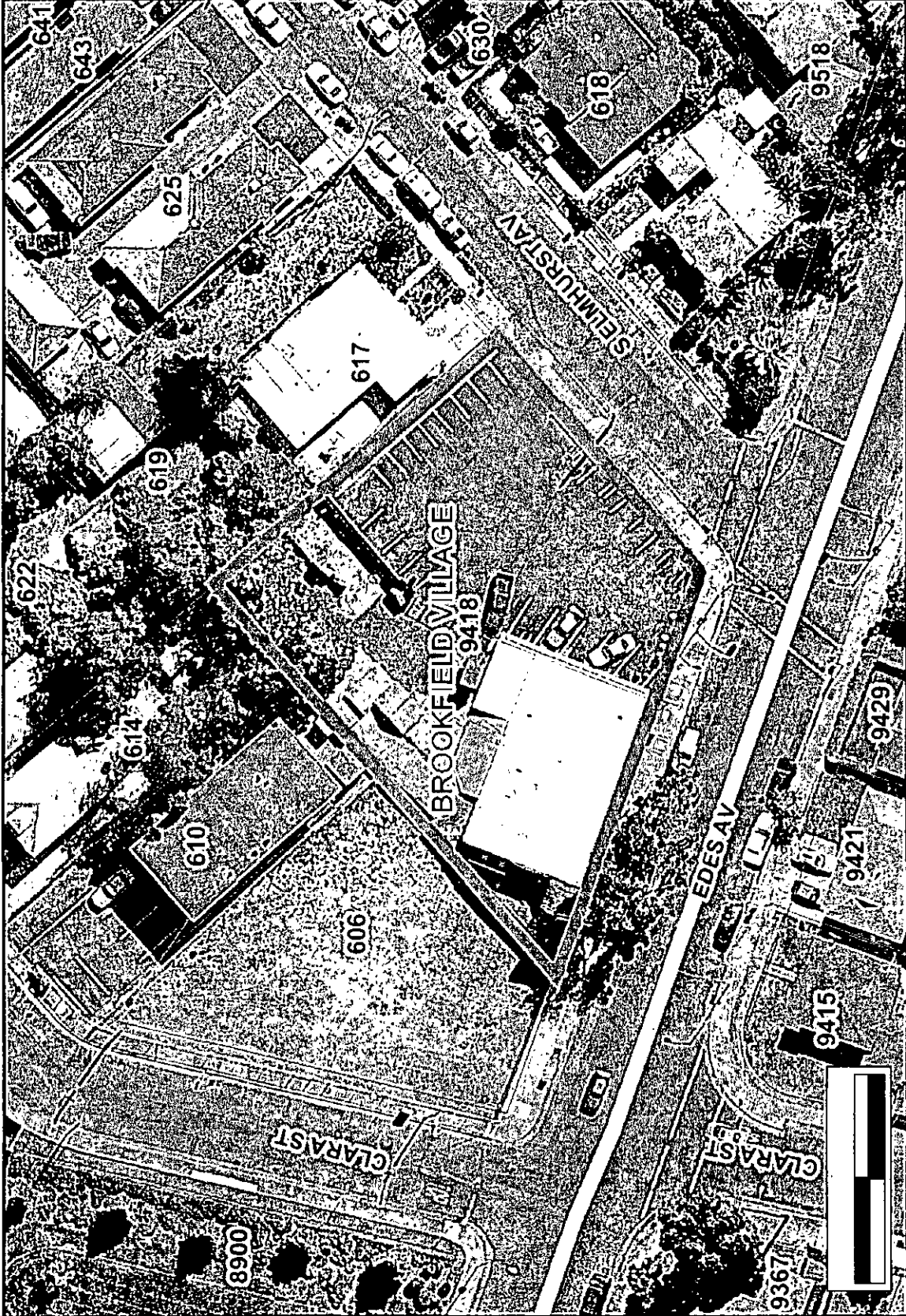
APPROVED FOR FORWARDING TO
FINANCE AND MANAGEMENT COMMITTEE:



Office of the Agency Administrator

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Exhibit A: 9418 Edes Avenue

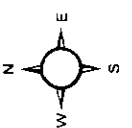


Legend	
	Selected Features
	Parcels
	Major Sts
	Streets
	Railroads
	Water
	Land

It is imperative that you obtain BOTH the Zoning and General Plan designations for the property(s) you are searching for.

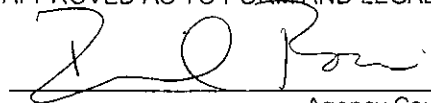
Questions? Contact a planner at (510)238-3911.

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APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

AN AGENCY RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY AT 9418 EDES AVENUE, OAKLAND (APN 044-5014-005) FROM PAUL STALEY FOR \$600,000, PLUS REAL ESTATE CLOSING COSTS

WHEREAS, real property located at 9418 Edes Avenue, Oakland (APN # 044-5014-005) illustrated on Exhibit "A" attached hereto (the "Property") is within the Coliseum Redevelopment Project Area in Oakland; and

WHEREAS, Paul Staley is the owner of the Property and wishes to sell the property to the Redevelopment Agency to assist the Agency in its redevelopment efforts in the Coliseum Redevelopment Project Area; and

WHEREAS, the necessary property value has been determined, a Phase I environmental investigation has been completed; and

WHEREAS, Mr. Staley has agreed to sell and accepted a Letter of Intent for the Agency's purchase of the Property at its fair market value of \$600,000 plus real estate closing costs (estimated to be \$5,000); and

WHEREAS, the Agency wishes to acquire the Property for future redevelopment of the area; and

WHEREAS, the Agency is implementing projects in the Coliseum Redevelopment Project Area as part of the Redevelopment Plan to improve development and eliminate blight and reduce crime in the area; and

WHEREAS, the acquisition of the Property is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b) (3) (no possibility of significant environmental impact), Section 15301(1) (demolition and removal of individual structures) of the CEQA Guidelines; now, therefore, be it

RESOLVED: That the Agency hereby authorizes the purchase of Property for an amount not to exceed \$600,000 plus closing costs, and authorizes the Agency Administrator to negotiate and execute a Purchase and Sales Agreement for the Property; and be it further

RESOLVED: That these funds will be allocated from the Coliseum Area Tax Allocation Bond Series 2006B-T Fund (9456); CIP Economic Development Organization (94800) and Coliseum Land Acquisition -Taxable Bond Project (T315820); and be it further

RESOLVED: That the Agency Administrator or her designee is hereby authorized to take whatever other action is necessary with respect to the acquisition consistent with this Resolution and its basic purposes; and be it further

RESOLVED: That Agency Counsel shall review and approve as to form and legality all documents and agreements to purchase the Property.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
CHAIRPERSON DE LA FUENTE

NOES-

ABSENT-



ABSTENTION-

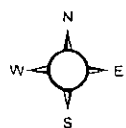
ATTEST: _____
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland, California

Exhibit A: 9418 Edes Avenue



Legend

-  Selected Features
-  Parcels
-  Major Sts
-  Streets
-  Railroads
-  Water
-  Land



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