



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

*** Concurrent Meeting of the Oakland Redevelopment
Successor Agency and Community and Economic
Development Committee
Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, California, 94612**

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

Tuesday, December 11, 2012

2:00 PM

Sgt. Mark Dunakin Room - 1st Floor

Roll Call / Call to Order

Councilmember Present: 4 - President Pro Tempore De La Fuente, Chair Brunner, Vice Mayor Nadel and Council President Kernighan
The Concurrent Meeting of the Oakland Redevelopment Successor Agency and Council Community and Economic Developemnt Committee convened at 2:13p.m., with Councilmember Brunner presiding as Chairperson.

1 Approval of the Draft Minutes from the Committee Meeting held on November 27, 2012

A motion was made by President Pro Tempore De La Fuente, seconded by Vice Mayor Nadel, to *Approve as Submitted. The motion carried by the following vote:

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Chair Brunner and President Pro Tempore De La Fuente

2 Determination of Schedule of Outstanding Committee Items

A motion was made by President Pro Tempore De La Fuente, seconded by Vice Mayor Nadel, to *Approve as Submitted. The motion carried by the following vote:

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Chair Brunner and President Pro Tempore De La Fuente

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- 3 Subject: Army Base Interim Leasing Report
 From: Office Of Neighborhood Investment
 Recommendation: Receive An Informational Report Regarding The
 Oakland Army Base Interim Leasing Program
 [12-0143](#)

***Received and Forwarded to Meeting of the Oakland City Council on
12/18/2012**

*The committee received and forwarded this item, but also directed staff to
return to the January 15, 2013 Community and Economic Development
Committee with an action item that covers all Army Base tenants.*

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- 4 Subject: CalTrans Purchase Agreement
 From: Office Of Neighborhood Investment
 Recommendation: Adopt An Ordinance Authorizing The City Administrator To Negotiate And
 Execute A Purchase And Sale Agreement With Caltrans For The Sale Of An Approximately
 3-Acre Fee-Owned Parcel And 3-Acre Easement Area Located At The Former Oakland Army
 Base For 5,750,000, Less Any Costs For Required Easements; And
 [12-0118](#)

**A motion was made by President Pro Tempore De La Fuente, seconded by
Vice Mayor Nadel, that this matter be *Approve as Amended the
Recommendation of Staff, and Forward to the Meeting of the Oakland
City Council, due back on December 18, 2012. The motion carried by the
following vote:**

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Chair Brunner
and President Pro Tempore De La Fuente

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2) A Successor Agency Resolution Authorizing The Agency Administrator To Negotiate And Execute A Purchase And Sale Agreement With Caltrans For The Sale Of An Approximately 3-Acre Fee-Owned Parcel And 3-Acre Easement Area Located At The Former Oakland Army Base For \$5,750,000, Less Any Costs For Required Easements
[12-0118-1](#)

A motion was made by President Pro Tempore De La Fuente, seconded by Vice Mayor Nadel, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on December 18, 2012 as a Consent item. The motion carried by the following vote:

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Chair Brunner and President Pro Tempore De La Fuente

The Committee directed staff to provide the previously adopted resolution that allocates the anticipated funds in a Supplemental report to the December 18, 2012 City Council
[2012-012 ORSA.pdf](#)

5 Subject: Affordable Housing Trust Fund Project Fund Staffing
From: Department Of Housing And Community Development
Recommendation: Adopt A Resolution Appropriating \$966,709 From The Affordable Housing Trust Fund For Housing Development Project Funding And \$240,000 From The Affordable Housing Trust Fund For Project Staffing
[12-0183](#)

A motion was made by Vice Mayor Nadel, seconded by President Pro Tempore De La Fuente, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on December 18, 2012 as a Consent item. The motion carried by the following vote:

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Chair Brunner and President Pro Tempore De La Fuente

There were 5 speakers on this item.

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6 Subject: Tenant Leases In The City Administration Building Complex
 From: Office Of Neighborhood Investment
 Recommendation: Adopt An Ordinance, Amending Ordinance No. 12079 C.M.S., Authorizing
 The City Administrator To Negotiate And Execute Tenant Leases In The City Administration
 Building Complex
 [12-0181](#)

A motion was made by Vice Mayor Nadel, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on December 18, 2012 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Chair Brunner and President Pro Tempore De La Fuente
The Committee bifurcated the item to allow for a dissenting vote on the office rents decrease and approved the recommendations for reductions in retail and office space rents. The Committee directed staff to provide the current office rental rates and the amount of vacant office space in a supplemental report to the December 18, 2012 City Council.
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[View Supplemental Report.pdf](#)

7 Subject: Rent Adjustment Program Annual Report
 From: Department Of Housing And Community Development
 Recommendation: Receive An Annual Report Of The Rent Adjustment Program For Fiscal
 Year 2011-12
 [12-0176](#)

A motion was made by Vice Mayor Nadel, seconded by President Pro Tempore De La Fuente, that this matter be *Received and Filed. The motion carried by the following vote:

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Chair Brunner and President Pro Tempore De La Fuente
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8 Subject: Owner Participation Agreement - SKS Broadway
 From: Office Of Neighborhood Investment
 Recommendation: Adopt The Following Pieces Of Legislation:
 1) An Oakland Redevelopment Successor Agency Resolution Authorizing An Amendment To
 An Owner Participation Agreement With SKS Broadway LLC To Extend Development
 Deadlines For A Mixed-Use Project At 1100 Broadway; And
 [12-0185](#)

**A motion was made by Member Kernighan, seconded by Member
Kernighan, that this matter be *Approve the Recommendation of Staff,
and Forward to the Meeting of the Oakland City Council, due back on
December 18, 2012 as a Consent item. The motion carried by the following
vote:**

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Chair Brunner
and President Pro Tempore De La Fuente
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[2012-013 ORSA.pdf](#)

2) An Ordinance Authorizing An Amendment To A Purchase And Sale Agreement With SKS
Broadway LLC For Sale Of The Public Parking Garage At 409 - 12th Street To Extend
Purchase Deadlines
[12-0185-1](#)

**A motion was made by Member Kernighan, seconded by Vice Mayor
Nadel, that this matter be *Approve the Recommendation of Staff, and
Forward to the Meeting of the Oakland City Council, due back on
December 18, 2012 as a Consent item. The motion carried by the following
vote:**

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Chair Brunner
and President Pro Tempore De La Fuente
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9 Subject: Housing Board Policy Committee
 From: Department Of Housing And Community Development
 Recommendation: Adopt A Resolution Authorizing The Housing, Residential Rent And
 Relocation Board To Establish A Standing Policy Committee
 [12-0175](#)

A motion was made by Vice Mayor Nadel, seconded by Member Kernighan, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on December 18, 2012 as a Consent item. The motion carried by the following vote:

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Chair Brunner and President Pro Tempore De La Fuente

The Committee approved recommendations as amended to amend the resolution adding a Further Resolved that says “ recommendations made to full Rent Board shall come to City Council for approval except for “just cause” evictions”

There was one speaker on this item.

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10 Subject: Billboard Franchise Revenue Allocation
 From: Office Of Economic And Workforce Investment
 Recommendation: Adopt A Resolution Appropriating And Allocating Revenue Generated
 From The Oakland Army Base Billboard Franchise And Lease Agreement To The West
 Oakland Job Resource Center And Other Oakland Army Base Community Benefits-Related
 Uses Including Staff
 [12-0195](#)

A motion was made by Vice Mayor Nadel, seconded by Chair Brunner, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on December 18, 2012 as a Non- Consent item. The motion carried by the following vote:

Votes: Councilmember Aye: Vice Mayor Nadel, Member Kernighan, Chair Brunner and President Pro Tempore De La Fuente

The Committee approved recommendations as amended to amend the resolution delete all of the resolves and replace with a resolved that says "Council accepts in concept that billboard revenue can be used for the job center and other community benefits, however a detailed budget must be presented to the full Council prior to obtaining funding"

The Committee further directed staff to explore other funding options.

There were 10 speakers on this item.

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Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

There were no speakers during Open Forum.

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 4:40 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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