

2006 NOV 30 PM 5:26

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND
2006-0092
RESOLUTION NO. _____ C.M.S.

A RESOLUTION AUTHORIZING A GRANT NOT TO EXCEED \$1,700,000 TO THE OAKLAND SCHOOL FOR THE ARTS (OSA) TO PAY FOR THE INTERIM RELOCATION OF A PORTION OF THE OSA CAMPUS TO THE SAN PABLO AVENUE RIGHT-OF-WAY TO ALLOW FOR THE CONSTRUCTION OF THE FOX COURTS AFFORDABLE HOUSING PROJECT

WHEREAS, in May of 2004, the Agency, pursuant to Resolution No. 2004-23 C.M.S., leased the Agency-owned property behind the Fox Theater (the "Property") to the Oakland School for the Arts (OSA) to serve as a temporary location for the school until it could occupy its planned new permanent facility in the wrap-around building of the Fox Theater; and

WHEREAS, on December 8, 2005, pursuant to Resolution No. 2005-67 C.M.S., the Agency entered into a Disposition and Development Agreement (DDA) with Resources for Community Development (RCD) for the development of an 80 unit affordable housing project called Fox Courts (the "Project") on a portion of the Property; and

WHEREAS, according to the terms of the DDA, the Agency has to take all appropriate action to remove the OSA from the Project portion of the Property no later than September 1, 2007, and deliver the site to RCD; and

WHEREAS, at the time that OSA moved onto the site in May 2004, it was anticipated that renovation of the Fox would be completed by September 2007 and OSA would be able to move off their temporary site and into the renovated building at that time; and

WHEREAS, because of the complex nature of the renovation, the Fox Theater is not scheduled for completion until September 2008; and

WHEREAS, staff has identified a site on San Pablo Avenue adjacent to the existing OSA campus for the temporary relocation of that portion of the OSA campus now occupying the Property that would allow minimal disruption of the OSA but allow that portion of the OSA campus that is on the Property to be vacated and made available for the Fox Courts project; and

WHEREAS, the costs to relocated said portion of the OSA campus onto San Pablo Avenue would be approximately \$1.5 million; and

WHEREAS, the reconfigured campus would eliminate parking meters on San Pablo Avenue and the lost meter revenue would increase the overall cost of reconfiguring the campus to \$1.7 million; and

WHEREAS, the reconfigured campus has been determined to be categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 and 15302; now therefore be it

RESOLVED: That the Agency hereby authorizes a grant not to exceed \$1.7 million to the Oakland School for the Arts to pay for the interim relocation of a portion of the existing OSA campus at the rear of the Fox Theater to the San Pablo Avenue right-of way in order to allow for the construction of the Fox Courts Project, including payment for lost parking meter revenues; and be it further

RESOLVED: That a total of \$1,700,000 will be allocated from the Central District Tax Allocation Bond, Series 2003 Fund (9532), Capital Improvement Project – Economic Development Organization (94800), Uptown Forest City DDA Project (T245610); and be it further

RESOLVED: That the Agency hereby authorizes the Agency Administrator or her designee to negotiate and execute a grant agreement and other documents related to the grant, and to take whatever other action is necessary with respect to the grant and the relocation consistent with this Resolution and its basic purposes; and be it further

RESOLVED: That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines that this action complies with CEQA because the reconfiguration of the OSA campus is exempt from CEQA pursuant to CEQA Guidelines Sections 15301 and 15302.

IN AGENCY, OAKLAND, CALIFORNIA, DEC 19 2006, 2006

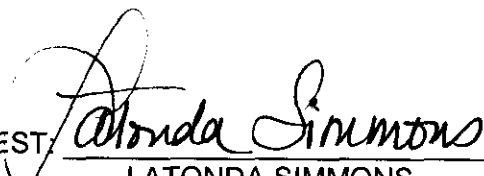
PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, ~~NADOL~~, QUAN, REID, AND
CHAIRPERSON DE LA FUENTE, - 7

NOES- 0

ABSENT- Nadel- 1

ABSTENTION- 0

ATTEST: 
LATONDA SIMMONS
Secretary of the Redevelopment
Agency of the City of Oakland