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2006 JAN 12 PM 1:22

APPROVED AS TO FORM AND LEGALITY:

AGENCY COUNSEL

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**

RESOLUTION No. 2006-0004 C.M.S.

A RESOLUTION ADOPTING THE BROADWAY/MACARTHUR/SAN PABLO COMMERCIAL TENANT IMPROVEMENT PROGRAM, DESIGNATING \$200,000 FOR THE PROGRAM FROM BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT FUNDS AND AUTHORIZING THE AGENCY ADMINISTRATOR TO ENTER INTO GRANT CONTRACTS AND THIRD-PARTY DESIGN CONTRACTS FOR THE PROGRAM WITHOUT RETURNING TO THE AGENCY.

WHEREAS, the Broadway/MacArthur/San Pablo Redevelopment Project Area contains many commercial properties in need of revitalization and physical improvement; and

WHEREAS, the staff of the Community and Economic Development Agency have prepared a Tenant Improvement Program for the Broadway/MacArthur/San Pablo Redevelopment Project (the "Program") to provide incentives for property owners, business owners, and tenants to rehabilitate and revitalize commercial buildings within targeted commercial areas in the Broadway/MacArthur/San Pablo Redevelopment Project Area; and

WHEREAS, the program is consistent with and will further the purposes of the Broadway/MacArthur/San Pablo Redevelopment Plan and its Five-Year Implementation Plan adopted on December 7, 2004 (Resolution No. 2004-66 C.M.S.); and

WHEREAS, such rehabilitation and revitalization will assist in the elimination of blight and assist with retaining and attracting businesses and increasing job opportunities in the Project Area; and

WHEREAS, design consulting services are needed to implement the Tenant Improvement Program; and

WHEREAS, the Agency desires to authorize the Agency Administrator or her designee to approve and execute the third-party design contracts for the program within the budget available for this purpose; and

WHEREAS, the Agency finds that these contracts are for services of a professional nature, and the services under these contracts will be temporary; and

WHEREAS, the Agency finds that the design contracts will not result in the loss of employment or salary by any person having permanent status in the competitive service; now, therefore, be it

RESOLVED: That the Agency hereby adopts the Broadway/MacArthur/San Pablo Tenant Improvement Program to provide matching grants of up to \$45,000 and architectural services of up to \$5,000 per tenant improvement project for commercial properties throughout the Broadway/MacArthur/San Pablo Redevelopment Project Area; and be it

FURTHER RESOLVED: That the Agency hereby appropriates \$200,000 from the Broadway/MacArthur/San Pablo Redevelopment Operations Fund and Project (Fund 9529, Project P187510, Redevelopment Projects Org 88669) to a new project within the same Fund, to be established upon approval for the Tenant Improvement Program; and be it

FURTHER RESOLVED: That the Agency hereby authorizes the Agency Administrator or her designees to negotiate and execute all third-party design contracts necessary to carry out the Tenant Improvement Program within the available budget without having to obtain further Agency authorization; and be it

FURTHER RESOLVED: That the Agency authorizes the Agency Administrator or her designee to adopt guidelines for the Program, to negotiate and execute all grant contracts under the Program within the budget available for these purposes without returning to the Agency, and to take other action with respect to the Program and the grants consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2006

FEB 07 2006

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
CHAIRPERSON DE LA FUENTE - 8

NOES- 0

ABSENT- 0

ABSTENTION- 0

ATTEST:



LATONDA SIMMONS
Secretary, Redevelopment Agency
of the City of Oakland