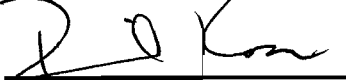


FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2008 SEP 17 PM 12:33

Approved as to form and legality

  
Deputy City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION No. 81547 C.M.S.

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**RESOLUTION APPROVING A NON-PROFIT CORPORATION TO BE CREATED BY THE TRAIN STATION PARTNERSHIP AND BUILT TO OVERSEE THE REHABILITATION AND REUSE OF THE 16<sup>TH</sup> STREET TRAIN STATION IN WEST OAKLAND**

**WHEREAS**, the 16<sup>th</sup> Street Train Station in West Oakland (“Train Station”); located within the Oakland Army Base Redevelopment Project Area (“Project Area”), is a landmark building that has played an important role in the cultural history of Oakland; and

**WHEREAS**, BUILD West Oakland (“BUILD”) currently owns the Train Station; and

**WHEREAS**, on June 7, 2005, the City Council of the City of Oakland (“City Council”) adopted the Wood Street Zoning District, which applies to a 29.2-acre site that includes the Train Station; and

**WHEREAS**, the Wood Street Zoning District established Conditions of Approval that govern how development is to occur within the District; and

**WHEREAS**, under Condition of Approval #59, BUILD must establish a Train Station Entity to oversee the rehabilitation and reuse of the Train Station and obtain City Council approval of such Train Station Entity; and

**WHEREAS**, BUILD led a Request for Qualifications (RFQ) process to solicit responses from potential owners or operators of businesses and programs to function as the Train Station Entity; and

**WHEREAS**, the Train Station Partnership (“TSP”), a collaboration of community, labor and political leaders, and California Capital Group (“CCG”), an Oakland development firm, responded to the RFQ, and BUILD, TSP, and CCG subsequently agreed that BUILD and TSP would lead the formation of the Train Station Entity, with CCG acting solely as the fee developer; and

**WHEREAS**, the Train Station Entity will be a non-profit corporation governed by board members appointed by TSP and BUILD; and

**WHEREAS**, BUILD West Oakland recommends that the City Council approve this corporation as the Train Station Entity responsible for the rehabilitation and reuse of the Train Station; now, therefore be it

**RESOLVED:** That the City Council approves the Train Station Entity consisting of a non-profit corporation governed by board members appointed by TSP and BUILD to oversee the rehabilitation and reuse of the Train Station, and affirms that it satisfies the requirement of Condition of Approval #59 that a Train Station Entity be created and approved by Council; and be it

**FURTHER RESOLVED:** That the board of the Train Station Entity must include members with significant development experience; and be it

**FURTHER RESOLVED:** That the Train Station Entity shall be responsible for redevelopment of the Train Station and shall produce a development plan, business plan, financing plan, management plan, and community participation plan detailing how redevelopment will be accomplished.

IN COUNCIL, OAKLAND, CALIFORNIA, SEP 16 2008, 20    

**PASSED BY THE FOLLOWING VOTE:**

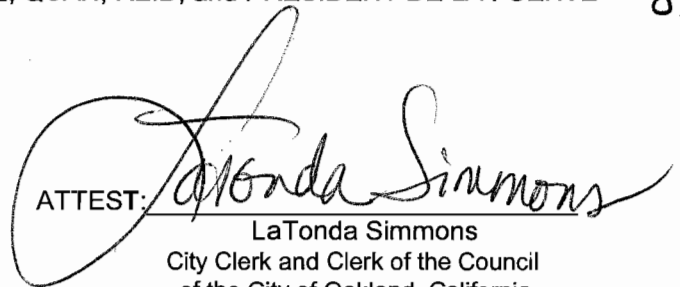
AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, and PRESIDENT DE LA FUENTE - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST:

  
LaTonda Simmons  
City Clerk and Clerk of the Council  
of the City of Oakland, California