

15 MAY 28 PM 3:56

CITY OF OAKLAND



ONE FRANK H. OGAWA PLAZA 6<sup>TH</sup> FLOOR • OAKLAND, CALIFORNIA 94612

Office of the City Attorney  
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City Attorney

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**HONORABLE RULES COMMITTEE**

Oakland, California

**THE RULES COMMITTEE OF THE OAKLAND CITY COUNCIL  
WILL HOLD A SPECIAL CLOSED SESSION ON  
THURSDAY, JUNE 4, 2015 AT 10:30 A.M.,  
IN CITY HALL, BUILDING BRIDGES ROOM, 3<sup>RD</sup> FLOOR**

**The Rules Committee will convene in open session  
prior to adjourning to closed session and will report  
on any final decisions in open session**

**PURPOSE:**

To set the closed session agenda for the Oakland City Council meeting of Tuesday, June 16, 2015.

Respectfully submitted,

A handwritten signature in cursive script that reads "Barbara J. Parker".

BARBARA J. PARKER  
City Attorney

**Attachment A: Draft of the Tuesday, June 16, 2015 Closed Session Agenda**

**ITEM NO. 1  
RULES AND LEGISLATION COMMITTEE**

1646888

6/4/2015

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**DRAFT**

**THE OAKLAND CITY COUNCIL WILL  
HOLD A SPECIAL CLOSED SESSION ON  
TUESDAY, JUNE 16, 2015 FROM 2:30 P.M. to 5:00 P.M.  
OR AS SOON THEREAFTER AS THE DISCUSSION CONCLUDES  
IN HEARING ROOM 4**

**The City Council will Convene in Open Session Prior  
To Adjourning to Closed Session and will  
Report Out Any Final Decisions in City Council Chambers  
During the City Council's Open Session Meeting Agenda**

**1. Pursuant to California Government Code Section 54956.9(a) & 54956.9(d)(1):**

**CONFERENCE WITH CITY ATTORNEY – PENDING LITIGATION**

**a) Delphine Allen v. City of Oakland**

United States District Court Case No. C00-4599 TEH

**b) City of Oakland v. Oakland Police and Fire Retirement System, et al.,**

Alameda County Superior Court Case No. RG11580626

**2. Pursuant to California Government Code Section 54956.8:**

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

**a) Property: 2100 Telegraph Avenue**

**Agency Negotiators:** Patrick Lane, Jens Hillmer, Krishna Pettitt

**Negotiating Parties:** TB2 Development Team (a Partnership between Phelps Development Corporation and Strategic Urban Development Alliance, LLC): Alan E. Dones

**Under Negotiation:** Price and terms of payment and disposition of property (Exclusive Negotiating Agreement)

**b) Property: 12<sup>th</sup> Street Remainder, portion of the block bounded by E12<sup>th</sup> Street, 2<sup>nd</sup> Avenue, and Lake Merritt Boulevard**

**City Negotiators:** John Flores, Patrick Lane, Hui-Chang Li, Dan Rossi, Dianne Millner

**Negotiating Parties:** UrbanCore Development, LLC

**Under Negotiation:** Price and terms for disposition of property

- c) Property:** **Coliseum City properties (various City and/or County owned properties bounded by San Leandro Street, 66th Avenue, I-880, and Hegenberger Road)**
- City Negotiators:** John Flores, Claudia Cappio, Henry Gardner, Mark Sawicki, Pat Cashman, Larry Gallegos, Barbara Parker, Daniel Rossi
- Negotiating Parties:** New City Development LLC, County of Alameda, Oakland Raiders, Oakland Athletics
- Under Negotiation:** Price and terms for disposition of property
- d) Property:** **Caltrans surplus property in West Oakland adjacent to Target store, bounded by Beach Street, 32nd Street, Ettie Street and Mandela Parkway**
- City Negotiators:** Mark Sawicki, Patrick Lane, Hui-Chang Li, Rafael Mandelman
- Negotiating Parties:** Caltrans, Mr. Alam Khan and Mr. Felix Wong, Allegro Ballroom Mr. Roland Spongberg, El Pollo Loco & Krispy Kreme Ms. Jacky Li, Granite Expo Ms. Mina Nathu, Ram Hotel
- Under Negotiation:** Price and terms for disposition of property
- e) Property:** **City owned property at 10451 MacArthur between Byron Avenue and 106<sup>th</sup> Avenue**
- City Negotiators:** Larry Gallegos, Theresa Lopez, and Krishna Pettitt
- Negotiating Parties:** AMG & Associates in partnership with Pacific West Communities, Inc., Alexis Gevorgian
- Under Negotiation:** Price and terms for disposition of property
- f) Property:** **City owned property at 8280 MacArthur Boulevard between 82<sup>nd</sup> and 84<sup>th</sup> Avenues)**
- City Negotiators:** Larry Gallegos, Theresa Lopez, and Krishna Pettitt
- Negotiating Parties:** Bay Area Urban Development, Stuart Rickard
- Under Negotiation:** Price and terms for disposition of property
- g) Property:** **City owned property at 3050 International Blvd between 31<sup>st</sup> Avenue and Derby Street and corresponding 9,000 sf parking lot located directly across on Derby Street**
- City Negotiators:** Larry Gallegos, Theresa Lopez, and Krishna Pettitt
- Negotiating Parties:** 3050 International Blvd: Primestor Development, Inc., with Arturo Sneider as lead contact; Derby Street parking lot: The Pacific Companies, with Mike Kelley as lead contact
- Under Negotiation:** Price and terms for disposition of property

**3. Pursuant to California Government Code Section 54957.6:**

**CONFERENCE WITH LABOR NEGOTIATORS**

- a) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** **Oakland Police Officers Association (OPOA)**  
**Under Negotiation:** Terms and conditions of employment
  
- b) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** **Oakland Police Management Association (OPMA)**  
**Under Negotiation:** Terms and conditions of employment
  
- c) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** **Services Employees International Union (SEIU), Local 1021**  
**Under Negotiation:** Terms and conditions of employment
  
- d) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** **International Federation Professional and Technical Engineers, (IFPTE) Local 21**  
**Under Negotiation:** Terms and conditions of employment
  
- e) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** **Confidential Management Employees Association (CMEA)**  
**Under Negotiation:** Terms and conditions of employment
  
- f) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** **International Brotherhood of Electrical Workers (IBEW) Local 1245**  
**Under Negotiation:** Terms and conditions of employment

Respectfully submitted,

BARBARA J. PARKER  
City Attorney

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**Claims And Contemporaneous Writings Of Threatened Litigation Required For  
Items Appearing Under Government Code Sections 54956.9(e)(3) Or 54956.9(e)(5)  
May Be Viewed In Office Of The City Attorney, 1 Frank H. Ogawa Plaza, 6<sup>th</sup> Floor,  
Oakland California, During Regular Business Hours Monday Through Friday  
From 8:30 a.m. to 5:00 p.m.**