



City of Oakland

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Meeting Minutes - DRAFT *Special Community & Economic Development Committee

*Oakland City Hall, 1 Frank H. Ogawa Plaza,
Oakland, California 94612*

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

Tuesday, December 15, 2015

1:00 PM

Council Chamber - 3rd Floor

*The Oakland City Council Community & Economic Development Committee
convened at 1:07 p.m., with President Pro Tempore Reid presiding as
Chairperson.*

Roll Call / Call To Order

Present 4 - Annie Campbell Washington, Lynette Gibson McElhaney, Rebecca Kaplan, and
Laurence E. Reid

1 Approval Of The Draft Minutes From The Committee Meeting Of December 1, 2015

[15-0390](#)

**A motion was made by Kaplan, seconded by Campbell Washington, that this
matter be Received and Filed. The motion carried by the following vote:**

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

2 Determination Of Schedule Of Outstanding Committee Items

[15-0391](#)

Remove the Jan. 12. 2016 shelter crisis item

This Informational Report was Received and Filed.

- 3** Subject: DDA For 2330 Webster Street & 2315 Valdez Street
From: Economic & Workforce Development Department
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt An Ordinance Authorizing The City Administrator, Without Returning To The City Council, To Negotiate And Execute A Disposition And Development Agreement (DDA) And Related Documents Between The City Of Oakland And TDP Webster, LLC Or A Related Entity Or Affiliate That Provides For (1) The Sale Of Two Contiguous City-Owned Parcels Located At 2330 Webster Street And 2315 Valdez Street To Developer For Their Combined Appraised Market Value Of \$9,450,000; (2) TDP Webster's Construction On The Property Of A Residential Mixed-Use Project, Including Ground Floor Retail Space And A Public Parking Garage; (3) The City's Purchase From TDP Webster, LLC Of The Public Parking Garage For A Cost Not To Exceed \$13,468,780; (4) Negotiation And Execution Of Agreements Providing For Easements And Entry Rights And Other Matters Required For The Operation And Maintenance Of The Public Parking Garage; And (5) Negotiation And Execution Of Amendments To Existing Parking License Agreement With Third Parties To Facilitate Development Of The Project

[15-0406](#)

The Committee requested that preference be given to Oakland teachers in the workforce housing.

Public hearing

A motion was made by Gibson McElhaney, seconded by Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 12/7/2015. The motion carried by the following vote:

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 4** Subject: Amendments To The Ellis Act Ordinance
From: Housing & Community Development Department
Recommendation: Adopt An Ordinance To Amend The Ellis Act Ordinance O.M.C. 12530 C.M.C. To (1) Extend Relocation Payments To All Households Regardless Of Income; (2) Set The Base Amount Of Relocation Payment At \$8,000 Per Unit; (3) Require An Additional Payment Of \$2,500 Per Unit For Units With Tenants Who Are Seniors, Disabled, Low-Income, Or Families With Minor Children; And (4) Require That Half Of The Payment Be Made When The Termination Notice Is Given And The Other Half Of The Payment Made Upon Tenant's Move Out

[15-0407](#)

The Committee requested language be included stating that the relocation will only be provided upon tenant sign off that they are waiving their right to contest the eviction.

The Committee also requested options regarding the difference in cost based on bedroom sizes.

There were 23 speakers on this item

A motion was made that this matter be Continued to the *Community & Economic Development Committee, to be heard 1/12/2016. The motion carried by the following vote:

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 5** **Subject:** Coliseum Transit Village Owner Participation Agreement (OPA)
From: Economic & Workforce Development Department
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing The City Administrator Or Designee To Negotiate And Execute (1) An Owner Participation Agreement Among The City Of Oakland ("City"), The Oakland Economic Development Corporation ("OEDC") And Urban Core Partners, LLC ("Urban Core") Or The City And A Related Entity Of OEDC And Urban Core And (2) A Development Loan Agreement Among The City, OEDC And Urban Core Or The City And A Related Entity Of OEDC And Urban Core For A Loan Amount Not To Exceed Eleven Million Six Hundred Thousand Dollars (\$11,600,000) Comprised Of: (A) \$8,000,000 In Previously Approved Oakland City Council Resolution No. 84516 C.M.S. Redevelopment Project Area Excess Bond Spending Plan Uses: Coliseum Transit Village Phase I; (B) Re-Allocating \$3,200,000 In 2006 Coliseum Taxable Bond Funds From Coliseum BART Station Transit Village Infrastructure Project To The Coliseum Transit Village Phase I Project; And (C) Amending The Coliseum Redevelopment Project Area Excess Bond Spending Plan To Re-Appropriate And Re-Allocate Excess Bond Proceeds In The Amount Of \$400,000 Previously Listed And Committed In The Approved Bond Spending Plan To The Coliseum City Specific Plan All In Connection With The Coliseum Transit Village Phase I Project; And

[15-0409](#)

A motion was made by Gibson McElhaney, seconded by Campbell Washington, that this matter be Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, to be heard 1/5/2016. The motion carried by the following vote:

Recused: 1 - Kaplan

Aye: 3 - Campbell Washington, Gibson McElhaney, and Reid

2) A Resolution Authorizing The City Administrator Or Designee To Negotiate And Execute A Memorandum Of Understanding ("MOU") With The Bay Area Rapid Transit District ("BART") For Purposes Of Providing Additional Coliseum BART Station Surface Parking Between 69th And 75th Avenues On The City Owned Parking Lot Located On Snell Street (APN # 041-4170-005-04), And Along City Right Of Way On A Portion Of 71st Avenue And On Snell Street Between 69th And 75th Avenues

[15-0410](#)

The Committee approved recommendations as amended to create a preference for Oakland Teachers in the workforce housing.

- 6 Subject: Brooklyn Basin Affordable Housing
From: Housing & Community Development Department
Recommendation: Adopt A Resolution Approving The Financing Plan For
Developing Affordable Housing At The Brooklyn Basin Project, And Approving
Submittal Of A Petition For A Final And Conclusive Determination By The California
Department Of Finance (DOF) Of The Enforceable Obligation To Fund Such
Development
[15-0418](#)

A motion was made by Kaplan, seconded by Gibson McElhaney, that this matter
be Approve the Recommendation of Staff, and Forward to the Meeting of the
Oakland City Council, to be heard 1/5/2016. The motion carried by the following
vote:

Aye: 4 - Campbell Washington, Gibson McElhaney, Kaplan, and Reid

- 7 Subject: 2015-2016 WIB Budget Follow-Up
From: Economic & Workforces Development Department
Recommendation: Receive An Informational Report To Further Explain, Clarify, And
Examine Administrative And Program Support Costs In The Workforce Investment
Board Budget And Evaluate Any Possible Reallocation Of Funds In Fiscal Year
2015-2016
[15-0419](#)

This Informational Report was * Withdrawn and Rescheduled.to the *Community
& Economic Development Committee to be heard 1/12/2016

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

Adjournment

*There being no further business, and upon the motion duly made, the Oakland
City Council Community & Economic Development Committee adjourned the
meeting at ___ 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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MATERIALS RELATED TO ITEMS ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKETS MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK, 1 FRANK H. OGAWA PLAZA, 1ST AND 2ND FLOOR, OAKLAND, CA 94612 FROM 8:30 A.M. TO 5:00 P.M.