

**REDEVELOPMENT AGENCY  
OF THE CITY OF OAKLAND**  
*AGENDA REPORT*

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2008 APR 10 PM 4:23

TO: Office of the Agency Administrator  
ATTN: Deborah Edgerly  
FROM: Community and Economic Development Agency  
DATE: April 22, 2008

**Re: An Agency Resolution Authorizing An Amendment To A Contract With Burns & Watry, Inc. For Services In Connection With The Drafting Of The Second Five Year Implementation Plan For The Central City East Redevelopment Project To Increase The Contract Amount From \$14,950 To An Amount Not To Exceed \$65,000.**

---

**SUMMARY**

The initial term of the Central City East (CCE) Redevelopment Area's Five Year Implementation Plan term comes to an end on July 29, 2008. Pursuant to California Redevelopment Law, a Redevelopment Area's Implementation Plan is required to be updated on the Plan adoption date, every five years. The process for updating the Five Year Implementation Plan for CCE is already underway and will be presented to the CED committee and Agency in July 2008 with the recommendation for adoption prior to the submission deadline.

To assist staff with the effort of drafting the next Five Year Implementation Redevelopment Plan for 2008 – 2013, the firm of Burns and Watry, Inc. has been retained by the Agency. Burns & Watry specializes in redevelopment related actions, including five year implementation plans and has been involved in over 80 redevelopment project areas throughout northern California. The firm was instrumental in drafting the initial CCE Five Year Implementation Plan and is familiar with the CCE Redevelopment Area and has worked closely with Redevelopment staff and Project Area Committee (PAC) members.

In order to provide the necessary project assistance for completion of the Five Year Implementation Redevelopment Planning process, staff is requesting additional budget authority, which would amend the existing contract from \$14,950 to an amount not to exceed \$65,000. The amendment to the existing contract in the amount of \$50,050 will cover the cost of coordinating and working on the second Five Year Implementation Plan through completion. Approval of the requested contract amendment will help keep the process underway and ensure the timely completion of the Five Year Implementation Plan for Central City East by the required adoption deadline.

**FISCAL IMPACT**

The contract with Buns & Watry, Inc. will be amended from an existing amount of \$14,950 by an

Item: \_\_\_\_\_  
CED Committee  
April 22, 2008

additional amount of \$50,050, for a total contract amount not to exceed \$65,000. Funds in the amount of \$50,050 would be allocated from Central City East Operations Fund, Organization and Repayment Agreement Project Account (9540/88699/S233310) for the Burns & Watry contract.

## **KEY ISSUES AND IMPACTS**

The Central City East Redevelopment Area was adopted in 2003. The initial Five Year Implementation Plan was adopted on July 29, 2003 and has been amended twice during the ensuing five years. The original Implementation Plan term ends on July 29, 2008 and is required to be updated for the second five year period.

CCE staff have been working with PAC members on the next Implementation Plan for the past few months. Burns & Watry have been assisting with the process since January 2008. Their initial contract covered the cost of organizing and facilitating the February 2008 PAC retreat, which focused solely on the Implementation Planning process. The amendment to the existing contract will cover the cost of directing and working on the second Five Year Implementation Plan.

The scope of services for the amendment will include, but not be limited to, preparing tax increment projections, helping to review and assess project costs, coordination with the PAC, various sub-area committees and governmental agencies throughout the planning, approval and implementation process.

## **PROJECT DESCRIPTION**

The original CCE Implementation Plan terminates on July 29, 2008. CCE staff and the PAC must work to have the next Five Year Implementation Plan in place by that time. The firm of Burns & Watry will help to facilitate this process and ensure that the plan follows all the requirements as stated in California Redevelopment law. Section 33490 of California Redevelopment Law states that a new implementation plan must be adopted every five years and that a noticed public hearing must be held. The implementation plan must contain specific goals and objectives for the project area. The plan should be viewed as a policy and program document.

## **SUSTAINABLE OPPORTUNITIES**

**Economic:** Projects for the area are being developed, in collaboration with the PAC that will review the goals of economic development and, as appropriate, incorporate local hiring. The area will continue to be studied by the PAC to identify development sites for housing, commercial, and other land uses, as well as public improvements.

**Environmental:** The plan will encourage developers in the Project Area to make substantial use of such green building techniques as energy conserving design and appliances, water conserving

fixtures and landscaping, recycled content building materials, and low waste construction techniques.

**Social Equity:** The Central City East Project Area has been identified as containing blight. The Implementation Plan will continue to focus on programs that provide benefits to the immediate neighborhood, increased services to disadvantaged areas, and enhanced recreational or social venues.

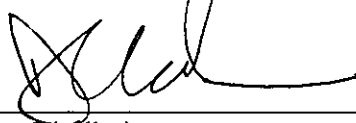
#### **DISABILITY AND SENIOR CITIZEN ACCESS**

The Implementation Plan and any programs or projects mentioned therein will comply with all city, state, and federal American with Disabilities (ADA) requirements.

#### **ACTION REQUESTED OF THE CITY COUNCIL/REDEVELOPMENT AGENCY**

Staff recommends authorizing the Agency Administrator to amend a contract with Burns & Watry, Inc. for services in connection with the drafting of the Second Five Year Implementation Plan for the Central City East Redevelopment Area by increasing the contract amount from \$14,950 to an amount not to exceed \$65,000.

Respectfully submitted,



---

Dan Lindheim  
Director  
Community and Economic Development Agency

Reviewed by:  
Gregory Hunter, Deputy Director of Economic Development  
and Redevelopment  
Larry Gallegos, Central City East Manager, Redevelopment  
Division

Prepared by:  
Kimani Rogers, Urban Economic Analyst II  
Redevelopment Division

APPROVED AND FORWARDED TO  
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:

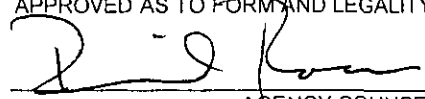
  
Office of the City/Agency Administrator

Item: \_\_\_\_\_  
CED Committee  
April 22, 2008

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2008 APR 10 PM 4:23

APPROVED AS TO FORM AND LEGALITY:

  
AGENCY COUNSEL

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. \_\_\_\_\_ C.M.S.

---

**AN AGENCY RESOLUTION AUTHORIZING AN AMENDMENT TO A CONTRACT WITH BURNS & WATRY, INC., FOR SERVICES IN CONNECTION WITH THE DRAFTING OF THE FIVE YEAR IMPLEMENTATION PLAN FOR THE CENTRAL CITY EAST REDEVELOPMENT PROJECT TO INCREASE THE CONTRACT AMOUNT FROM \$14,950 TO AN AMOUNT NOT TO EXCEED \$65,000**

WHEREAS, the California Community Redevelopment Law requires the Agency to adopt an implementation plan for each redevelopment project area every five years; and

WHEREAS, the Central City East Redevelopment Area's initial Implementation Plan will expire on July 29, 2008; and

WHEREAS, the Agency entered into an agreement with Burns & Watry, Inc., on March 3, 2008, to perform services in connection with drafting the next Central City East Five-Year Implementation Plan; and

WHEREAS, the original agreement was in amount not to exceed \$14,950; and

WHEREAS, the Agency desires to allocate an additional \$50,050 from Central City East Fund (9540), Central City East Organization (88699), Central City East Repayment Agreement Project (S233310) to the agreement; and

WHEREAS, the Agency finds that the services provided under this contract as amended are of a professional, scientific or technical nature and are temporary in nature; and

WHEREAS, the Agency finds that this contract as amended shall 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 authorizes the Agency Administrator to negotiate and enter into an amendment to the contract with Burns & Watry, Inc., to increase the contract amount from the existing amount not to exceed \$14,950 to an amount not to exceed \$65,000; and be it further

RESOLVED: That the Agency desires to allocate an additional \$50,050 from Central City East Fund (9540), Central City East Organization (88699), Central City East Repayment Agreement Project (S233310) to the agreement; and be it further

RESOLVED: That the amendment shall be reviewed and approved by Agency Counsel for form and legality prior to execution, and a copy shall be placed on file with the Agency Secretary; and be it further

RESOLVED: That the Agency Administrator or his/her designee is hereby authorized to take whatever action is necessary with respect to this contract and the amendment consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2008

**PASSED BY THE FOLLOWING VOTE:**

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_  
LaTonda Simmons  
Secretary of the Redevelopment  
Agency of the City of Oakland