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OAKLAND

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Letter of Nomination

February 19, 2014

The Honorable City Council
One City Hall Plaza, Second Floor
Oakland, CA 94612

Dear President Reid and members of the City Council:

Pursuant to City Charter section 601, the Mayor, hereby reappoints the following person as a member of the following Board or Commission, subject to the City Council's confirmation:

BUSINESS TAX BOARD OF REVIEW

Jens Hillmer Mayoral representative to serve a term beginning October 2, 2002 and ending October 1, 2016, filling the seat he previously held.

Thank you for your assistance in this matter.

Sincerely,

Jean Quan
Mayor

Jens Hillmer

EXPERIENCE

Urban Economic Coordinator

Former Redevelopment Agency/Office of Neighborhood Investment, City of Oakland

Oakland, CA
1999 - Present

Supervise project team that has a successful history of structuring and implementing a wide range of redevelopment projects and programs in downtown Oakland, including affordable and market-rate housing, transportation-oriented mixed-use development, commercial projects, infrastructure improvements and historic rehabilitation. Recent accomplishments include redevelopment of Oakland's Uptown area into a popular residential and entertainment district. Other team activities include the following:

- Loan and grant administration, currently including Proposition 1C Infill Infrastructure and Transportation-Oriented Development Grants for the MacArthur BART Transit Village
- Public facility renovations, which presently include the Oakland Convention Center
- Oversee performance of public obligations with respect to real estate projects that are developed in public-private partnership, including project planning, financial analysis, financing, site assembly and remediation, planning and zoning approvals and construction
- Negotiate and administer complex legal documents, such as financing agreements, purchase and sales contracts and leases
- Negotiate and oversee property management agreements and budgets for recreational, leisure and parking facilities
- Prepare and present reports and legislation for public review and action by City boards and commissions
- Collaborate with other City departments, public agencies, and community and business organizations on project and policy issues, such as housing and economic development policy, zoning and planning studies, design review, and public parking issues
- Administration of a major facade and tenant improvement program
- Solicit, select and administer contract services, including financial feasibility studies, economic impact reports, specific planning studies, construction management and design and engineering

Urban Economic Analyst IV

Housing and Community Development Division, City of Oakland

Oakland, CA
1995 - 1999

Supervised a project team responsible for the conversion of a historic high school campus to a bio-medical research facility for Children's Hospital Oakland and a community senior center, surrounded by affordable for-sale housing and a public park.

- Prepared and administered project development budgets and pro forma financial statements
- Secured and administered project financing from local, state and federal sources, including historic rehabilitation tax credits
- Secured all planning and zoning approvals for project, including CEQA compliance, subdivision and historic preservation
- Coordinated technical consultants and the general contractor during program development, design and construction, property management and property disposition
- Completed sale of building to Children's Hospital Oakland
- Negotiated long-term lease-back of senior center
- Oversaw compliance with all local, state and federal legal and regulatory requirements.
- Managed and conducted all community outreach

Jens Hillmer

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Housing Development Coordinator IV
Office of Housing and Neighborhood Development, City of Oakland

Oakland, CA
1993 - 1996

Supervised staff in the administration of federal, state and local affordable housing finance programs during planning and implementation of affordable and market rate housing development projects

- Underwrote and administered construction and permanent financing for affordable housing projects
- Negotiated and administered real estate purchase and sale agreements
- Monitored project compliance with federal, state and local regulations
- Worked with City staff and other public agencies on housing policy, zoning regulations and land use planning

Housing Development Coordinator III
Office of Community Development, City of Oakland

Oakland, CA
1990 - 1993

- Administered and coordinated financing and development of affordable housing projects
- Prepared Requests for Proposals to develop City-owned properties, evaluated proposals and sold properties
- Assisted in the preparation of requests for proposals/qualifications for contractors and consultants

Student Trainee
Office of Community Development, City of Oakland

Oakland, CA
1989 - 1990

- Assisted in administration of housing finance and development program

Research Assistant
Institute of Urban and Regional Development, University of California, Berkeley

Berkeley, CA
1988 - 1989

- Assisted in survey research and analysis of the effectiveness of real estate disclosure laws for single-family homes for the California Department of Real Estate
- Conducted annual rental housing operating cost survey for Berkeley Rent Stabilization Board

Graduate Instructor
Department of Sociology, University of California, Berkeley

Berkeley, CA
1987 - 1989

- Conducted classes on survey research methods and statistical analysis

EDUCATION

University of California, Berkeley,
Masters in City and Regional Planning

Berkeley, CA
1989

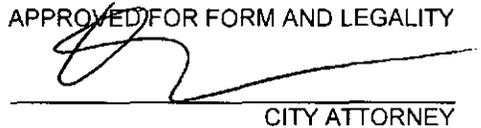
University of California, Santa Barbara
Bachelor of Arts, Sociology (Summa Cum Laude)

Santa Barbara, CA
1984

SKILLS

- Proven quantitative and qualitative analytical ability with an emphasis on real estate finance and economic development
- Effective interpersonal communication skills and a commitment to community engagement
- Effective, clear and concise writer and presenter, skilled at conveying complex material and making project and policy recommendations in politically-charged environments
- Extensive and successful real estate finance and development negotiating experience
- Experienced team leader and coordinator
- Experienced in Microsoft Word, Excel, PowerPoint, various database and financial management software

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CITY ATTORNEY

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION CONFIRMING THE MAYOR'S REAPPOINTMENT OF JENS HILLMER AS A MEMBER OF THE BUSINESS TAX BOARD OF REVIEW

WHEREAS, City Charter section 601 provides that members of boards and commissions shall be appointed by the Mayor subject to confirmation by the affirmative vote of five members of the Council; and

WHEREAS, the Oakland Municipal Code Section 5.04.550 established the Business Tax Board of Review; now therefore, be it

RESOLVED, that the City Council hereby confirms the Mayor's reappointment of the following individual as set forth below:

1. Jens Hillmer, a Mayoral appointment to serve the term beginning October 2, 2012 and ending October 1, 2016, continuing in the seat designated for a community member selected by the Mayor that he has held since April 2012 completing the four-year term ending October 1, 2012 previously held by Sabrina Landreth; and be it

FURTHER RESOLVED, that this resolution shall take effect immediately upon passage by affirmative vote of five members of the Council.

**IN COUNCIL, OAKLAND, CALIFORNIA,
PASSED BY THE FOLLOWING VOTE:**

AYES – BROOKS, GALLO, GIBSON MCELHANEY, KALB, KAPLAN, REID, SCHAAF
AND PRESIDENT KERNIGHAN

NOES –

ABSTENTIONS-

ABSENT-

ATTEST.

LATONDA SIMMONS
City Clerk and Clerk of the Oakland City Council