

H. Allen

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND

OFFICE OF THE CITY CLERK
OAKLAND

2005 JUN -2 PM 7:29

RESOLUTION NO. 2005-0034 C.M.S.

**RESOLUTION APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT
WITH FULTON PROJECT DEVELOPMENT GROUP REGARDING THE
SALE AND DEVELOPMENT OF A PORTION OF THE OAKLAND ARMY
BASE FOR USE AS A MIXED-USE ENTERTAINMENT, RETAIL, HOUSING,
AND FILM/TELEVISION PRODUCTION STUDIO**

WHEREAS, the Redevelopment Agency adopted the Redevelopment Plan for the Oakland Army Base Redevelopment Project ("Oakland Army Base Redevelopment Plan") on July 1, 2000; and

WHEREAS, one of the goals included in the Oakland Army Base Redevelopment Plan was subdividing the site into parcels suitable for modern, integrated development; and

WHEREAS, one of the proposed actions included in Oakland Army Base Redevelopment Plan was redevelopment of land by private enterprise; and

WHEREAS, the Agency has acquired 365 acres of the former Oakland Army Base and has 170 acres available for private development after the Agency transfers land to the Port of Oakland, California Department of Transportation and East Bay Regional Park District; and

WHEREAS, the potential development of a movie studio complex with entertainment and retail components would improve the economic conditions in the Oakland Army Base Redevelopment Area; and

WHEREAS, the Agency has recommended Fulton Project Development Group to develop the site; and

WHEREAS, the Agency and Fulton Project Development Group, as the prospective developer, wish to enter into a period of preliminary study and negotiations over the project proposal, understanding that this does not constitute a binding commitment on the part of the Agency to any project or developer for the property; now therefore be it

RESOLVED: That the Agency Administrator is authorized to negotiate and enter into an Exclusive Negotiating Agreement with Fulton Project Development Group, for

purposes of studying and evaluating the feasibility of, and negotiating terms and conditions for the potential development of a movie studio complex with entertainment and retail components in the Oakland Army Base Redevelopment Area; and be it

FURTHER RESOLVED: That the exclusive negotiating period will be for one (1) year, with the option to extend said period by an additional six months subject to the approval of the Agency Administrator; and be it

FURTHER RESOLVED: That the Exclusive Negotiating Agreement shall be reviewed and approved as to form and legality by Agency Counsel prior to execution; and be it

FURTHER RESOLVED: That the Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines that this action complies with CEQA because this action on the part of the Agency is exempt from CEQA pursuant to Section 15262 (feasibility and planning studies), Section 15306 (information collection) and Section 15061(b)(3) (general rule) of the CEQA Guidelines; and be it

FURTHER RESOLVED: That the Agency Administrator or his designee shall cause to be filed with the County of Alameda a Notice of Exemption for this action; and be it

FURTHER RESOLVED: That the Agency Administrator is further authorized to take whatever action is necessary with respect to the Exclusive Negotiating Agreement and the project consistent with this Resolution and its basic purposes.

JUN 21 2005

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2005

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, ~~BRUNNER~~, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND CHAIRPERSON DE LA FUENTE - 7

NOES- BRUNNER - 1

ABSENT- 0

ABSTENTION- 0

ATTEST: *Latonda Simmons*
LATONDA SIMMONS
Secretary of the Redevelopment Agency
of the City of Oakland