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OFFICE OF THE CITY CLERK  
OAKLAND

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Letter of Nomination

August 30, 2012

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 appoints the following person as a member of the following Board or Commission, subject to the City Council's confirmation:

**LIBRARY ADVISORY COMMISSION**

Kathryn O'Neal Mayoral appointment to serve the term beginning June 19, 2011 and ending June 18, 2015, filling the seat previously held by Thomas Manley.

Thank you for your assistance in this matter.

Sincerely,

Jean Quan  
Mayor

# Kathryn O'Neal

## EXPERTISE

Through a variety of leadership positions within Wells Fargo, acquired deep knowledge and expertise of all aspects of the commercial mortgage backed securitization (CMBS) markets, including servicing CMBS loans, both performing and workout situations, understanding complex loan structures, including subordinate debt and defeasance, developing end-to-end processes of underwriting, originating and managing loans, and establishing relationships with Rating Agencies, Investment Banks and the industry through active leadership and participation in nationally recognized real estate organizations.

## EXPERT WITNESS EXPERIENCE

2010-current

Provide expert witness research and trial testimony covering commercial real estate issues with an emphasis in Commercial Mortgage Backed Securities (CMBS).

## WELLS FARGO PROFESSIONAL EXPERIENCE-San Francisco

### Head of Commercial Mortgage Servicing

Senior Vice President/Managing Director

2005-2008

Directed \$146B portfolio/15k loan commercial servicing group with an emphasis on CMBS master and primary transactions. 4th largest servicer in the United States. Overall business responsibility for marketing, acquisitions and competitive bidding, Rating Agency and Investment Bank relationships, operations, portfolio reporting and asset management functions with a staff of 200 located in San Francisco and Concord, California and Minneapolis, Minnesota.

### Portfolio Manager Commercial Mortgage Servicing

Senior Vice President

2000-2005

Managed CMBS \$50B portfolio/6,000k loan commercial real estate portfolio directing credit, underwriting and reporting functions for borrowers, Rating Agencies, Investment Banks and investors with a staff of 30 located in San Francisco and Concord, California.

### Principal Commercial and Real Estate Managed Asset Group

Vice President

1996-2000

Developed and implemented appropriate debt and workout restructures for both commercial and real estate loans throughout California, the Northwest and Texas.

### Servicing Manager Real Estate Group

Vice President

1994-1995

Assisted in creating CMBS commercial mortgage servicing group as part of a new business directive, including development of reporting criteria, Special Servicing and Rating Agency standards and best practices.

### Relationship Manager Real Estate Managed Assets Group

Vice President

1992-1994

Joined a newly created group formed to manage distressed commercial real estate loans throughout California, including developing debt restructures and credit and reporting standards.

Kathryn O'Neal

## SELECTED COMMITTEES, PRESENTATIONS AND COMMUNITY SERVICE

The CRE Financial Council (formerly the CMSA) and the Mortgage Bankers Association (MBA) are two of the largest and significant industry organizations in the commercial real estate profession.

### Committees

2005-2007 Co-Chair Master Servicer Committee-CRE Financial Council  
2006 Servicer Roundtable Member-CRE Financial Council and MBA  
2000-2007 Chair, Wells Fargo Special Service Asset Committee  
2006-2007 Chair, Commercial Mortgage Group Wells Fargo United Way Campaign

### Presentations

2006 Servicer Roundtable Member-CRE Financial Council and MBA  
2006 Master/Sub Servicer Issues/CRE Financial Council Annual Conference  
2006 Borrower Submissions/CRE Financial Council Annual Conference  
2005-2006 How Defeasance Works-Wells Fargo Bank  
2005-2006 Lease Analysis-Wells Fargo Wholesale University

### Community Service

2009-current Co-Chair-Friends of Buckridge Library, Oakland, California

## EDUCATION

Bachelor of Science, Conservation of Natural Resources, emphasis in Urban Planning  
University of California, Berkeley, California 1976

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APPROVED FOR FORM AND LEGALITY

**DRAFT**

CITY ATTORNEY

OAKLAND CITY COUNCIL

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

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**RESOLUTION CONFIRMING THE MAYOR'S APPOINTMENT OF  
KATHRYN O'NEAL AS A MEMBER OF THE LIBRARY ADVISORY COMMISSION**

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

**WHEREAS**, Ordinance No. 8064 C.M.S., adopted November 13, 1969 and amended by Ordinance No. 11730 C.M.S., adopted July 26, 1994, establishes the Library Advisory Commission to advise and make recommendations on the operation and future development of the library system and to act as a liaison between the Library Department and the Mayor and City Council; and

**WHEREAS**, the Library Advisory Commission consists of fifteen (15) members serving not more than two consecutive three year terms; and

**WHEREAS**, the Honorable Mayor Jean Quan as appointed Kathryn O'Neal to serve a three year term subject to confirmation by the City Council; now therefore be it

**RESOLVED**, that pursuant to City Charter section 601, the City Council hereby confirms the Mayor's appointment of Kathryn O'Neal to the Library Advisory Commission for a three year term beginning June 19, 2012 and ending June 18, 2015, filling the seat previously held by Thomas Manley.

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

AYES – BRUNNER, KERNIGHAN, NADEL, SCHAAF, DE LA FUENTE, BROOKS, KAPLAN  
AND PRESIDENT REID

NOES –  
ABSTENTIONS-  
ABSENT-

ATTEST:

\_\_\_\_\_  
LATONDA SIMMONS

City Clerk and Clerk of the Oakland City Council