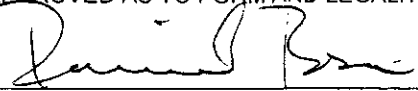


FILED
OFFICE OF THE CITY CLERK
OAKLAND
2004 MAY 26 PM 5:28

APPROVED AS TO FORM AND LEGALITY:


Agency Counsel

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

**A RESOLUTION AUTHORIZING A COOPERATION AGREEMENT
WITH THE CITY OF OAKLAND**

WHEREAS, the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq.) provides for a cooperative relationship between redevelopment agencies and cities; and

WHEREAS, Health and Safety Code Section 33128 provides that a redevelopment agency shall have access to the services and facilities of city departments, Health and Safety Code Sections 33600 and 33601 authorize a redevelopment agency to accept financial or other assistance from any public source, such as a city, and to expend those funds for authorized redevelopment purposes, and Health and Safety Code Section 33610 authorizes a redevelopment agency to receive a loan or grant of funds from a city for its administrative expenses, including redevelopment planning; and

WHEREAS, Health and Safety Code Sections 33445 and 33679 authorize a redevelopment agency to pay for the development costs of publicly-owned buildings, facilities and improvements; and

WHEREAS, Health and Safety Code Section 33220(e) authorizes a local public agency to enter into an agreement with a redevelopment agency to further redevelopment purposes; and

WHEREAS, the City of Oakland (the "City") and the Redevelopment Agency have adopted a number of redevelopment projects within the City of Oakland pursuant to the California Community Redevelopment Law, including the Acorn, Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum, Oak Center, Oak Knoll, Oakland Army Base, Stanford/Adeline, and West Oakland Redevelopment Projects; and

WHEREAS, the Agency has established a Low and Moderate Income Housing Fund under the California Community Redevelopment Law; and

WHEREAS, in implementing these projects, the Agency is performing a public function of the City and therefore has access to the services and facilities of the City; and

2.l.
**SPECIAL
ORA/COUNCIL
JUN 1 2004**

WHEREAS, the City is pursuing certain activities that promote the redevelopment purposes of the Agency; and

WHEREAS, such services and payments have previously been provided under a series of repayment agreements and services agreements between the City and the Agency for each redevelopment project; and

WHEREAS, the City and the Agency desire to enter into one master Cooperation Agreement to provide for the provision of services and resources and the making of payments between the two agencies for all redevelopment projects; now, therefore, be it

RESOLVED: That the Agency hereby authorizes the Agency Administrator to negotiate and execute a Cooperation Agreement with the City of Oakland (1) to provide for activities, services, facilities, and financial resources that the City will render and make available to the Agency in furtherance of the purposes of the Agency under the California Community Redevelopment Law; (2) to provide for Agency reimbursement to the City for actions undertaken and costs incurred by the City for and on behalf of the Agency; and (3) to provide for activities, services, facilities, and financial resources that the Agency will render and make available to the City as authorized under the California Community Redevelopment Law; and be it further

RESOLVED: That the Cooperation Agreement shall cover such services and payments with respect to all current and future redevelopment projects in the City of Oakland, including the Agency's Low and Moderate Income Housing Fund, subject to budget authorization and other authorization required from the Agency; and be it further

RESOLVED: That the Cooperation Agreement shall replace and supercede all previous repayment and service agreements between the City and the Agency; and be it further

RESOLVED: That the Agency Administrator or his or her designee is authorized to accept such services and resources from the City, and provide such services and resources to the City under the Cooperation Agreement as may be authorized by the Agency; and be it further

RESOLVED: That the Agency Administrator or his or her designee is authorized to transfer funds between the Agency and the City under the Cooperation Agreement as may be authorized by the Agency; and be it further

RESOLVED: That the Agency Administrator or his or her designee is authorized to take whatever other action is authorized under the Cooperation Agreement, subject to budget authorization and other authorization required from the Agency, consistent with this Resolution and its basic purposes; and be it further

RESOLVED: That the Cooperation Agreement shall be reviewed and approved by the Agency Counsel as to form and legality, and copies shall be placed on file with the Agency Secretary.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2004

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

CEDA FLOYD
Secretary of the Redevelopment Agency
of the City of Oakland

2.e.

**SPECIAL
ORDINANCE/COUNCIL**

JUN 1 2004

ATTACHMENT I

Status of 2003-04 Redevelopment Expenditures in Coliseum and Central District

The attached spreadsheets contain the actual expenditure by capital budget category together with a narrative for each item. Coliseum and Central District budgets are presented. Capital project budgets do not exist for Acorn, Stanford-Adeline, Oak Center, Broadway/MacArthur/San Pablo, Central City East, West Oakland, and Oakland Army Base redevelopment areas.

2.d. and e.
SPECIAL
ORDINANCE
JUN 1 2004

**Central District FY 2003-04
Status of Capital Projects
May 26, 2004**

Projects	Budget (Actual Carryforward)	Spent/ Committed	Funds Available	Status of Project
Central Business District Wide				
1-1/2% Public Art	931,194	72,553	858,641	Required payment to Cultural Arts per Public Art Ordinance/Resolution.
10K Housing	507,424	95,712	411,712	Assistance for projects underway or contemplated for Old Oakland and Telegraph
14th & Broadway Transit Center	984,637	408,416	576,221	Design completed, funds required for construction match for grants.
Broadway Improvement Program	91,297	1,048	90,249	No new allocation, funds required in FY 2004-05.
Business Improvement District (BID)	200,000	14,975	185,025	Process begun for 2 BIDs, no new allocation, funds required in FY 2004-05.
Downtown Capital Project Support	914,008	153,937	760,071	\$455,000 committed to OACC & Fox grant match. Litigation reserve required.
Downtown Façade Improvement Program	1,249,539	420,992	828,547	Projects in process to commit most of the façade grant funds.
Downtown Historic Façade Program	545,350	75,745	469,605	Projects in process to commit most of the façade grant funds.
Retail/Entertainment Catalyst Project	1,003,689	414,456	589,234	Projects in process will over commit funds. Additional funds required
Streetscape Master Plan	1,876,679	-	1,876,679	Design completed, funds required for construction match for grants.
Subtotal	8,303,817	1,657,833	6,645,984	
Uptown				
17th St. & San Pablo Parking Garage	4,207,773	69,109	4,138,663	\$3.8 million proposed for reallocation to Uptown.
Bermuda Building	448,027	40,840	407,186	Need to complete litigation payments.
Fox Theater Master Plan	26,500	81	26,419	Fox Theater has over committed funds. Project will require \$275,000 from
Fox Theater Maintenance	580,189	450,278	129,911	Downtown Capital Project Support to provide part of the \$375,000 required for the
Fox Theater Retail/Office	400,000	-	400,000	facade grant.
Oakland Ice Center	1,614,832	-	1,614,832	Committed to operations, off set by revenue, adjusted annually.
Royal Hotel	300,000	-	300,000	Allocation to be eliminated to off set unmet revenue from Preservation Park.
Touraine Hotel/HRMSC	345,708	82,036	263,672	Capital improvement funds off set by program revenue.
Uptown - Retail Entertainment Catalyst Proj	3,527,779	1,641,998	1,885,781	
Uptown - Forest City DDA	9,100,000	-	9,100,000	Fully committed to Uptown under proposed DDA with Forest City.
Uptown - Forest City Residential	1,919,934	99,517	1,820,417	
Wetmore-Pardee Agreement	103,232	-	103,232	Required for settlement payments.
Subtotal	22,573,974	2,383,861	20,190,114	
Downtown				
9th and Franklin Garage Operations	65,579	-	65,579	Committed to operations, off set by revenue, adjusted annually.
City Center West Garage Operations	1,551,174	-	1,551,174	Committed to operations, off set by revenue, adjusted annually.
City Center West Garage Debt	1,371,437	-	1,371,437	Annual debt service payment has not been made.
Keystone Hotel - 12th & Broadway	17,724	5,500	12,224	Allocated to attorney's fees for litigation.
Oakland Asian Cultural Center	69,684	50,105	19,580	Additional funds from Downtown Capital Project Support required this year.
Old Town Square Phase II	409,705	262	409,443	Required for site remediation of Housewives Phase II.
Preservation Park Disposition	13,423	199	13,224	Required for appraisals and closing costs.
Preservation Park Operations	1,018,383	-	1,018,383	Committed to operations, off set by revenue, adjusted annually.
UC Office of the President Parking Operator	124,420	-	124,420	Committed to operations, off set by revenue, adjusted annually.
Subtotal	4,641,530	56,065	4,585,465	
Total Central District	35,519,322	4,097,759	31,421,563	

Coliseum Redevelopment Area FY 2003-04
 Status of Capital Projects
 May 26, 2004

	Budget	Spent/ Committed	Available	Status of Project
Coliseum Shoreline Area				
Zhone Technologies Campus	12,404	-	12,404	Funds are available
Coliseum Shoreline Project - Loan Repayment	3,600,000	3,600,000	-	Funds fully expended
Subtotal	\$ 3,612,404	\$ 3,600,000	\$ 12,404	
Fruitvale Area				
Fruitvale BART Transit Village	4,400,000	4,400,000	-	Funds fully expended
29th Avenue Gateway Streetscape Improvements	150,000	150,000	-	Project to be completed by June 04
Subtotal	\$ 4,550,000	\$ 4,550,000	\$ -	
Hegenberger / Airport Gateway				
Airport Gateway - Airport Access Road	1,208,835	1,208,835	-	Scheduled for design and construction
Airport Gateway - Doolittle	750,000	750,000	-	Agency awaiting invoice from CalTrans once construction begins
Airport Gateway - Hegenberger Road	292,921	80,000	212,921	Transfer balance to design budget for Hegenberger East
Airport Gateway - 98th Avenue	1,228,141	1,228,141	-	Committed in MOU with Port, awaiting construction start
Airport Connector Intermediate Station Design	1,000,000	-	1,000,000	Negotiating Intermediate Station design payment with Port
Hegenberger East Gateway Streetscape	900,000	900,000	-	Committed / Public Works in process of design
Subtotal	\$ 5,379,897	\$ 4,166,976	\$ 1,212,921	
Coliseum BART Station Area				
Coliseum InterCity Rail Platform	1,729,000	1,729,000	-	Committed, negotiating contract for construction
Coliseum Transit Hub Streetscape Improvements	130,000	130,000	-	Design under review by MTC, construction begin Spring 05
San Leandro Street Utility Undergrounding	1,670,000	1,670,000	-	Design under review by PG&E, construction begin Spring 05
Coliseum Gardens HOPE VI - Infrastructure	4,000,000	4,000,000	-	OPA negotiations concluding, construction begin July 04
Coliseum BART Station Area Plan	18,700	-	18,700	Fund BART parking lot housing feasibility
Coliseum Complex / BART Area Site Assembly	40,000	-	40,000	Funding appraisals and site assessment @ Coliseum Transit Vill
Subtotal	\$ 7,587,700	\$ 7,529,000	\$ 58,700	
Neighborhood Improvements and Other Catalyst Projects				
Railroad Avenue Street Improvement	1,000,000	1,000,000	-	Committed to project, PWA design underway
Technology Incubator Project	1,610,000	1,610,000	-	Funds have been reprogrammed within Coliseum capital budget
Neighborhood Commercial Revitalization	104,612	104,612	-	NCR façade work along International
Coliseum Capital Project Support:				
Coliseum Shoreline	107,859	15,451	92,408	Coliseum Transit Village consulting contracts
I-880 Industrial Strategy	31,230	27,650	3,580	Coliseum project pre-development cost
Master Plan	1,364	-	1,364	Available for reprogramming
Subtotal	\$ 2,855,065	\$ 2,757,713	\$ 97,352	
Grand Total	\$ 23,985,066	\$22,603,689	\$ 1,381,377	

2004
 SPECIAL
 ORACOUNCIL
 JUN 1 2004