

CITY OF OAKLAND
Agenda Report

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2003 OCT -2 PM 1:51

TO: Office of the City Manager
ATTN: Deborah Edgerly, Interim City Manager
FROM: Community and Economic Development Agency
DATE: October 14,2003

RE: A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWO-YEAR LEASE WITH PETER AND HELEN SHIU FOR REAL PROPERTY LOCATED AT 530 LAKE PARK AVENUE, FOR USE AS A COMMUNITY MEETING FACILITY AND COMMUNITY POLICE STATION, FOR TWO YEARS IN THE AMOUNT OF \$25,200 (Year 1), AND \$27,600 (Year 2), AND TENANT IMPROVEMENTS (NOT TO EXCEED \$2,000), PLUS TELEPHONE AND UTILITY COSTS.

SUMMARY

The City of Oakland has leased this store-front building at 530 Lake Park Avenue since July of **1998**, and is now referred to as the Grand Lake Neighborhood Center ("Premises"), and currently serves as offices for a number of community groups in the Grand-Lakeshore area, including the Lakeshore Business Improvement and the Grand-Lake Neighborhood Community Police Coordinator. The facility is well used by the community groups and thus provides a valuable service to the community and to the City.

This store front building contains approximately 5,100 +/- square feet. The lease term would be for two (2) years at \$25,200 in year 1, and \$27,600 in year 2; and tenant improvements (not to exceed \$2,000), plus costs of telephone and utilities. Funding for the lease will be covered by re-allocating funds from existing citywide projects in the General Fund 1010. OPD does not have funds in the FY03-05 budget to continue to pay rent and associated costs.

Staff recommends adoption of this Resolution authorizing the City Manager to enter into a two-year lease with Peter and Helen Shiu for continuing the use as the Grand Lake Neighborhood Center and OPD Neighborhood Services facility. Adoption of this Resolution satisfies Mayor and City Council Goals #1, 3 and 7, by making Oakland a safer City, improving Oakland neighborhoods, and inspiring creativity and civic engagement.

FISCAL IMPACT

Funds for the two-year lease will be covered by re-allocating funds from existing citywide projects in the General Fund 1010. Staffing for the Neighborhood Community Center and OPD Neighborhood Services are not paid City personnel. The OPD Neighborhood Services Coordinator is a volunteer.

Item: 8
Finance and Management Committee
October 14,2003

BACKGROUND

In prior years, the lease has been funded through CEDA, the City Manager's office and OPD; however, these funding sources are no longer available within those various departments in the FY2003-2005 budget to continue paying the rent and associated costs. OPD's previous use of the Premises as a Community Policing Station accommodated community groups such as the Grand-Lake NCPC and Lakeshore BID which use the Premises extensively as office space and meeting room for local issues concerning the neighborhood. Currently, OPD staffs the premises with a part-time Neighborhood Services Coordinator.

KEY ISSUES AND IMPACTS

The Grand Lake Neighborhood Center is extensively used by community groups and serves to promote City Council Goals for inspiring creativity and civic engagement by members of the public. The cost to provide for this lease is modest, other suitable facilities are extremely difficult to find in the neighborhood, especially with public parking readily available. The loss of the Premises would hinder civic engagement.

SUSTAINABLE OPPORTUNITIES

- Environmental: The City will encourage the landlord to pursue energy and environmental conservation opportunities in any tenant modifications that may be required to the building.
- Economic: This lease will support local property ownership and the local Business Improvement District which in turn will help to increase the City's economic vitality.
- Social Equity: The social benefits will flow from public access to OPD's Neighborhood Service Coordinator, and fostering continued civic engagement and citizen creativity by retaining a forum for community group advocacy in improving Oakland neighborhoods.

DISABILITY AND SENIOR CITIZEN ACCESS

The Premises is improved to meet Title 24 and other access issues for the Disabled and Senior Citizens.

ACTION REQUESTED OF THE CITY COUNCIL

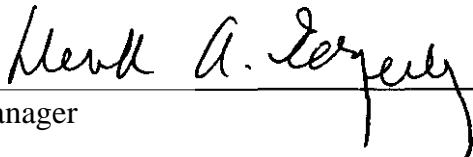
CEDA recommends that the Council adopt the Resolution approving this Lease from Peter and Helen Shiu for two years and the rate of \$25,200 (Yr. 1), and \$27,600 (Yr. 2), per annum, and tenant improvements (not to exceed \$2,000), plus telephone and utility costs.

Respectfully submitted,

Danie Van ĩpriem, Director of Redevelopment,
Economic Development and Housing

Prepared
Frank Fanelli
Manager, Real Estate Services

APPROVED FOR FORWARDING TO THE
FINANCE AND MANAGEMENT COMMITTEE



City Manager

Item: 8
Finance and Management Committee
October 14, 2003

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Brandon Adams
CITY ATTORNEY

2003 OCT -2 PM 1:51 RESOLUTION NO. _____ C.M.S.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWO-YEAR LEASE WITH PETER AND HELEN SHIU FOR REAL PROPERTY LOCATED AT 530 LAKE PARK AVENUE, FOR USE AS A COMMUNITY MEETING FACILITY AND COMMUNITY POLICE STATION FOR TWO YEARS IN THE AMOUNT OF \$25,200 (Year 1), AND \$27,600 (Year 2), AND TENANT IMPROVEMENTS (NOT TO EXCEED \$2,000), PLUS TELEPHONE AND UTILITY COSTS.

WHEREAS, the City of Oakland has previously leased this property since July 1998 for use as a Community Meeting Facility and Community Police Station, and

WHEREAS, the lease having expired; and

WHEREAS, the City of Oakland desires to renew the lease at 530 Lake Park Avenue with Peter and Helen Shiu (Owner's) for a term of two-years at the rental rate of \$25,200 and \$27,600 per annum respectively, and tenant improvements (not to exceed \$2,000) plus telephone and utility costs; and

WHEREAS, in prior years, the lease has been funded through CEDA, the City Manager's office and OPD; however, these funding sources are no longer available within those various departments in the FY2003-2005 budget to continue paying the rent and associated costs; and

WHEREAS, community neighborhood groups and OPD are desirous of renewing this lease to continue with established civic engagement activities and programs by the neighborhood community groups; and

WHEREAS, funds for the two-year lease will be covered by re-allocating funds from existing Citywide projects in the General Fund 1010; and

WHEREAS, the City Council wishes to authorized the City Manager to enter into a lease to provide for a neighborhood meeting center and support continued operation of OPD's Neighborhood Services Coordinators; now therefore be it

RESOLVED: That the City Council finds and determines that it would be in the best interests of the City to provide for a neighborhood meeting center and to continue supporting OPD's Neighborhood Services Coordinators; and be it

FURTHERRESOLVED: That the City Manager is hereby authorized to execute a lease agreement at 530 Lake Park Avenue with Peter and Helen Shiu for the sum of \$25,200 (Yr.1), and \$27,600 (Yr. 2) per annum, and tenant improvements (not to exceed \$2,000),plus

costs of utilities and telephones, through re-allocation of funds from existing Citywide projects in the General Fund 1010; and be it

FURTHER RESOLVED: That the City Manager or his designee is hereby authorized and directed to take any and all actions necessary and consistent with this Resolution to complete the Lease Agreement transaction; and be it

FURTHER RESOLVED: That the City Attorney shall approve the Lease Agreement as to form and legality; and be it

FURTHER RESOLVED: That the Resolution shall take effect immediately upon its passage.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2003

PASSED BY THE FOLLOWING VOTE:

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

NOES- _____

ABSENT- _____

ABSTENTION- _____

CEDA FLOYD

City Clerk and Clerk of the Council of
the City of Oakland, California



FINANCE & MANAGEMENT CMTE.

OCT 14 2003