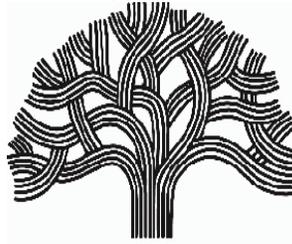


City of Oakland

*Office of the City Clerk
Oakland City Hall,
1 Frank H. Ogawa Plaza, Room 201
Oakland, California 94612*



CITY OF OAKLAND

Meeting Minutes - FINAL

Friday, August 28, 2020

9:00 AM

Please See The Agenda To Participate In The Meeting

Tele-Conference

**Special Concurrent Meeting of the Oakland
Redevelopment Successor Agency/City Council**

ACTION ON OTHER NON-CONSENT CALENDAR ITEMS:

PUBLIC PARTICIPATION

The public may observe and/or participate in this meeting many ways.

OBSERVE:

- To observe, the public may view the televised video conference by viewing KTOP channel 10 on Xfinity (Comcast) or ATT Channel 99 and locating City of Oakland KTOP – Channel 10
- To observe the meeting online from the City's Agenda Meeting Calendar, at the noticed meeting time, please click on <https://oakland.legistar.com/calendar.aspx> and click on the "In Progress" link under "Video" for the corresponding meeting.
- To observe the meeting by video conference, please click on this link: <https://us02web.zoom.us/j/88303411254> at the noticed meeting time.
- To listen to the meeting by phone, please call the numbers below at the noticed meeting time: Dial (for higher quality, dial a number based on your current location):
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 Webinar ID: 883 0341 1254
If asked for a participant ID or code, press #.

COMMENT:

DUE TO THE SUSPENSION OF THE SUNSHINE ORDINANCE AND COUNCIL'S RULES OF PROCEDURES ALL PUBLIC COMMENT ON ACTION ITEMS WILL BE TAKEN AT THE BEGINNING OF THE MEETING UNDER ITEM 1. COMMENT FOR ITEMS NOT ON THE AGENDA WILL BE TAKEN UNDER OPEN FORUM AT THE END OF THE MEETING

There are three ways to submit public comments.

- eComment. To send your comment directly to Council members and staff BEFORE the meeting starts please click on <https://oakland.legistar.com/calendar.aspx> and click on the "eComment" link for the corresponding meeting. Please note that eComment submission closes five (5) minutes before posted meeting time.
- To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on a eligible agenda item at the beginning of the meeting. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Instructions on how to "Raise Your Hand" is available at: <https://support.zoom.us/hc/en-us/articles/205566129-Raise-Hand-In-Webinar>.
- To comment by phone, please call on one of the above listed phone numbers. You will be prompted to "Raise Your Hand" by pressing "*9" to speak when Public Comment is taken. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Please unmute your self by pressing *6.

If you have any questions, please email Asha Reed, Acting City Clerk at AReed@oaklandca.gov.

- Office of the City Clerk

ROLL CALL / CITY COUNCIL

Present 8 - Dan Kalb, Larry Reid, Lynette McElhaney, Noel Gallo, Sheng Thao, Loren Taylor, Nikki Bas, and Rebecca Kaplan

**The Concurrent Meeting of the Oakland City Council and Successor Redevelopment Agency
was convened at 9:02 A.M.**

2. Subject: Real Property Located At 5276 Broadway
From: Housing & Community Development

Recommendation: Conduct A Public Hearing, For The Real Property Located At 5276
Broadway (Clifton Hall), And Upon Conclusion, Adopt The Following Pieces Of
Legislation:

1. An Emergency Ordinance Authorizing City Administrator Or Designee To Negotiate
And Execute An Agreement To Acquire The Property Located At 5276 Broadway (Clifton
Hall), For An Amount Not To Exceed \$13.05 Million Including Closing Costs And Fees,
For A Family Shelter And Permanent Affordable Housing; (2) Authorizing City
Administrator Or Designee To Negotiate And Execute (A) A Fifteen-Year Master Lease
Agreement For Clifton Hall With A Housing Operator To Be Determined By The City
Administrator Or Designee, For Zero Rent, To Provide Affordable Housing To Homeless
Individuals, And (B) Subleases, For Terms Up To Fifteen Years And Terminable Annually
By The City Administrator, For Zero Rent, With Cornerstone Community Development
Corp. For Office Space And East Oakland Community Project For A Family Shelter;(3)
Waiving Competitive Bidding Under OMC 2.04 And Authorizing City Administrator Or
Designee To Negotiate And Execute A Contract For General Construction Services At
Clifton Hall With Sustainable Urban Neighborhoods, In A Total Amount Not To Exceed
\$1.95 Million;(4) Repealing Ordinance No. 13553, Which Allocated \$3.15 Million From
Measure KK For Acquisition Of A Property That Did Not Get Consummated; And (5)
Making Surplus Land Act And California Environmental Quality Act Findings; And
[20-0594](#)

Attachments: [View Report](#)
[View Ordinance](#)
[13614 CMS](#)

***Upon the reading of Item 2.1 by the City Clerk, the Public Hearing was opened at
a.m.***

13 individuals spoke on this item.

***President Pro Tem Kalb made a motion, seconded by Councilmember Gallo, to
adopt the emergency ordinance on Item 2.1, and hearing no objections, the motion
passed by with the following vote: 8 Ayes: Bas, Gallo, Kalb, McElhney, Reid,
Taylor, Thao, and Council President Kaplan***

**A motion was made by Dan Kalb, seconded by Noel Gallo, that this matter be
Approved for Final Passage. The motion carried by the following vote:**

Aye: 8 - Kalb, Reid, McElhaney, Gallo, Thao, Taylor, Bas, and Kaplan

NO VOTE: 0

2. A Resolution (1) Authorizing The City Administrator Or Designee From The California Department Of Housing And Community Development Under The Homekey Program (Homekey Funds); (2) Accepting And Appropriating (A) Up To \$9.6 Million In Homekey Funds For The Acquisition Of 5276 Broadway (Clifton Hall) As A Family Shelter And Permanent Affordable Housing And (B) Up To \$600,000 For The Operation Of The Permanent Affordable Housing At Clifton Hall; (3) Allocating, As A Local Match To The Homekey Funds, Up To (A) \$3.42 Million Of Measure KK Funds For The Acquisition Of Clifton Hall For Permanent Affordable Housing And (B) \$2 Million Of Funds From The Affordable Housing Trust Fund (Boomerang Funds) For The Rehabilitation Of Clifton Hall And Closing Costs; (4) Amending Oakland City Council Resolution No. 88109 C.M.S., Which Appropriated \$19,697,548 In Homeless, Housing, Assistance And Prevention (HHAP) Funds For The Provision Of Homeless Services, To Allocate Up To \$5.22 Million Of Said HHAP Funds For 13 Years Of Operating Subsidy For The Permanent Affordable Housing At Clifton Hall; And (5) Authorizing The City Administrator To Select A Grantee And Award A 15-Year Grant Agreement In An Amount Not To Exceed \$5.82 Million For Operation Of The Permanent Affordable Housing At Clifton Hall; And [20-0595](#)

Attachments: [View Resolution Clifton Hall](#)
[88280 CMS](#)

Upon the reading of Item 2.2 by the City Clerk, the Public Hearing was opened at a.m.

13 individuals spoke on this item.

President Pro Tem Kalb made a motion, seconded by Councilmember Gallo, to adopt the emergency ordinance on Item 2.2, and hearing no objections, the motion passed by with the following vote: 8 Ayes: Bas, Gallo, Kalb, McElhney, Reid, Taylor, Thao, and Council President Kaplan

A motion was made by Dan Kalb, seconded by Noel Gallo, that this matter be Adopted. The motion carried by the following vote:

Aye: 8 - Kalb, Reid, McElhane, Gallo, Thao, Taylor, Bas, and Kaplan

NO VOTE: 0

3. A Resolution(1) Amending Oakland City Council Resolution No. 88174 C.M.S., Which Adopted The Fy 2020-21 Midcycle Budget Amendments, To Change "Employment Programs \$1.2m" To "Family Shelter/Services \$1.2m" On Line E-11 Of Exhibit 3; 2) Allocating \$1.2 Million Of The Fy 2020-21 Measure Q Funds (Fund 2244) For The Cost Of Operating A Family Shelter By East Oakland Community Project (EOCP) At Its Current Emeryville Location And Relocating, Potentially, To Clifton Hall; (3) Awarding A Grant Agreement To EOCP For Operation Of The Family Shelter For One Year In An Amount Not To Exceed \$1.2 Million And;

[20-0596](#)

Attachments: [View Resolution Amending Measure Q](#)
[88281 CMS](#)

Upon the reading of Item 2.1 by the City Clerk, the Public Hearing was opened at a.m.

13 individuals spoke on this item.

President Pro Tem Kalb made a motion, seconded by Councilmember Gallo, to adopt the emergency ordinance on Item 2.1, and hearing no objections, the motion passed by with the following vote: X Ayes: Bas, Gallo, Kalb, McElhney, Reid, Taylor, Thao, and Council President Kaplan.

A motion was made by Dan Kalb, seconded by Noel Gallo, that this matter be Adopted. The motion carried by the following vote:

Aye: 8 - Kalb, Reid, McElhane, Gallo, Thao, Taylor, Bas, and Kaplan

NO VOTE: 0

1. PUBLIC COMMENT

**COMMENT ON ALL ACTION ITEMS WILL BE TAKEN AT AT THIS TIME.
COMMENTS FOR ITEMS NOT ON THE AGENDA WILL BE TAKEN DURING
OPEN FORUM.**

6 speakers spoke during Public Comment.

3. Subject: Real Property Located At 392 11th Street:
From: Housing & Community Development
Recommendation: : Adopt A Resolution, (1) Authorizing The City Administrator To Apply For, As A Local Agency Partner, Up To \$13.84 Million Of Funds From The California Department Of Housing And Community Development Under The Homekey Program (Homekey Funds); (2) Accepting And Appropriating Up To \$13.84 Million In Homekey Funds, As A Local Agency Partner, For The Acquisition Of 392 11th Street By Oakland & The World, Inc., Memar Properties, And McCormack Baron Salazar (Development Partner) To Provide Permanent Affordable Housing To Formerly Incarcerated Individuals; (3) Allocating, As A Local Match To The Homekey Funds, Up To (A) \$3.52 Million From Measure KK, (B) \$2.5 Million From Community Block Grant Funds (CDBG-CY) And (C) \$1.16 Million From The Affordable Housing Trust Fund (Boomerang Funds), For The Acquisition And Rehabilitation Of 392 11th Street By Development Partner; And (4) Awarding A Grant Agreement To Development Partner, In An Amount Not To Exceed \$21.01 Million, To Acquire And Rehabilitate 392 11th Street.

[20-0597](#)

Attachments: [View Report](#)
[View Resolution](#)
[88282 CMS](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Adopted. The motion carried by the following vote:

Aye: 8 - Kalb, Reid, McElhaney, Gallo, Thao, Taylor, Bas, and Kaplan

NO VOTE: 0

4. Subject: Real Property Known As The Inn At Temescal
From: Housing & Community Development
Recommendation: Adopt A Resolution, (1) Authorizing The City Administrator To Apply For, As A Local Agency Partner, Up To \$3.15 Million Of Funds From The California Department Of Housing And Community Development Under The Homekey Program (Homekey Funds); (2) Accepting And Appropriating Up To \$3.15 Million In Homekey Funds, As A Local Agency Partner, For The Acquisition Of The Inn At Temescal By Operation Dignity And Danco Communities (Development Partner) To Provide Permanent Affordable Housing To Homeless Veterans; (3) Allocating, As A Local Match To The Homekey Funds, Up To \$1.05 Million Of Funds From Measure Kk For The Aquisition And Rehabilitation Of The Inn At Temescal By Development Partner; And (4) Awarding A Grant Agreement To Development Partner, In An Amount Not To Exceed \$4.2 Million, To Acquire And Rehabilitate The Inn At Temescal.

[20-0598](#)

Attachments: [View Report](#)
[View Resolution](#)
[88283 CMS](#)

A motion was made by Noel Gallo, seconded by Loren Taylor, that this matter be Adopted. The motion carried by the following vote:

Aye: 8 - Kalb, Reid, McElhaney, Gallo, Thao, Taylor, Bas, and Kaplan

NO VOTE: 0

5. Subject: Bay Area Community Services (BACS) Scattered Small Sites Project
From: Housing & Community Development
Recommendation: Adopt A Resolution, (1) Authorizing The City Administrator To Apply For, As A Local Agency Partner, Up To \$10 Million Of Funds From The California Department Of Housing And Community Development Under The Homekey Program (Homekey Funds); (2) Accepting And Appropriating Up To \$10 Million In Homekey Funds, As A Local Agency Partner, For Acquisition Of Scattered Small Sites By Bay Area Community Services (BACS) For Permanent Affordable Housing; And (3) Awarding A Grant Agreement To BACS, In An Amount Not To Exceed \$10 Million, To Acquire Scattered Small Sites For Permanent Affordable Housing.

[20-0599](#)

Attachments: [View Report](#)
[View Resolution Accepting Homekey Funds](#)
[88284 CMS](#)

A motion was made by Noel Gallo, seconded by Lynette McElhaney, that this matter be Adopted. The motion carried by the following vote:

Aye: 8 - Kalb, Reid, McElhaney, Gallo, Thao, Taylor, Bas, and Kaplan

NO VOTE: 0

Pro Tem Kalb took a point of personal privilege and requested that the meeting be adjourned in memory of Lillian Edwards.

Council President Kaplan took a point of personal privilege and requested that the meeting be adjourned in memory of Emit Till and Dave Patrick Underwood.

Councilmember McElhaney took a point of personal privilege and requested that the meeting be adjourned in memory of Debra Wood Underwood.

OPEN FORUM / CITIZEN COMMENTS (Time Available: 15 Minutes)

X speakers spoke during Open Forum.

ADJOURNMENT OF COUNCIL SESSION

(Meeting Shall Conclude No Later Than 12:00 A.M., Unless Extended By Majority Vote Of The Council)

There being no further business, and upon the motion duly made, the Council adjourned the meeting in memory of Lillian Edwards, Emit Till, Dave Patrick Underwood, Debra Wood Shultz at 11:17 a.m.

Americans With Disabilities Act

If you need special assistance to participate in Oakland City Council and Committee meetings please contact the Office of the City Clerk. When possible, please notify the City Clerk 5 days prior to the meeting so we can make reasonable arrangements to ensure accessibility. Also, in compliance with Oakland's policy for people with environmental illness or multiple chemical sensitivities, please refrain from wearing strongly scented products to meetings.

Office of the City Clerk - Agenda Management Unit

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THE HANGING OF BANNERS, POSTERS, SIGNS, OR ANY MATERIAL ON OR OVER THE GALLERY BANNISTERS IS STRICTLY PROHIBITED IN ORDER TO ENSURE THE SAFETY OF THOSE ATTENDING MEETINGS.

MATERIALS RELATED TO ITEMS ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL AFTER DISTRIBUTION OF THE AGENDA PACKETS MAY BE VIEWED IN THE OFFICE OF THE CITY CLERK, 1 FRANK H. OGAWA PLAZA, 1ST AND 2ND FLOOR, OAKLAND, CA 94612 FROM 8:30 A.M. TO 5:00 P.M.