



AGENDA REPORT

TO: HENRY L. GARDNER
INTERIM CITY ADMINISTRATOR

FROM: Rachel Flynn

SUBJECT: Redevelopment Successor
Agency FY13-14 Annual Report

DATE: November 7, 2014

City Administrator
Approval

Date

11-20-14

COUNCIL DISTRICT: City-Wide

RECOMMENDATION

Staff recommends that the City Council accept:

An Informational Report Presenting the Oakland Redevelopment Successor Agency (ORSA) FY 2013-14 Annual Reports on Blight, Loans, Property, and Time Limits in Accordance with the Reporting Requirements of the California Community Redevelopment Law.

BACKGROUND/LEGISLATIVE HISTORY

On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California as of February 1, 2012.

On January 10, 2012, the City Council designated the City of Oakland to serve as the Oakland Redevelopment Successor Agency (ORSA) and the housing successor to the former Redevelopment Agency. Subsequently, the City Council as governing body of ORSA is required to comply with existing Redevelopment laws.

The California Community Redevelopment Law, Health and Safety Code Section 33080, requires every redevelopment agency to present annual reports to the legislative body (i.e., the City Council) on activities to alleviate blight, and activities affecting housing and displacement. Additionally, Section 33080.1 requires every redevelopment agency to present annual reports on property, project time limits, and all defaulted loans for the previous year. Redevelopment law is still applicable and must be complied with except for those provisions such as preparation of the Statement of Indebtedness and the Housing and Community Development (HCD) report on activities that were repealed by the dissolution law.

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The **Blight Report (Attachment A)** summarizes the Implementation Plans and ORSA's progress in 6 of 10 active redevelopment project areas in alleviating blight. FY 2013-2014 project and program activities included assisting with the development of vacant and underutilized properties through land assembly, environmental assessments and clean-ups, and marketing to developers. Public improvements to infrastructure included lighting, streetscape, and public facility upgrades. Low cost loans and grants were available to improve blighted structures and decrease commercial vacancies through a variety of commercial and community programs.

The following major activities for FY 2013-2014 are highlighted by project area:

Acorn (Plan terminated Jan 1, 2012)	
Broadway/MacArthur/San Pablo	
Category	Activities
Project Development	<ul style="list-style-type: none"> • MacArthur Transit Village – Site construction of BART Garage was 65% completed • 2 Façade Improvement projects and 2 Tenant Improvement projects were completed
Public Improvements	<ul style="list-style-type: none"> • Golden Gate Recreation Center and Mosswood Teen Center – Design work underway
Planning	<ul style="list-style-type: none"> • Broadway/Valdez Specific Plan – Plans underway and the Environmental Impact Report (EIR) prepared
Central City East	
Category	Activities
Project Development	Opportunity sites acquired for future development: <ul style="list-style-type: none"> • Foothill/Seminary Ave • 73rd and Foothill Blvd • 28th and Foothill Blvd • 36th and Foothill Blvd • 105th and MacArthur Blvd • 3 Façade/Tenant Improvement projects were completed
Public Improvements	Streetscapes under construction: <ul style="list-style-type: none"> • MacArthur Blvd – 3 separate nodes substantially completed • Foothill/Fruitvale Phase I: 35th Ave to High Street – substantially completed • Foothill/Seminary - 100% design completed with Notice to Proceed pending • 14th Avenue Streetscape project – 100% design completed with Notice to Proceed pending • Foothill/High/Melrose - 100% design completed with Notice to Proceed pending

Central District	
Category	Activities
Project Development	<ul style="list-style-type: none"> • Uptown Art Park created featuring Bay Area Artists and new art projects were commissioned for the space • City Walk - 252 residential units and 3,000 square feet of retail was completed. • City Center Site Preparation –Modifications requested to the Disposition and Development Agreements (DDA) were under review • 1800 San Pablo Mixed Use Project – The Environmental Impact Report (EIR) was certified and developer is in process of securing the Finding of Completion from the State • 35 Façade Improvement projects were completed and 16 are under construction. 32 Tenant Improvement projects were completed and 14 are under construction
Public Improvements	<ul style="list-style-type: none"> • Latham-Telegraph Streetscape: Engineering agreements with 10 of 14 property owners: 1 completed construction, 2 are under construction and 7 are in the bid phase • Uptown Art Park opened featuring sculptures by Bay Area Artists. New Art Projects were commissioned for the space • Uptown Temporary Art Park – Construction was started • Scotlan Convention Center – Renovated and modernized. The wireless network infrastructure was upgraded and a movable partition was installed • Henry J. Kaiser Memorial Park – Sculpture installation was completed
Coliseum	
Category	Activities
Project Development	<p>Catalyst Development Project:</p> <ul style="list-style-type: none"> • Coliseum City – ENA negotiations on-going for 800 acre mixed-use sports and entertainment, retail, hotel and residential development • Coliseum Transit Village Phase I – Awarded \$8,5M Transit Oriented Development grant from State • Lion Creek Crossings Affordable Housing Development – 128 units under construction in Phase V. ORSA plans to reimburse the Oakland Housing Authority \$3.9M for Phase IV infrastructure improvements • Coliseum Long Range Property Management Plan (LRPMP)

	<ul style="list-style-type: none"> • Parcels approved for key development sites • 7 Façade and 7 Tenant Improvement projects were completed
Public Improvements	<p>Streetscapes:</p> <ul style="list-style-type: none"> • 66th Avenue - substantially completed <p>Infrastructure:</p> <ul style="list-style-type: none"> • Oakland Airport Connector Project – under construction
Land Development	<p>Catalyst Development Project:</p> <ul style="list-style-type: none"> • Coliseum City – Specific plan and ENA underway • Coliseum Transit Village Phase I – Executed ENA with OEDC and Urban Core for 100 units of housing. Lion Creek Crossings Affordable Housing Development – Phase V near completion.
Oak Center	
Plan terminated Jan 1, 2012. No activities.	
Oak Knoll	
Property management activities continued.	
Oakland Army Base	
Category	Activities
Planning	<ul style="list-style-type: none"> • Completed the construction management plan component of the Mitigation Monitoring and Reporting Program Project Manual • With the approval of the State Lands Commission, transferred ownership to the City of Parcel E, a trust encumbered piece of land • Negotiated a Lease Disposition and Development Agreement for the development of a maritime-related truck depot on approximately 17 acres of land • Negotiations started for Disposition and Development Agreements with 2 West Oakland recycling firms to relocate and redevelop two new facilities
Area Development	<ul style="list-style-type: none"> • Finalized a California Transportation Commission \$176.3 million grant award from the from the State of California Trade Corridor Improvement Fund for the construction of public backbone infrastructure improvements and site preparation to support vertical development • Construction on public backbone infrastructure and site preparation began November 2013

	<ul style="list-style-type: none"> • Under the Property Management Agreement, executed a Design-Build Contract with a joint-venture general contractor for the construction of public improvements • The billboard developer began the permitting process for three of five planned billboards that will generate revenue to help fund the West Oakland Job Resource Center. • The Port began construction of a new rail yard that will help serve the City's development.
Stanford Adeline	
Tax collection limit was reached. No activities.	
West Oakland	
Category	Activities
Planning	<ul style="list-style-type: none"> • West Oakland Specific Plan – Final Draft heard at Planning Commission in June 2014 and on schedule for City Council adoption for July 2014
Public Improvements/Infrastructure	<ul style="list-style-type: none"> • 7th St Streetscape – Design and fabrication of “Blues Walk of Fame” completed; Phase 2 design documents advancing toward 65% • West Oakland Youth Center – Construction completed Summer 2013.

The Loan Report (*Attachment B and Table I*) for FY 2013-14 is summarized below.

Table 1
 Oakland Redevelopment Successor Agency
 Notes and Loans Receivable
 As of June 30, 2014

Category	Ending Balance	Doubifal Accounts	Ending Balance
Coliseum	1,073,428		1,073,428
Broadway/MacArthur/San Pablo	820,000		820,000
Central District	58,414,485	(46,956,186)	11,458,299
Non-Major Governmental Funds	1,831,643	(1,163,488)	668,155
Grand Total	62,139,556	(48,119,673)	14,019,883
Gross Notes and Loans Receivable			62,139,556
Allowance for Uncollectibles			(48,119,673)
Total Notes and Loans Receivable			14,019,883

As of June 30, 2014, ORSA has a total of \$14 million net notes and loans receivable

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For year ended June 30, 2014, no defaulted loans for \$50,000 or more were reported.

The **Property Report** (*Attachment C* and **Table 2**) for FY 2013-14 is summarized below.

As of June 30, 2014, ORSA has a total \$100 million for properties held for resale. On July 2, 2013, the City approved Resolution No. 2013-0022 C.M.S. for a Long-Range Property Management Plan (“LRPMP”) addressing the disposition and use of former redevelopment properties and authorizing the disposition of properties pursuant to the plan, subsequently, the oversight Board followed suit on July 15, 2013 with approving resolution No. 2013-014 for the same

Table 2			
Property Report			
Fiscal Year 2013-2014 Balance of Property Held for Resale			
Project Area			Balance Amount 6/30/2014
Central District			44,948,567
Coliseum			44,294,949
Central City East			11,027,072
Grand Total			100,270,588

The **Time Limits Report** (*Attachment D* and *Table 3* below) summarizes the end dates for eminent domain, implementation plans, tax increment, and debt incurrence.

Table 3
 Plan Limit Termination Dates
 Fiscal Year: 2013-2014

PROJECT AREA	ADOPTION DATE	DEBT INCURRENCE LIMIT DATE	PLAN TERMINATION DATE	TI RECEIPT LIMIT DATE	EMINENT DOMAIN LIMIT DATE[1]	IMPLEMENTATION PLAN PERIOD	BOND LIMIT	TI LIMIT	INCLUS HSG?
Acorn	11/3/1961	1/1/2004[2]	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$30M	NO
Broadway/MacArthur/San Pablo	7/25/2000	7/25/2020	7/25/2030[3]	7/25/2045[3]	7/25/2012	12/8/2009-12/8/2014	\$100M	N/A	YES
Central City East	7/29/2003	7/29/2023	7/29/2033[3]	7/29/2048[3]	7/29/2015	7/29/2013-7/29/2018	\$2.3B	N/A	YES
Central District - original project area	6/12/1969	Eliminated on 1/6/2004	6/12/2023	6/12/2033	6/12/2023	12/8/2009-12/8/2014	N/A[4]	\$3B	YES
Central District - Bush & MLK amendment area	7/24/2001	7/24/2021	7/24/2033	7/24/2048	7/24/2023	12/8/2009-12/8/2014	N/A	N/A	YES
Coliseum - original project area	7/25/1995	7/25/2015	7/25/2027	7/25/2042	7/25/2019	12/8/2009-12/8/2014	\$100M	N/A	YES
Coliseum - Kennedy/ Fruitvale amendment area	7/29/1997	7/28/2017	7/29/2028	7/29/2043	7/25/2019	12/8/2009-12/8/2014	Same as above	N/A	YES
Oak Center	11/30/1965	1/1/2004[2]	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$12,572,000	NO
Oak Knoll	7/14/1998	1/21/2029[5]	1/21/2040	1/21/2055	1/21/2021	12/19/2011-12/19/2016	\$400M	\$1.5B	YES
Oakland Army Base	7/11/2000	6/30/2022	6/30/2033	6/30/2048	6/30/2014	7/11/2010-7/11/2015	N/A	\$506,400,000	YES
Stanford /Adeline	4/10/1973	1/1/2004[2]	4/10/2016	4/10/2026	12/16/1998	12/8/2009-12/8/2014	N/A	\$1,625,000	NO
West Oakland	11/18/2003	11/18/2023	11/18/2033[3]	11/18/2048[3]	11/18/2011	11/18/2008-11/18/2013	\$640M	N/A	YES

[1] This time limit may be extended by plan amendment

[2] Under SB 211, these debt incurrence limits may be eliminated by ordinance, limited pass-through applies. Debt incurrence limits for low/mod housing were eliminated for Acorn, Oak Center, and Stanford/Adeline in 2006

[3] The plan termination and TI receipt dates for the Broadway/MacArthur/San Pablo, Central City East, and West Oakland can be extended by one additional year for 03-04 ERAF payments made

[4] There is a bonded indebtedness limit of \$100M for the Central District 1982 amendment area

[5] Debt incurrence limit is 20 years after \$100k TI threshold is reached, plan termination limit is 31 years from threshold, TI receipt limit is 46 years from threshold, and eminent domain limit is 12 years from threshold. \$100k TI threshold for Oak Knoll was reached on 1/21/2009

COORDINATION

All reported activities have prior Council approval. This report has been reviewed by the Office of the City Attorney and by the Budget Office.

COST SUMMARY/IMPLICATIONS

This is an informational report on Redevelopment activities from July 1, 2013 through June 30, 2014. This report is presented to comply with the annual reporting requirements of the Community Redevelopment Law of the State of California, Health and Safety Code Sections 33080 and 33080.1 that are discussed in the background section of this report. There are no fiscal impacts from this informational report.

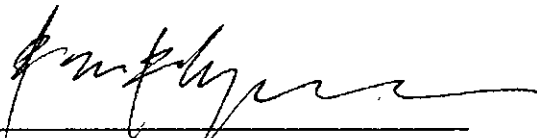
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SUSTAINABLE OPPORTUNITIES

There are no sustainable opportunities identified from the preparation and presentation of this required annual informational report. Many of the activities described herein have had a positive impact on the economic, environmental, and social equity wellbeing of Oakland residents.

For questions regarding this report please contact Donna Howell, Administrative Services Manager, at (510) 238-3852.

Respectfully submitted,



Rachel Flynn, Interim Director
Economic and Workforce Development
Department (EWD)

Reviewed by:
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Prepared by:
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Attachment A: Blight Reports by Project Area

Attachment B: Loan Report

Attachment C: Property Report

Attachment D: Time Limits Report

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BROADWAY/MACARTHUR/SAN PABLO FY 2013-2014 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)

The leading indicators of blight in the Broadway/MacArthur/San Pablo Redevelopment Project Area include underutilized and vacant land, deteriorated and dilapidated buildings, high rates of vandalism and crime, high commercial vacancies, inadequate public improvements, and lack of private investment.

The Agency will focus on the following strategies to eliminate blight in the Broadway/MacArthur/San Pablo Redevelopment Project Area:

- A. Assist with the development of vacant and underutilized properties through land assembly, environmental assessments and clean-ups, and marketing to developers.
- B. Make public improvements to Project Area infrastructure including lighting, streetscape, and public facility upgrades.
- C. Supply low cost loans and grants to improve blighted structures and decrease commercial vacancies through programs such as the Façade Improvement Program and the Tenant Improvement Program.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2013-14

Activities to reduce blight within the Broadway/MacArthur/San Pablo Project Area in FY 2013-14 include:

1. MacArthur Transit Village: The Redevelopment Agency is working with MacArthur Transit Community Partners to develop a transit village at the MacArthur BART Station on the BART surface parking lot. The project will offer a mix of high-density residential units (both market-rate and below-market rate), neighborhood serving retail, and community space. Construction on the replacement BART garage commenced in August 2012 and will be completed in late August 2014. The affordable housing project started construction in September 2013 and is anticipated for completion in Spring 2015.
2. Commercial Façade and Tenant Improvement Programs: The Redevelopment Agency established a Commercial Façade Improvement program and a Tenant Improvement program in the project area. The Façade Improvement Program and Tenant Improvement Program offer matching grants depending on the square footage of the commercial space. In addition, both programs also offer free architectural assistance up to \$5,000 to participating property owners and businesses. Since the inception of the programs, 53 Façade Improvement projects and 20 Tenant Improvement projects have been completed. In FY 2013-14, 2 Façade and Tenant Improvement projects were completed.
3. Broadway/Valdez Specific Plan: In 2008, the Redevelopment Agency contributed funds for the preparation of a Specific Plan to analyze retail and housing

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opportunities for the reuse of key properties in the Broadway Auto Row portion of the redevelopment area. Work on the Specific plan began in FY 2008-09 and will end in FY 2014-15. The Environmental Impact Report (EIR) will be submitted for approval to the City Council on July 1, 2014.

4. Public Facility Improvements: In January 2012, contracts were executed for extensive renovations to the Golden Gate Recreation Center and a new teen center at Mosswood Park. Design work is underway on both projects. The Golden Gate Recreation Center improvements are scheduled to start in September of 2014.
5. Commercial Loan Program. The program did not provide any loans during the FY 2013-14 reporting period.

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CENTRAL CITY EAST REDEVELOPMENT FY 2013-2014 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2013-2018)

The Central City East (CCE) Project Area proposes to concentrate its blight elimination activities by focusing on the following remaining projects and programs:

- A. Stimulate in-fill development and land assembly opportunities on obsolete, underutilized, and vacant properties in the Project Area.
- B. Improve transportation, public facilities and infrastructure throughout the Project Area.
- C. Revitalize neighborhood commercial areas and strengthen retail in the Project Area.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2013-14

Due to the elimination of redevelopment, the CCE Project Area in FY 2013-14 participated in the following limited activities: preparation of a Long Range Property Management Plan (LRPMP) for its former agency parcels and development projects; preparation of the Bond Spending Plan; preparation of the State's ROPS reporting schedules; continued the wind-down of the various streetscapes and infrastructure projects; continued the wind-down and working on existing Façade and Tenant Improvement Projects; and continued its on-going maintenance activities on the former agency parcels.

1. Disposition Strategy of CCE Parcels: The former agency acquired a number of key opportunity sites in CCE for the purpose of future development. A Long Range Property Management Plan (LRPMP) was prepared to identify which key sites are to be retained in an effort to pursue future development opportunities. The entire LRPMP was submitted and adopted by the State Department of Finance.
2. Streetscapes and Infrastructure Improvement Projects: Streetscape and infrastructure projects were continued as part of the completion and wind-down of projects that were previously under contract such as:

MacArthur Boulevard (3 separate nodes along MacArthur Blvd):

Streetscape improvements were substantially completed within three separate nodes along MacArthur Blvd and included: new sidewalks; bulb-outs; curbs and ADA compliant curb ramps; gutters; concrete bus pads; and resurfacing and re-striping. Beautification components for each focus area included: new street trees; tree grates; tree guards; and pedestrian lighting. The public art components of the Project will include two arched gateway structures which will span MacArthur Boulevard at 73rd Avenue and at Durant Avenue.

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Foothill/Fruitvale (Phase I and II):

The Foothill/Fruitvale Streetscape Project consists of two separate phases. Phase I along Foothill Blvd from High Street to 35th Avenue was completed in 2013. Phase II is currently scheduled to begin in late 2014 which will continue the improvements along Foothill Blvd from 35th Avenue towards Fruitvale Ave.

Foothill/Seminary:

A design/build contract was previously awarded to McGuire and Hester for the Foothill/ Seminary Streetscape project and the design phase was 100% completed. Final authorization was approved by the state and the ORSA plans to complete construction with the remaining CCE bond funds available. The estimated total construction cost for the Project is approximately \$5.5M. Construction is scheduled to begin in late 2014.

14th Avenue:

A design/build contract was previously awarded to Ray's Electric for the 14th Avenue Streetscape project and the design phase was 100% completed. Final authorization was approved by the state, and the ORSA plans to complete construction with the remaining CCE bond funds available.

Foothill/High/Melrose:

A design/build contract was previously awarded to McGuire and Hester for the Foothill/ High/Melrose Streetscape project and the design phase was 100% completed. Final authorization was approved by the state, and the ORSA plans to complete construction with the remaining CCE bond funds available.

3. Façade and Tenant Improvement Program (FIP/TIP): 3 FIP/TIP combined projects were completed in FY 2013-2014.
4. Blight Abatement Programs: The CCE project area addressed graffiti and blight related issues through a contract with a local community based organization. The ORSA also maintained its properties through this contract and allocated a small portion of remaining bond funds in order to continue these programs on a limited basis.

**CENTRAL DISTRICT REDEVELOPMENT PROJECT
FY 2013-2014 BLIGHT REPORT**

**HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL
ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)**

On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California as of February 1, 2012.

On January 10, 2012, the City Council designated the City of Oakland to serve as the Oakland Redevelopment Successor Agency (ORSA) and the housing successor to the former Redevelopment Agency. The City Council as governing body of ORSA has adopted bi-annual Recognized Obligation Payment Schedule (ROPS) listing the remaining enforceable obligations of ORSA, including many obligations related to activities in the Central District.

As a result, ORSA initiated the process under the dissolution legislation to unwind the affairs of the dissolved Redevelopment Agency. Existing obligations still include many activities to eliminate physical and economic blight conditions in the Central District Project Area by completing the construction of public improvements and facilities, and meeting the former Agency's contractual obligations with private partners to develop vacant and/or underutilized properties.

During the reporting period, ORSA primarily focused on the following activities to eliminate blight in the Central District:

BLIGHT ALLEVIATING ACTIVITIES IN FY 2013-14

Activities to reduce blight with in the Central District Project Area in FY 2013-14 include:

1. Downtown Streetscape Improvement Program: The Latham-Telegraph Streetscape Project (Latham Square to 20th and Telegraph) has been reactivated due to the successful completion of Basement Backfill and Repair Program (BBRP) project. Accomplishments include: Adoption of a revised design concept, completion of design documents, and preparation for advertising and bid for the Latham Square Project. The Old Oakland project has been repackaged and is ready for advertising and bid.

Infill and Infrastructure Grant Funded Projects: The Bart 17th Street project is approaching construction completion. For the 7th Street Paving Project, the contract has been awarded and issuance of the Notice to Proceed will occur by October 2014. The San Pablo Corridor streetscape project design documents are complete and ready for advertising and bid. For the San Pablo Corridor LED Lighting Upgrade Project, a Request for Proposals has been issued and a

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contractor was selected for recommendation to the Council. The Uptown Pilot Wayfinding Signage Project design was underway.

2. Basement Backfill and Repair Program: The BBRP provides grants and loans to property owners for structural repair and/or backfill of basements under the sidewalks in the program's target areas, where streetscape projects are planned, e.g., Old Oakland and Latham-Telegraph). Three projects have been completed or are underway. Of the 11 remaining projects, a new City program has been adopted, mirroring the ORSA program, except that all of the funding assistance will be in the form of grants, not loans for basement retrofitting as was the case with ORSA's program.
3. Downtown Façade Program: The program provides \$5,000 in design services and matching grants of up to \$75,000 for façade improvements. In FY 2013-2014, 45 façade projects were completed or started construction (35 completed and 16 under construction.)
4. Downtown Tenant Improvement Program: The program provides up to \$99,000 in matching grants and \$5,000 of free design assistance to attract retail, restaurants, arts and entertainment uses to vacant storefronts in designated areas of the Downtown. In FY 2013-14, 43 Tenant Improvement projects were completed or under construction (22 completed and 21 under construction).
5. Downtown Commercial Loan Program: The program did not provide any loans during the reporting period.
6. Key System Building: This project includes renovation of the historic Key System building and its integration into a new high-rise mixed-use office tower to be developed on an adjacent vacant site. The project is subject to the terms of an expanded Owner Participation Agreement (OPA) with SKS Investments. Once the project proceeds, the City of Oakland will sell an adjacent 145-space garage to the developer to ensure the financial feasibility of the project and to maximize the amount of ground-floor retail space that can be placed in the new building. The developer secured project planning approvals in July of 2008. Start of project construction has been delayed because of the developer's inability to sign up an anchor tenant due to unfavorable conditions in the office market in downtown Oakland, and to secure construction financing as a result of the recession. In June of 2013, ORSA extended the commencement of construction date for the project from June 2013 to June 2014. As the office market in Oakland continues to lag, SKS has requested another extension for the start of construction date, and staff will submit the request to the ORSA, the Oversight Board and DOF for approval during FY 2014/15.
7. City Center Site Preparation: This project includes four City blocks, of which two were transferred to private developers (Shorenstein and the Olson Company) that completed the development of an office tower (555 12th Street), and a for-sale residential project on T-10 (14th and Jefferson Street). A joint venture

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partnership between the Shorenstein Company and MetLife Insurance purchased the site known as T-12 located at 12th and Jefferson Street in December 2007. Excavation and hazardous materials remediation at the site in preparation for the construction of a 600,000 square foot office building were completed in November of 2008, but the developer subsequently stopped project construction because of a deteriorating office market and the recession. In 2010, the Agency and Shorenstein negotiated a 13th Amendment to the City Center DDA extending the date to complete construction of the project from April of 2012 to April of 2015, with two additional extension options that could extend completion of construction until 2017. The developer is maintaining the site and placed a mural on the construction fence in May of 2012. In June of 2013, Shorenstein submitted another request for substantial modifications to the DDA, including elimination of the requirement to start construction on a specified date. Staff is reviewing the request and will submit another amendment to the DDA to ORSA in the fall of 2014.

Shorenstein gave up development rights on the fourth block, commonly referred to as City Center T-5/6, and the City entered into an exclusive negotiating agreement ("ENA") with Strada T5 LLC, a limited liability company set up by Strada Investment Group (Strada) to develop the site. Strada is proposing a two phase project with at least 200 residential units and ground floor retail in Phase I and a 200 key hotel or 330,000 square foot office building or 200 residential units, all with ground floor retail, in Phase II. Strada is completing design development, preliminary CEQA work and submitting for Planning entitlements.

8. George P. Scotlan Memorial Convention Center: The ORSA is sub-leasing the George P. Scotlan Memorial Convention Center (SCC) from the City of Oakland. In FY 2010-11, the Agency committed \$7.75 million to renovate the facility. The scope of the project focuses mainly on upgrades to the property, new furniture and fixtures, and remodeled bathrooms to make them ADA accessible. During the last fiscal year, the building was painted.
9. 1800 San Pablo: The City owns a parcel located at 1800 San Pablo Avenue. In October of 2009, the Agency issued a request for proposals to develop a mixed-use project for the site and selected Sunfield Development, LLC. At this point, Sunfield is proposing to build approximately 15,000 square feet of retail space, 200 housing units and a space public parking garage. At this time, the developer is completing preliminary CEQA work to determine whether an EIR addendum or supplement is needed.

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COLISEUM REDEVELOPMENT FY 2013-2014 BLIGHT REPORT

HOW REDEVELOPMENT GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2009-2014)

Leading indicators of blight in the Coliseum Redevelopment Area include obsolete and underutilized land, poor transportation circulation and connections, and lack of private investment.

Due to the elimination of redevelopment, Coliseum activities have been limited to the wind-down and close out of existing capital projects and programs that in the past have helped mitigate physical and economic blight in the Coliseum Project Area.

Strategies used to help correct these blighting factors have included:

- A. Expenditures to improve intermodal transportation opportunities, public facilities and infrastructure in residential, commercial and industrial areas, and
- B. Improve underutilized properties with acquisition and development efforts to create new catalyst projects, and
- C. Address on-going blight conditions through various neighborhood programs.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2013-2014

INFRASTRUCTURE AND PUBLIC FACILITIES

66th Avenue Streetscape: The 66th Avenue streetscape was substantially completed between San Leandro Street and International Boulevard. The project provides enhanced pedestrian access to the area's transit, schools and activity centers. Funding for the project includes: \$1,230,000 in MTC Housing Incentive Program awards, \$387,115 Transportation for Clean Air grant, and \$1,188,000 of Coliseum Project Area funds.

Oakland Airport Connector Project: The project area provides limited funds through a City Cooperation Agreement for administrative support for engineering, plan review and construction monitoring associated with the proposed BART Oakland Airport Connector (OAC) project.

Railroad Avenue Streetscape Improvements: The project included new storm drain pipelines, raising and resurfacing the road, adding curbs, sidewalks and gutters to make the street more functional for residents and businesses. The project was completed in FY 2013-14.

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CATALYST DEVELOPMENT PROJECTS

Coliseum City: This sports venue and mixed use entertainment development effort consists of an exclusive negotiating agreement and separate specific planning CEQA/EIR process surrounding the Oakland Alameda County Coliseum Complex. The process has involved examining alternative proposals for a number of master planned sports and entertainment venues. The Coliseum City master plan proposes up to 3 new venues as well as providing commercial, science and technology, office, hotel and housing on the area surrounding the Coliseum site.

Coliseum Transit Village Phase I: CTV Phase I consists of a planned mixed-use transit oriented development centered on a 1.3 acre portion of the existing Coliseum BART Station parking lot. The project is a collaborative effort with BART, City of Oakland, Oakland Economic Development Corporation and Urban Core Partners. Phase I will replace a portion of the existing Coliseum BART parking lot with approx. 100 units of workforce/market rate rental housing and neighborhood serving retail. The project was awarded an \$8.5M Prop 1C Transit Oriented Development grant from the State.

Lion Creek Crossings Affordable Housing Development: Approximately 442 units of affordable family rental housing units have been completed in Phases I – IV. The final Phase V, under construction, will deliver an additional 128 units of affordable rental housing. To date, the Coliseum Project Area has contributed over \$4M in tax-exempt bonds towards the newly reconfigured park and on-site infrastructure improvements. The ORSA plans to reimburse the Oakland Housing Authority approx. \$3.9M for Phase IV infrastructure improvements, using Prop 1C grant and Project Area funds.

Fruitvale Transit Village Phase II: In 2010, the former redevelopment agency negotiated and purchased the 3.41 acre parking lot from BART and currently the ORSA now owns the parking lot where the proposed phase II development is currently proposed. The fully entitled project calls for a total of 275 units of rental housing along E. 12th Street to be developed in multiple phases around a central residential parking garage. The City recently partnered with Unity Council in the latest application round for Prop 1C grant funds.

Coliseum Long Range Property Management Plan Parcels: The ORSA owns a number of key development sites and properties throughout the Coliseum project area. Contingent upon state approval of the Long Range Property Management Plan, staff plans to resume work with developers and interested parties to further pursue development on a number of ORSA owned properties throughout the project area.

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BLIGHT ABATEMENT PROGRAMS

Graffiti Abatement Programs: The Coliseum Project Area continued to support limited graffiti abatement services through an employment training program to help clean up properties and abate graffiti while learning valuable job skills. In addition, the same training program assisted with the on-going maintenance of the ORSA owned parcels in the Coliseum area.

NEIGHBORHOOD AND COMMERCIAL DISTRICT IMPROVEMENT PROGRAMS

Façade and Tenant Improvement Programs (FIP/TIP): Programs offer limited architectural assistance and matching grants for improvements to commercial property on targeted streets in the Coliseum Redevelopment Area. The Façade Improvement Program provides grants for the storefront and building exteriors and the Tenant Improvement Program provides grants for interior spaces. 7 FIP/TIP projects were completed during FY 2013-14.

ATTACHMENT A

OAKLAND ARMY BASE FY 2013-2014 BLIGHT REPORT

HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE BLIGHT (IMPLEMENTATION PLAN 2010-2015)

The Oakland Army Base Redevelopment Project Area was established in 2000 and includes 1,800 acres in the western portion of Oakland, located along a traditionally industrial waterfront area. The Project Area is divided into three sub-districts: (1) Oakland Army Base Sub-District: the former Oakland Army Base, closed by the Army in 1999 and transferred to the Oakland Redevelopment Agency ("Agency") and the Port of Oakland ("Port") in August 2006; (2) Maritime Sub-District: land containing the Port of Oakland's existing marine terminal facilities and related infrastructure along the Outer Harbor and Inner Harbor channels, as well as a former Naval Supply Center previously conveyed to the Port of Oakland; and (3) 16th and Wood Sub-District: the underutilized commercial and industrial area where new mixed-use housing is being built along with the renovation of the historic 16th Street Train Station.

On March 3, 2011, the Agency and the City of Oakland ("City") entered into a Purchase and Sale Agreement ("PSA") whereby the Agency agreed to sell and convey the Agency-owned portion of the Army Base, excepting a Tidelands Trust encumbered parcel identified as Parcel E, to the City, and the City agreed to accept assignment of all agreements related to the property. On December 29, 2011, the California Supreme Court upheld state legislation, ABx1 26, which dissolved all redevelopment agencies in California as of February 1, 2012. On January 31, 2012, the City closed escrow under the Agency-City PSA and took title to the Agency-owned portion of the Army Base to maintain control of the property's development and ensure that enforceable obligations continue to be met.

Parcel E, which is limited to Trust consistent uses, was transferred to the Oakland Redevelopment Successor Agency ("ORSA") upon the dissolution of the Agency. ORSA approved the transfer of Parcel E to the City contingent upon approval by the State Lands Commission, which was given on June 21, 2013. On August 29, 2013, ORSA transferred Parcel E along with any interests in the property to the City.

The City will continue to focus on eliminating physical and economic blight conditions through: (1) the construction of public improvements and utilities, and (2) negotiating agreements with private developers for the redevelopment of vacant land on the former military base. The Redevelopment Plan and Five-Year Implementation Plan identify the following activities for each of the sub-districts:

- A. Oakland Army Base Sub-District - Site preparation, including demolition/deconstruction, environmental remediation, and reconfiguration and replacement of utility systems; relocation of tenants; installation and/or upgrade of new roads, traffic signals, and other traffic infrastructure; rail system modifications; and advancement of various economic development projects.

ATTACHMENT A

- B. Maritime Sub-District - Construction of an Outer Harbor Intermodal Terminal; new roadways and intersections; roadway and rail improvements; and expansion of maritime facilities.
- C. 16th and Wood Sub-District - Renovation of the historic 16th Street Train Station; meeting historic preservation goals; meeting affordable housing requirements; transportation and related improvements; open space and site improvements.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2013-14

Activities taken to reduce blight within the Oakland Army Base Redevelopment Project Area in FY 2013-14 include:

A. OAKLAND ARMY BASE SUB-DISTRICT

1. Public Improvements: On behalf of the City, the City's Agent for the Army Base Project executed a Design-Build Contract with a joint-venture general contractor for the construction of the public improvements at the Army Base. The first phase of public improvements consists of grading and drainage, replacement of utilities, and roadway improvements. The second phase of improvements consists of wharf and rail access improvements, and site preparation, including earthwork and soil stabilization. Following these improvements will be "vertical" or private investments in site development and new buildings for specific users. Construction of the first phase began November 2013.
2. Mitigation Monitoring and Reporting Program Project Manual: The City completed the construction management plan ("CMP") component of the Mitigation Monitoring and Reporting Project Manual. Following public review, the City Administrator approved the CMP in November 2013. The CMP provides a consistent framework and set of guidelines under which construction is being implemented and is intended to address mitigation measures identified in the Standard Conditions of Approval/Mitigation Monitoring and Reporting Program for the Army Base development.
3. Maritime/Industrial Development: The City completed negotiating a Lease Disposition and Development Agreement for the development of a maritime-related truck depot on approximately 17 acres of land in the North and Central Gateway Areas. Services will include truck parking, trailer storage, weighing, administrative offices, maintenance, and fuel and food sales.
4. North Gateway Area Development: The City is negotiating Disposition and Development Agreements with two West Oakland recycling firms for the development of modern new facilities in the North Gateway Area of the Oakland Army Base Sub-District. After they have relocated their operations to the Army Base, the recyclers plan to redevelop their West Oakland properties with uses that are more compatible with the residential neighborhoods.

B. MARITIME SUB-DISTRICT

5. Rail Yard Improvements: The Port has broken ground on the first phase of its planned rail improvements and is constructing a 35-acre rail yard that will connect the Port's Outer Harbor Intermodal Terminal ("OHIT") to Union Pacific Railroad's existing mainline track system, the Port's Joint Intermodal Terminal, and the City's Gateway rail development. The rail yard will increase rail capacity on the Army Base from approximately 17 rail cars to 200 cars at a time. Additionally, the yard will have 29,000 feet of new track capacity to handle two new unit trains, each up to 7,000 feet in length, per day.

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6. New Roadways and Intersections: Improvements to roadways, intersections and signaling connecting the maritime terminals and the planned Outer Harbor Intermodal Terminal on the Port's Development Area of the former Oakland Army Base are part of the Port's comprehensive plan. In addition, a grade separation at 7th Street is planned to provide more efficient, higher capacity access to the harbor area.

C. 16TH AND WOOD SUB-DISTRICT

7. Wood Street Zoning District: The Agency worked with four developers to facilitate the development of approximately 1,300 units of housing (including affordable housing) on a 29-acre site. Three projects were completed —Pacific Cannery Lofts, a 163-unit-condominium project, in 2008, Ironhorse at Central Station, a 99-unit affordable housing project, in 2009, and Zephyr Gate, a 130-unit condominium project, in early 2011. The recession halted further activity until recently. The City has approved an application for a 176-unit development and the developer is preparing working drawings for building permits. The City is reviewing another application for a 235-unit development.
8. 16th Street Train Station: The Agency authorized a \$400,000 predevelopment loan to RAILS, the entity overseeing the redevelopment of the historic 16th Street Train Station. RAILS used the loan to study options for renovating the Train Station. The study, completed in 2009, included initial studies of the site conditions and a financial feasibility analysis of uses such as an event center, classrooms, offices, catering facility; café, and museum for the Train Station and attached properties. RAILS brought the Agency a proposal for developing and operating the Train Station, and started fundraising for preliminary stabilization of the structure and security work at the site. Renovation of the Train Station will be a catalyst to stimulate further economic development in a blighted area.

WEST OAKLAND
FY 2013-2014 BLIGHT REPORT

**HOW GOALS, OBJECTIVES, PROJECTS AND EXPENDITURES WILL ELIMINATE
BLIGHT (IMPLEMENTATION PLAN 2008-2013)**

The West Oakland Redevelopment Plan proposed to reduce and/or eliminate the blighting conditions found in the Project Area by focusing on 25 key goals and objectives which address issues of housing, land use, infrastructure, public safety, environmental health, equitable development and historic preservation:

HOUSING

1. Improve the quality of housing by assisting new construction, rehabilitation, and conservation of living units in the Project Area.
2. Maintain and improve the condition of the existing very low, low, and moderate income housing in the Project Area.
3. Increase opportunities for homeownership in the Project Area.
4. Develop renter stabilization strategies that encourage and assist renters to remain in the Project Area.
5. Not concentrate any very low income housing as stand-alone high density projects, but rather as infill projects, scattered site, and/or in mixed-income projects.

LAND USE

6. Mitigate and reduce conflicts between residential and industrial uses in the Project Area.
7. Maintain the mixed-use character of the Project Area in a manner equally beneficial to both businesses and residents.
8. Preserve and enhance existing residential neighborhoods and core industrial and commercial areas.

INFRASTRUCTURE

9. Provide streetscape improvements, utility undergrounding, open space, and community facilities to enhance neighborhood quality and foster economic and neighborhood vitality.
10. Support recreation, education, healthcare and programs for all members of the Project Area community, especially youth, seniors and disabled persons.
11. Improve infrastructure, transportation, and public facilities throughout the Project Area.
12. Improve street configuration on main arterials and their relationship to the surrounding neighborhoods; do urban design for street improvements such as center dividers, bulb-outs, tree planting, and landscape improvements.

PUBLIC SAFETY

13. Improve public safety for people living and working in the Project Area.

ECONOMIC DEVELOPMENT

14. Restore blighted properties in the Project Area.
15. Assist neighborhood commercial revitalization, and attract more uses that serve the local community including neighborhood- serving retail.
16. Retain existing businesses and attract new businesses to Project Area locations designated for business activity; promote economic development of environmentally sound, light industrial and commercial uses.
17. Increase employment opportunities for Project Area residents.
18. Facilitate economic development by improving and rehabilitating substandard buildings and targeting infill on vacant lots on commercial corridors in the Project Area.

ENVIROMENTAL HEALTH

19. Minimize/eliminate environmental hazards within the Project Area.

COMMUNITY OUTREACH AND EQUITABLE DEVELOPMENT

20. Incorporate ongoing community participation in the redevelopment process so residents of all income and wealth levels, geographic areas, language groups, and ages have opportunities to learn about and participate in the redevelopment decision-making process.
21. Promote equitable development that benefits the residents of the Project Area and minimizes the displacement of current residents and businesses.
22. Relocate displaced residents or businesses, whenever possible and feasible and with their consent, within the Project Area.
23. Support and recognize the benefit of new residents and incomes that can be encouraged through market-rate development and done without displacing existing residents or businesses or destroying the existing cultural assets of the Project Area.

HISTORIC PRESERVATION

24. Not encourage or support block-busting development, developments that demolish historically significant structures that can be rehabilitated, or developments that destroy the positive functioning character of existing areas.
25. Encourage and assist the rehabilitation of historically significant properties to avoid demolition or replacement.

BLIGHT ALLEVIATING ACTIVITIES IN FY 2013-14

Activities to reduce blight within the West Oakland Redevelopment Project Area in FY 2013-14 include:

1. West Oakland Specific Plan: In 2010, the WOPAC recommended \$400,000 of redevelopment funds for the preparation of a Specific Plan and associated EIR to provide a blueprint for public and private investment in the West Oakland Redevelopment Area. Particular attention was given to identify opportunity sites. In 2010, City staff applied and was awarded TIGER II grant funding from DOT to supplement this planning work. After City Council approval, City staff and the selected consultant team, JRDV International, began work on the Specific Plan in FY 2010-11 and this continued into FY 2013-14, working closely with community input to develop a Specific Plan for City Council adoption. A Draft EIR and the Specific Plan was released for public review in spring 2014. Following public hearings, including at the Landmarks Preservation Board and Planning Commission in June 2014, the Plan and EIR was on schedule to be adopted in July 2014 by the City Council.
2. West Oakland Transit Village: In April 2013, the City entered into an Exclusive Negotiating Agreement with West Oakland Development Group to determine the feasibility of WODG's proposal to develop housing on two Caltrans sites near the West Oakland BART station. In April 2014, the ENA was extended for 6 months to expire in October 2014. Predevelopment activities for the site advanced during the 2013-14 period, including: appraisal for site and negotiations for sales price; completion of environmental testing including submission of Phase I and II environmental reports to DTSC for review and comments; WODG submission of a pre-application with conceptual design to Planning Department. WODG's proposal is consistent with the West Oakland Specific Plan's vision for transit-oriented development around the BART station. In 2014-15, staff expects to enter into an Option to Purchase Agreement with Caltrans to purchase the site and will exercise this Option if CEQA approval and other project entitlements are completed.
3. 7th Street Streetscape Project: WOPAC prioritized the preparation of a Master Streetscape Plan for 7th Street, intended to restore the traditional role of 7th Street as a local commercial and cultural center for the West Oakland community and strengthen its historical identity as a transportation hub through pedestrian, bicycle and transit improvements around the West Oakland BART Station. In 2002-03, City staff began working with landscape architect Hood Designs and the West Oakland community to prepare a conceptual Master Streetscape Plan, funded by a \$185,000 Environmental Justice grant from Caltrans. Advance design and construction work was divided into two Phases.

Phase I is the section of 7th Street between Union Street and Peralta Street. In April 2008, WOPAC recommend redevelopment agency funding to complete construction documents and to close the construction funding gap. In FY 2012-13, construction of Phase 1 was completed with the exception of one public art component: final design and

installation of the “Blues Walk Hall of Fame”, which includes 85 bronze plaques on the 7th Street sidewalk outside of West Oakland BART station. In 2013-14, staff worked with contractor to finalize the design and fabricate the 85 plaques. Installation is expected to begin October 2014 and be complete by December 2014.

Phase II is the section of 7th Street between Peralta and West Street. In 2011-12, with Redevelopment funds, City staff initiated on-call consultant UrbanDesign to begin to advance the work on the established conceptual design, including preparation of the initial transportation study and traffic analysis. In 2012-13, UrbanDesign prepared 35% design documents and staff applied for and was awarded One Bay Area Grant funding for the construction of *Phase II* in the amount of \$3.29 million. In FY 2013-14, staff and UrbanDesign hosted a community meeting to provide updates on latest design changes and solicit feedback. Design documents continued to advance to 65%. Although construction documents are expected to be completed February 2015, construction is not expected to begin until February 2017.

4. Façade and Tenant Improvement Programs: The Redevelopment Agency established a Façade Improvement (FI) Program and a Tenant Improvement (TI) Program in the project area for property owners and businesses in 2005. These two Programs offer matching grants, of up to \$30,000 or \$45,000 respectively, depending on the size of the commercial space. Both programs also offer free architectural assistance of up to \$5,000. Since the inception of the programs, 25 Façade Improvement projects and 16 Tenant Improvement projects funded by Redevelopment have been completed to date, which include the Mandela Foods Cooperative, PS Print, and People Community Partnership Federal Credit Union.

In May 2014, the first phase of improvements to Brown Sugar Kitchen was completed with a \$50K redevelopment grant. Staff expects the second phase to be completed in 2014-15.

Since the dissolution of Redevelopment in January 2012, no new funds have been added to this program, other than CDBG. With a \$8,500 CDBG grant, a façade improvement was completed in May 2014 for a new café located on Mandela Parkway, Kilovolt Coffee. With a \$30,000 CDBG grant, another façade improvement was completed in June 2014, – i.e. painting restoration of “Liberty Hall” located at 1485 Eighth Street, a national historic landmark.

5. Neighborhood Project Initiative Program: The Redevelopment Agency adopted a NPI program in West Oakland in 2008. The program offers capital grants of up to \$75,000 for small-scale neighborhood improvement projects within the project area. Staff worked closely with the WOPAC to develop program guidelines, outreach for a “Call for Projects” and select projects. By January 2012, the program had funded 24 projects within the project area through 3 rounds of grant awards. A total of 20 projects have been completed to date, with 1 project completed and 3 terminated (due to infeasibility) in FY 2013-14.

ATTACHMENT A

The 20 completed projects include: landscaping/greening projects at locations throughout the Project Area, including: 27th Street median, Collin's Plaza, 40th Street median, West MacArthur Median and spots throughout Longfellow neighborhood; security improvements: security cameras at 3 locations and speed bumps and exterior lights at Mead and Athens; facility and façade improvements to: Boys and Girls Club, City Slicker Farms The Crucible, and the 3421 Hollis Street building; and a mural at the 580 freeway overpass on San Pablo Ave.

St. Andrew's Plaza improvement is the only NPI project that remains to be completed. It has been stalled due to need for greater coordination with community stakeholders and Public Works regarding the vision of how to best address the problems of this park with the limited \$75,000 grant.

6. West Oakland Youth Center: The rehabilitation design of the existing building was completed with \$500,000 of Redevelopment funding. In 2010, staff applied for and was awarded a \$5 million State grant for construction. In FY 2010-11, 95% construction drawings were completed and WOPAC approved an additional \$1,098,000 to close construction gap funding. Construction began in FY 2011-12 and was completed Summer 2013.

The final component to this project was installation of the public art piece – a painted tile mural on the exterior of the building, which was underway in 2013-14 and completed in Summer 2014. The artwork was commissioned by the City of Oakland Public Art Program and funded by 1.5% for Public Art funds from State Prop. 84. This hyper-local community project included neighborhood youth in concept development and painting, and depicts many actual neighborhood residents. It was conceived and led by mural collective Trust Your Struggle, which is based in Oakland, Emeryville, and New York City

OAKLAND SUCCESSOR REDEVELOPMENT AGENCY
 LISTING OF NOTES AND LOANS RECEIVABLE BY FUND
 As of June 30, 2014

FUND#	CUSTOMER NAME	Gross Ending Balance	Allowance for Doubtful Accounts	Net Ending Balance
<u>COLISEUM</u>				
9750	Fruitvale Development Corp	141,775 00		141,775 00
9750	Eastside Arts & Hsng-VHARP	249,000 00		249,000 00
9750	Amani Hamid	131,048 86		131,048 86
9750	The Nacho Spot	67,000 00		67,000 00
9750	Revolution Foods, Inc	90,801 93		90,801 93
9750	Dodg Corporation	119,873 93		119,873 93
9750	Celeste Enterprises	17,200 00		17,200 00
9750	John Lewis Glass	18,113 24		18,113 24
9750	Uni Oakland	203,650 44		203,650 44
9750	The Wing Time Café Inc	34,964 68		34,964 68
9750	Subtotal	1,073,428.08	-	1,073,428.08
	Total Coliseum	1,073,428.08	-	1,073,428.08
<u>BROADWAY/MACARTHUR</u>				
9733	Oakland Cathedral Building ,LLC	820,000 00		820,000 00
9733	Subtotal	820,000.00	-	820,000.00
	Total Broadway/MacArthur	820,000.00	-	820,000.00
<u>CENTRAL DISTRICT</u>				
9710	Various borrowers	2,754,701 70	(2,754,701 70)	-
9710	Fox Oakland Theater, Inc	9,450,000 00	(9,450,000 00)	-
9710	Rotunda Partners	3,367,000 00		3,367,000 00
9710	Fox Theater Landlord LLC	126,267 89		126,267 89
9710	OAKLAND CATHEDRAL BUILDIN	20,625 08		20,625 08
9710	Subtotal	15,718,594.67	(12,204,701.70)	3,513,892.97
9711	Rocsil's Shoe Co Inc	17,422 06		17,422 06
9711	Friends of the Oakland Fox, Corp	1,300,000 00		1,300,000 00
9711	Friends of the Oakland Fox, Corp	1,400,000 00		1,400,000 00
9711	Gill Electric	48,527 57		48,527 57
9711	Bakesale Betty	110,080 71		110,080 71
9711	Shashamane Restaurant	50,158 28		50,158 28
9711	Rotunda Partners	1,600,000 00		1,600,000 00
9711	Grace Skye LLC/Farley's East	31,208 43		31,208 43
9711	Pican Oakland Restaurant LLC	94,382 24		94,382 24
9711	Subtotal	4,651,779.29	-	4,651,779.29
9714	Calzomo Partners LLC	36,027 00		36,027 00
9714	MacArthur Transit Community Partners	223,600 00		223,600 00

ATTACHMENT B

OAKLAND SUCCESSOR REDEVELOPMENT AGENCY
LISTING OF NOTES AND LOANS RECEIVABLE BY FUND
As of June 30, 2014

FUND#	CUSTOMER NAME	Gross Ending Balance	Allowance for Doubtful Accounts	Net Ending Balance
9714	Subtotal	259,627.00	-	259,627.00
9715	Rotunda Partners	3,033,000.00		3,033,000.00
9715	Subtotal	3,033,000.00	-	3,033,000.00
9718	Fox Oakland Theater Inc (ground lease & interest)	9,251,483.82	(9,251,483.82)	-
9718	Fox Oakland Theater Inc	25,500,000.00	(25,500,000.00)	-
9718	Oakland School of the Arts			-
9718	Subtotal	34,751,483.82	(34,751,483.82)	-
	Total Central District	58,414,484.78	(46,956,185.52)	11,458,299.26
<u>NON-MAJOR GOVERNMENTAL FUNDS</u>				
Acorn				
9791	Slim Jenkins	113,869.20	-	113,869.20
9791	Jack London Gateway	419,286.07		419,286.07
9791	Bridge West - from memo fund (ORA06124)	1,043,157.81	(1,043,157.81)	-
9791	Subtotal Acorn	1,576,313.08	(1,043,157.81)	533,155.27
Planning				
9709	CHDC of North Richmond	35,000.00		35,000.00
9709	Subtotal Planning	35,000.00	-	35,000.00
West Oakland				
9790	Oakland Coliseum Housing	220,330.00	(120,330.00)	100,000.00
9790	Subtotal West Oakland	220,330.00	(120,330.00)	100,000.00
	Total Nonmajor	1,831,643.08	(1,163,487.81)	668,155.27
GRAND TOTAL - ALL FUNDS		62,139,555.94	(48,119,673.33)	14,019,882.61

Oakland Redevelopment Successor Agency
Property Report
Fiscal Year 2013-2014

Fund No.	Description	Amount
Central District		
9710	728 73rd Ave Coliseum Future Parking	365,000
9710	Total	365,000
9711	SNK 9th and Franklin	2,818,000
9711	City Center Garage West	21,446,577
9711	Total	24,264,577
9714	Ice Skating Rink, 540 17th St	10,588,072
9714	2330 Webster, 2315 Valdez Sts	5,000
9714	Total	10,593,072
9715	521 19th Street	1,329,077
9715	Total	1,329,077
9716	Uptown DDA APN#008-0668-004 &008-068-009	107,128
9716	Total	107,128
9717	Uptown DDA APN#008-0668-004 &008-068-009	3,440,000
9717	2330 Webster, 2315 Valdez Sts	2,037,500
9717	Total	5,477,500
9719	Telegraph Parking Garage	781,911
9719	2330 Webster, 2315 Valdez Sts	2,030,303
9719	Total	2,812,214
Total Central District		44,948,567

Coliseum

9750	6775 (7001) Oakport Street APN# 041-3902-021	1,710,652
9750	Total	1,710,652
9756	7001 Snell Street APN#041-4170-005-03	278,438
9756	94th Avenue and International Blvd	1,221,000
9756	711 71st Avenue APN#041-4170-001-02	1,335,000
9756	66th Ave at Joe Morgan Way	1
9756	710 73rd Avenue	337,332
9756	73rd Avenue west San Leandro Blvd	332,403
9756	73rd Avenue Intercity Rail Platform	474,168
9756	3050 International Boulevard	2,815,867

OAKLAND REDEVELOPMENT PROJECT AREAS SUMMARY -- 11/6/2014

PROJECT AREA	ADOPTION DATE	DEBT INCURRENCE LIMIT	PLAN TERMINATION	TI RECEIPT LIMIT	EMINENT DOMAIN LIMIT ¹	IMPLEMENTATION PLAN PERIOD	BOND LIMIT	TI LIMIT	INCLUS HSG?
Acorn	11/3/1961	1/1/2004 ²	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$30M	NO
Broadway/MacArthur/San Pablo	7/25/2000	7/25/2020	7/25/2030 ³	7/25/2045 ³	7/25/2012	12/8/2009-12/8/2014	\$100M	N/A	YES
Central City East	7/29/2003	7/29/2023	7/29/2033 ³	7/29/2048 ³	7/29/2015	7/29/2013-7/29/2018	\$2.3B	N/A	YES
Central District – original project area	6/12/1969	Eliminated on 1/6/2004	6/12/2023	6/12/2033	6/12/2023	12/8/2009-12/8/2014	N/A ⁴	\$3B	YES
Central District – Brush & MLK amendment area	7/24/2001	7/24/2021	7/24/2033	7/24/2048	7/24/2023	12/8/2009-12/8/2014	N/A	N/A	YES
Coliseum – original project area	7/25/1995	7/25/2015	7/25/2027	7/25/2042	7/25/2019	12/8/2009-12/8/2014	\$300M	N/A	YES
Coliseum – Kennedy/Fruitvale amendment area	7/29/1997	7/28/2017	7/29/2028	7/29/2043	7/25/2019	12/8/2009-12/8/2014	Same as above	N/A	YES
Oak Center	11/30/1965	1/1/2004 ²	1/1/2012	1/1/2022	12/16/1998	12/8/2009-12/8/2014	N/A	\$12,572,000	NO
Oak Knoll	7/14/1998	1/21/2029 ⁵	1/21/2040	1/21/2055	1/21/2021	12/19/2011-12/19/2016	\$400M	\$1.5B	YES
Oakland Army Base	7/11/2000	6/30/2022	6/30/2033	6/30/2048	6/30/2014	7/11/2010-7/11/2015	N/A	\$506,400,000	YES
Stanford/Adeline	4/10/1973	1/1/2004 ²	4/10/2016	4/10/2026	12/16/1998	12/8/2009-12/8/2014	N/A	\$1,625,000	NO
West Oakland	11/18/2003	11/18/2023	11/18/2033 ³	11/18/2048 ³	11/18/2011	11/18/2008-11/18/2013	\$640M	N/A	YES

¹ This time limit may be extended by plan amendment.

² Under SB 211, these debt incurrence limits may be eliminated by ordinance, limited pass-through applies. Debt incurrence limits for low/mod housing were eliminated for Acorn, Oak Center, and Stanford/Adeline in 2006.

³ The plan termination and TI receipt dates for the Broadway/MacArthur/San Pablo, Central City East, and West Oakland can be extended by one additional year for 03-04 ERAF payments made.

⁴ There is a bonded indebtedness limit of \$100M for the Central District 1982 amendment area.

⁵ Debt incurrence limit is 20 years after \$100k TI threshold is reached, plan termination limit is 31 years from threshold, TI receipt limit is 46 years from threshold, and eminent domain limit is 12 years from threshold. \$100k TI threshold for Oak Knoll was reached on 1/21/2009