



City of Oakland Meeting Minutes

Office of the City Clerk
Oakland City Hall
1 Frank H. Ogawa Plaza
Oakland, California 94612
LaTonda Simmons, City Clerk

*Special Community & Economic Development Committee

Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, California 94612

City of Oakland Website: <http://www.oaklandnet.com>

Tuesday, April 23, 2013

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

Roll Call / Call to Order

Councilmember Present: 4 - Member Gibson McElhaney, Council President Kernighan, Member Schaaf and Vice Mayor Reid
The Oakland City Council Community and Economic Development Committee convened at 1:40 P.M., with Vice Mayor Reid presiding as Chairperson.

1 Approval Of The Draft Minutes From The Committee Meeting Held On April 9, 2013

A motion was made by Member Gibson McElhaney, seconded by Council President Kernighan, to *Approve as Submitted. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President Kernighan, Member Schaaf and Vice Mayor Reid

2 Determination Of Schedule Of Outstanding Committee Items

A motion was made by Member Schaaf, seconded by Council President Kernighan, to *Approve with the following amendments Remove Item #2 from the "Pending/No Specific Date" list and let items #1 and 3 remain.

Remove item #5 from the "For Tracking Purposes" list and schedule item #6 to July 9, 2013. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President Kernighan, Member Schaaf and Vice Mayor Reid

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DUE TO THE PRESENCE OF COUNCILMEMBERS KALB AND GALLO, A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A MOTION WAS MADE AND SECONDED TO ADJOURN THE MEETING OF THE COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE AND TO CONVENE AS A SPECIAL MEETING OF THE FULL COUNCIL AT 2:00 P.M.

3 Subject: HUD Annual Action Plan
 From: Department Of Housing And Community Development
 Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution 1)
 Authorizing The City Administrator To Prepare And Submit To The U.S. Department Of
 Housing And Urban Development The Annual Action Plan For Fiscal Year 2013-2014; 2)
 Accepting And Appropriating Funds Totaling \$12,293,150 For The HOME, Emergency Shelter
 Grant (ESG), Housing Opportunities For Persons With AIDS (HOPWA), And The Community
 Development Block Grant Programs; 3) Appropriating \$1,556,393 In Program Income,
 Reprogrammed Funds And Any Amounts In Excess Thereof For Housing Rehabilitation
 Revolving Loan Fund; And 4) Authorizing The City Administrator To Negotiate And Execute
 Agreements With Subgrantees For Fiscal Year 2013-2014 For The Community Development
 Block Grant Program
 [12-0419](#)

A motion was made by Council President Kernighan, seconded by Member Schaaf, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on May 7, 2013 as a public hearing The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President Kernighan, Member Schaaf and Vice Mayor Reid

Councilmember Kalb recommended:

- 1) *East Bay Community Law Center : Housing Advocacy Project/Tenant Landlord Legal Services receive an additional \$15,000 for FY 2013-2015.*
- 2) *Youth Alive receive a reduce in funding of \$7,500 for FY2013-2015*
- 3) *Project Re-Connect also be reduced in funding of \$7,500 for FY 2013-2015.*

Councilmember Gallo recommended:

- 1) *Reduction in allocation to the Women's Initiative by \$10,000 for a new total of \$20,000 and allocate \$10,000 to New America.*

Reduction in allocation to First Place for Youth by \$10,000 for a new total of \$10,758 and allocate the \$10,000 to A New America

There were 8 speakers on this item

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THE SPECIAL MEETING OF THE CITY COUNCIL ADJOURNED AT THIS TIME AND RECONVENED AS THE COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE.

4 Subject: Purchase Affordable Housing Parcels At Oak To Ninth
 From: Department Of Housing And Community Development
 Recommendation: Adopt A Resolution (1) Authorizing Exercise Of The Early Purchase
 Option To Purchase Affordable Housing Parcels At The Oak To Ninth/Brooklyn Basin
 Development, And (2) Authorizing A Put Agreement Providing For The Resale Of The Parcels
 To Oakland Harbor Partners At The City's Option
 [12-0420](#)

A motion was made by Council President Kernighan, seconded by Member Schaaf, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on May 7, 2013 as a non-consent item The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President Kernighan, Member Schaaf and Vice Mayor Reid

The committee approved recommendations as amended to include in the resolution an additional WHEREAS as follows:

WHEREAS the Redevelopment Agency in 2006 entered into a Cooperation Agreement with the Oak to Ninth Community Benefits Coalition, a consortium of four community organizations, requiring the Agency to purchase Project Parcels F and G (the "Affordable housing parcels") for affordable housing development and to ensure, subject to economic feasibility, the development of at least 465 affordable housing units, of which at least 388 are to be built on the affordable housing parcels, unless the Coalition consents to the off-site construction of some or all of these units.

There were 8 speakers on this item

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5 Subject: Fiscal Year 2011-2012 WIA Funds Reallocation
 From: Office Of Economic And Workforce Development
 Recommendation: Adopt A Resolution Authorizing The City Administrator 1) To Reallocate
 Fiscal Year 2011-2012 Workforce Investment Act Formula Funds That Are At Risk Of
 De-Obligation, With The Approval Of The Workforce Investment Board, Without Returning
 To City Council And 2) To Amend The Comprehensive One Stop Career Center Contract With
 The Oakland Private Industry Council, Inc. To Include An Additional \$200,000 In Fiscal Year
 2011-2012 Workforce Investment Act Dislocated Worker Funds For Training Services For
 Dislocated Workers Effective April 1, 2013 To June 30,2013
[12-0422](#)

A motion was made by Member Gibson McElhaney, seconded by Member Schaaf, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on May 7, 2013. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President
 Kernighan, Member Schaaf and Vice Mayor Reid
There were 14 speakers on this item

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6 Subject: Extend And Assign Sears LDDA
 From: Office Of Neighborhood Investment
 Recommendation: Adopt An Ordinance Authorizing: 1) An Amendment To A Lease
 Disposition And Development Agreement With Sears Development Company To Extend
 Development Deadlines For An Automotive Service Project Located At 2000-2016 Telegraph
 Avenue And 490 Thomas L. Berkeley Way; And 2) An Assignment Of The Lease Disposition
 And Development Agreement To The Strategic Urban Development Alliance, LLC, Or An
 Affiliated Entity
[12-0428](#)

A motion was made by Member Gibson McElhaney, seconded by Member Schaaf, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on May 7, 2013. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President
 Kernighan, Member Schaaf and Vice Mayor Reid
There were 2 speakers on this item

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7 Subject: Army Base Purchase And Sale Agreement
From: Office Of Neighborhood Investment
Recommendation: Adopt An Ordinance Authorizing The City Administrator To Negotiate And Execute A Purchase And Sale Agreement(s) With The Port Of Oakland For The Purchase Of Up To Approximately 4 Acres Of Former Oakland Army Base Property And Authorizing Up To \$50,000 For Appraisal And Real Estate Closing Costs
[12-0425](#)

A motion was made by Member Gibson McElhaney, seconded by Member Schaaf, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on May 7, 2013. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President
Kernighan, Member Schaaf and Vice Mayor Reid
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8 Subject: Extend ENA With Recyclers
From: Office Of Neighborhood Investment
Recommendation: Adopt A Resolution Authorizing The City Administrator To Negotiate And Execute An Amendment To The City's Exclusive Negotiating Agreement (ENA) With California Waste Solutions, And Custom Alloy Scrap Sales, Inc. (Or CASS, Inc.) Regarding A Proposed Recycling Project On Up To Approximately 20 Acres In The North Gateway Area Of The Former Oakland Army Base Extending The ENA To December 15, 2013
[12-0426](#)

A motion was made by Member Gibson McElhaney, seconded by Vice Mayor Reid, that this matter be *Approve as Amended the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on May 7, 2013. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President
Kernighan, Member Schaaf and Vice Mayor Reid
The Committee approved recommendations as amended to include "..., Or CASS, Inc." in the title.

There were 2 speakers on this item
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9 Subject: Port Of Oakland OHIT Railyard Project - Phase 1
From: Port Of Oakland
Recommendation: Receive An Informational Report From The Port Of Oakland On The Status Of The Port's Outer Harbor Intermodal Terminal (OHIT) Railyard Project - Phase 1 Of The Oakland Army Base Redevelopment Plan
[12-0363](#)

Continued to *Community & Economic Development Committee on 5/14/2013

There was 1 speaker on this item
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10 Subject: 5000 Clarewood Drive Development
 From: Department Of Planning And Building
 Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Conditionally Approving A Final Map For Tract No. 7891 Located At 5000 Clarewood Drive For An Eight Lot Residential Subdivision For Clarewood Associates LLC;
And
[12-0409](#)

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2) A Resolution Approving A Subdivision Improvement Agreement With Clarewood Associates LLC For Deferred Construction Of Public Infrastructure Improvements For The Final Map For Tract No. 7891 Located At 5000 Clarewood Drive
[12-0409-1](#)

A motion was made by Member Schaaf, seconded by Council President Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on May 7, 2013. The motion carried by the following vote:

Votes: Councilmember Absent: Member Gibson McElhaney
Councilmember Aye: Council President Kernighan, Member Schaaf and Vice Mayor Reid
There was 1 speaker on this item

11 Subject: Owner Controlled Insurance Program
From: Council Member Brooks
Recommendation: Possible Action Directing The City Administrator To Convene A Revolving Owner Controlled Insurance Program (OCIP) Work Group From January 2013 Through March 2013. The Membership Of The Working Group Shall Include A Representative From The Following City Of Oakland Offices: Risk Management, Controller, Public Works, Community And Economic Development, City Attorney, And Purchasing. A Representative Of The Successor Agency And A Representative From The Port Of Oakland Should Also Be Included As Members. The Working Group Shall Be Tasked With Evaluating OCIP Programs From A Citywide Perspective; Researching Best Practices For OCIPs And To Provide Recommendations For Implementation Of A City Of Oakland OCIP Program. By March 2013 The Working Group Will Issue Recommendations On (a) General Policy, (b) Feasibility Analysis Bid/Request For Proposal (RFP) And Contract Language, (c) Insurance Program Design, (d) Safety And Loss Control, (e) Administration, (f) Claims Management And Adjudication, And (g) Funding Sources. City Administrator Shall Provide A Status Report At The First CED Committee Meeting In January 2013 To Include The Membership Roster And Schedule Of Meetings Of The OCIP Working Group
[12-0213](#)

A motion was made by Member Gibson McElhaney, seconded by Vice Mayor Reid, that this matter be Continued to the *Community & Economic Development Committee, due back on May 14, 2013. The motion carried by the following vote:

Votes: Councilmember Abstained: Member Schaaf
Councilmember Aye: Member Gibson McElhaney, Council President Kernighan and Vice Mayor Reid
The committee directed staff to proceed with the establishment of a rolling OCIP by issuing a new RFP/RFQ that includes the implementation of the City's priorities established by the Council to prioritize local participation and equity goals.

There were 2 speakers on this item
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12 Subject: Army Base Interim Leasing Program
 From: Office Of Neighborhood Investment
 Recommendation: Receive A Report And Possible Action Regarding The
 Oakland Army Base Interim Leasing Program
 [12-0143-1](#)

A motion was made by Member Gibson McElhaney, seconded by Member Schaaf, that this matter be Continued to the *Community & Economic Development Committee, due back on May 14, 2013. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President
 Kernighan, Member Schaaf and Vice Mayor Reid
 There were 3 speakers on this item

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13 Subject: Housing Foreclosure And Outcome Data
 From: Councilmember Jane Brunner
 Recommendation: Receive A Quarterly Tracking Report On Housing Foreclosure And
 Outcome Data From Related City Programs [TITLE CHANGE]
 [10-0449-16](#)

A motion was made by Member Gibson McElhaney, seconded by Member Schaaf, that this matter be *Received and Filed. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President
 Kernighan, Member Schaaf and Vice Mayor Reid
 There were 7 speakers on this item

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14 Subject: Economic Development Activities Tracking Report
 From: Councilmember Jane Brunner
 Recommendation: Receive A Quarterly Economic Development Activities Tracking Report
 [TITLE CHANGE]
 [11-0310-8](#)

A motion was made by Member Gibson McElhaney, seconded by Member Schaaf, that this matter be *Received and Filed. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President
 Kernighan, Member Schaaf and Vice Mayor Reid

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15 Subject: Oakland Ice Center Flooring Replacement
 From: Office Of Neighborhood Investment
 Recommendation: Adopt A Resolution Appropriating Funds In The Amount Of \$202,000 For
 The Replacement Of Rubber Flooring At The Oakland Ice Center
 [12-0427](#)

A motion was made by Council President Kernighan, seconded by Member Schaaf, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on May 7, 2013. The motion carried by the following vote:

Votes: Councilmember Aye: Member Gibson McElhaney, Council President Kernighan, Member Schaaf and Vice Mayor Reid
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Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Community and Economic Development Committee adjourned the meeting at 4:49 p.m.

* In the event of a quorum of the City Council participates on this Committee, the meeting is noticed as a Special Meeting of the City Council; however no final City Council action can be taken.

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City Clerk and Clerk of the Council