

CITY OF OAKLAND

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OAKLAND

2012 SEP 20 PM 2:48

AGENDA REPORT

TO: DEANNA J. SANTANA
ORSA ADMINISTRATOR

FROM: Fred Blackwell

SUBJECT: ORSA Ratification of OARB LDDA

DATE: September 17, 2012

ORSA Administrator
Approval

Date 9/17/12

COUNCIL DISTRICT: #3

RECOMMENDATION

Adopt an Oakland Redevelopment Successor Agency Resolution Ratifying and Approving the Lease Disposition and Development Agreement and Related Documents with the City of Oakland and Prologis CCIG Oakland Global, LLC, for a Mixed-Use Development On Approximately 130 Acres in the Central, East, and West Gateway Areas of the Former Oakland Army Base

OUTCOME

This action is a technical approval to meet the procedural requirements of AB 1484, the State of California's budget trailer bill and "cleanup" legislation for ABx1 26.

BACKGROUND/LEGISLATIVE HISTORY

Following the passage of ABx1 26, California redevelopment agencies were dissolved and replaced by successor agencies and oversight boards. ABx1 26 allowed a city that authorized the creation of a redevelopment agency to serve as the successor agency unless the city elects not to serve in that capacity. The City of Oakland, which had created the Redevelopment Agency of the City of Oakland, elected to serve as the successor agency to the Agency. This decision was formalized by the City Council per Resolution No. 83679 C.M.S.

Previously, consistent with the decision above, the City Council/Successor Agency understood it was acting as one body in approving the LDDA pursuant to City Council Ordinance No. 13131 C.M.S. (LDDA Ordinance). AB 1484, the "cleanup" legislation to ABx1 26, was signed into law on June 27, 2012, and provides that the successor agency to a redevelopment agency is a separate and distinct public entity and must act separately from sponsoring cities. Because AB 1484 was signed into law and became immediately effective on June 27, which was between the first reading (June 19) and second reading (July 3) of the LDDA Ordinance, and because ORSA was

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not officially established until July 17, a technical procedural fix is needed to complete this transaction.

ANALYSIS

There are no changes to the project proposed in the LDDA. The requested action is required simply for ORSA to sign the LDDA as approved by the City in June.

PUBLIC OUTREACH/INTEREST

Public outreach was performed with regard to the LDDA. This action, which is a technical procedure, does not require outreach.

COORDINATION

Staff has been coordinating with the Office of the City Attorney.

COST SUMMARY/IMPLICATIONS

Probable costs of the LDDA were given in the June 12, 2012 staff report. ORSA's ratification and approval of the LDDA would not result in new costs.

SUSTAINABLE OPPORTUNITIES

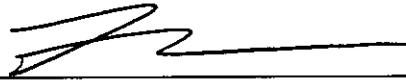
Development associated with the LDDA has positive economic, environmental and social equity benefits as discussed in the June 12, 2012 staff report.

CEQA

Through this proposed action, ORSA adopts Ordinance No. 13131 C.M.S. in full. The CEQA process was conducted and the Addendum approved by the City Council in accordance with the LDDA Ordinance.

For questions regarding this report, please contact Pat Cashman, Project Manager, (510) 238 6281.

Respectfully submitted,



FRED BLACKWELL
ASSISTANT CITY ADMINISTRATOR

Reviewed by:

Pat Cashman, Project Manager

Prepared by:

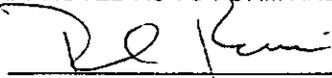
Hui Wang, Urban Economic Analyst
Office of Neighborhood Investment

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APPROVED AS TO FORM AND LEGALITY



ORSA COUNSEL

OAKLAND REDEVELOPMENT SUCCESSOR AGENCY

RESOLUTION NO. 2012- _____

A RESOLUTION RATIFYING AND APPROVING THE LEASE DISPOSITION AND DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS WITH THE CITY OF OAKLAND AND PROLOGIS CCIG OAKLAND GLOBAL, LLC, FOR A MIXED-USE DEVELOPMENT ON APPROXIMATELY 130 ACRES IN THE CENTRAL, EAST, AND WEST GATEWAY AREAS OF THE FORMER OAKLAND ARMY BASE

WHEREAS, on January 10, 2012, the City Council adopted Resolution No. 83679 C.M.S. electing to become the successor agency to the Redevelopment Agency of the City of Oakland pursuant to Health & Safety Code Sections 34171(j) and 34173 upon Redevelopment Agency dissolution; and

WHEREAS, the Redevelopment Agency of the City of Oakland dissolved on February 1, 2012 at which point the City Council acted as the successor agency; and

WHEREAS, on June 19, 2012 and July 3, 2012, the City Council of the City of Oakland approved Ordinance No. 13131 C.M.S. authorizing a Lease Disposition and Development Agreement and related documents (collectively, the "LDDA") with Prologis CCIG Oakland Global, LLC, a Delaware limited liability company, for a mixed-use development project on approximately 130 acres in the Central, East, and West Gateway areas of the former Oakland Army Base ("OARB"); and

WHEREAS, between the first reading of the Ordinance on June 19, 2012, and the second reading on July 3, 2012, the State Legislature passed AB 1484, which was signed into law and became effective immediately on June 27, 2012; and

WHEREAS, AB 1484 provides that the successor agency to a redevelopment agency is a separate and distinct public entity from the redevelopment agency's sponsoring city, and requires that successor agencies act separately; and

WHEREAS, on July 17, 2012, by way of Resolution No. 84016 C.M.S., the City officially established the Oakland Redevelopment Successor Agency ("ORSA") to become

