

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

INTRODUCED BY VICE MAYOR KAPLAN

RESOLUTION TO DIRECT THE ADMINISTRATION TO WORK WITH THE AFRICAN AMERICAN SPORTS AND ENTERTAINMENT GROUP AROUND THE OAKLAND COLISEUM COMPLEX SITE TO DEVELOP, IN PARTNERSHIP WITH THE CITY, A PLAN FOR A MULTI-DEPARTMENTAL PUBLIC SERVICE CENTER TO INCLUDE POLICE ADMINISTRATION AND OTHER FUNCTIONS BEING RELOCATED FROM 7TH STREET/ BROADWAY SITE, FIRE DEPARTMENT (FOR EXAMPLE, CORRECTIONAL EMERGENCY RESPONSE TEAM TRAINING AND MOBILE ASSISTANCE COMMUNITY RESPONDERS OF OAKLAND), AND PERMITTING SERVICES, AND MAY INCLUDE OTHER IDENTIFIED PUBLIC SERVICE NEEDS, AND TO PURSUE FUNDING SOURCES FOR SUCH A PROJECT (INCLUDING THE INCORPORATION OF INFORMATION FROM THE PRIOR POLICE ADMINISTRATION BUILDING STUDY)

WHEREAS, the City of Oakland owns a 50% share of the large, easily accessible property known as the Oakland-Alameda Coliseum Complex Site (“Coliseum Site”), with many acres that can be used for a number of public services and benefits, and which has completed both environmental review and the surplus lands act notification process, to allow for proceeding with revitalizing it; and

WHEREAS, the City of Oakland, in 2019, declared the Coliseum Site to be “surplus” land and provided notice of this in compliance with the California Surplus Land Act ; and

WHEREAS, on July 20, 2021, the Oakland City Council adopted Resolution 88764 C.M.S., which directed the City Administrator to negotiate with the African American Sports and Entertainment Group (AASEG) the potential terms of purchase and sale agreement to sell the City’s undivided 50% fee interest in the Coliseum Complex ; and

WHEREAS, on November 16, 2021, the Oakland City Council adopted Resolution 88922 C.M.S., authorizing the City Administrator to enter into an Exclusive Negotiating Agreement (ENA) with AASEG to negotiate potential terms for the acquisition and development of the City’s

share of the Oakland-Alameda County Coliseum Complex Site, including potential terms for purchase, lease, and/or partnership; a financial plan; and community benefits; and

WHEREAS, East Oakland faces disproportionate unemployment, and the community has sought and deserves increased opportunity, including local jobs, local business development, and increased access to public services; and

WHEREAS, the Coliseum Site is an important regional hub, served by BART, Amtrak, airport connector and freeway, and provides thousands of jobs to Oakland residents. It is important to preserve and enhance jobs, business, and public services for local residents ; and

WHEREAS, AASEG is an Oakland-based developer focused on creating economic opportunities for East Oakland, the Black community, all Oakland residents at-large, and using the Coliseum site as a venue for economic equity and social justice ; and

WHEREAS, the City believes it is important that projects on public lands include plans and strategies to benefit the local community including increasing access to public services; and

WHEREAS, residents in East Oakland are currently required to travel the distance, often a long trip via public transit, to City Hall Plaza for permitting services; and

WHEREAS, Mobile Assistance Community Responders of Oakland (MACRO), which is in the process of being established as an inhouse city agency, will also need a base of operations near East Oakland - one of the communities that it will serve; and

WHEREAS, the Oakland Police Department Administration Building (PAB), located at 455 7th Street, was built in 1962, consists of a nine-story tower, six-story mid-rise building, two-story Sally port, and single level basement, and comprises 266,510 square feet, and

WHEREAS, the PAB is an essential services building which houses the Office of the Chief, Office of Inspector General, Crime Lab, Crime Investigation, Field Operations, Academy and Training, Records, Property and Evidence, Identification Unit, administrative services, and former jail, and

WHEREAS, despite using Federal Emergency Management Agency (FEMA) and Measure I Bond funding in 2006 to upgrade the PAB to meet Uniform Building Code Seismic Force Level standards, the full retrofit was not completed due to budgetary constraints, and

WHEREAS, in both a 2015 and 2017 informational report to the Finance and Management Committee, the Director of Public Works reported that the PAB building envelope, HVAC system, lighting, electrical and plumbing, ADA compliance, fire protection, and elevators are all in need of major capital improvements or replacement, and

WHEREAS, it is clear the PAB has not undergone the needed renovations to ensure the department is housed in a state-of-the-art facility which meets necessary safety standards; and

WHEREAS, Shah Kawasaki Architects (SKA) and law enforcement consultant McClaren, Wilson & Lawrie completed needs assessment, programming, and conceptual site design for the City to relocate all existing Police Department functions into a consolidated Police Administration Facility. SKA also assisted the City with site selection, finance strategy, real estate analysis, and an implementation plan, now, therefore, be it

RESOLVED: That the Administration shall work with the AASEG around the Oakland Coliseum Complex Site to develop, in partnership with the City, a plan for a multi-departmental public service center to include police administration and other functions being relocated from the 7th Street/ Broadway Site, Fire Department (for example, Correctional Emergency Response Team (CERT) Training and MACRO), and permitting services, and may include other identified public service needs, and to pursue funding sources for such a project (including the incorporation of information from the prior Police Administration Building Study)

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES – FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO,
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: _____

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