



SUPPLEMENTAL

City of Oakland

Meeting Agenda

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

***Special Concurrent Meeting of the Redevelopment
Agency and Council Community & Economic
Development Committee**
Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, California 94612

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

Tuesday, July 13, 2010

1:00 PM

Hearing Room One - 1st Floor

DEFINITION OF TERMS:

Consent Item: any action item that a subject matter Committee has forwarded to the full Council with unanimous recommendation for approval and is not controversial, and does not have a high level of public interest as determined by the Rules Committee.

Non-Consent Item: any action that a subject-matter Committee has forwarded to the full Council without unanimous recommendation for approval, or having a high level of public interest, or is controversial as determined by the Rules Committee.

Action Item: any resolution, ordinance, public hearing, motion, or recommendation requiring official vote and approval of the City Council to be effective.

Informational Item: an item of the agenda consisting only of an informational report that does not require or permit Council action.

Roll Call / Call to Order

COMMITTEE MEMBERSHIP:

President Jane Brunner, District 1; Patricia Kernighan, District 2; Larry Reid, District 7; Chairperson Ignacio De La Fuente, District 5

1 Approval of the Draft Minutes from the Committee Meeting held on June 22, 2010

2 Determination of Schedule of Outstanding Committee Items
(CED20713)

3 Subject: As-Needed Economic Consulting Services
From: Community And Economic Development Agency
Recommendation: Adopt An Agency Resolution

1) Allocating Up To \$970,000 From Fiscal Year 2010-2011 Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum, Oakland Army Base, And West Oakland Redevelopment Funds For As Needed Economic Consulting Services; And 2)

SUPPLEMENTAL

***Special Concurrent Meeting of the
Redevelopment Agency and Council Community
& Economic Development Committee**

Tuesday, July 13, 2010

Authorizing The Agency Administrator To Select Four Or More economic Consulting Firms And To Negotiate, Award, And Execute Professional Services Agreements With The Selected Economic Consultants To Provide As-Needed Economic Consulting Services For The Broadway/MacArthur/San Pablo, Central City East, Central District, Coliseum, Oakland Army Base, And West Oakland Redevelopment Project Areas In An Amount Not To Exceed \$250,000 Per Contract Without Returning To The Agency
[\(09-1440\)](#)

4 Subject: Oakland Ice Center
From: Community And Economic Development Agency
Recommendation: Adopt An Agency Resolution Approving A Five-Year Agreement With San Jose Arena Management, Limited Liability Corporation To Manage And Operate The Oakland Ice Center For A Percentage Of Net Revenue Pursuant To Specific Criteria
[\(09-1554\)](#)

5 Subject: First Amendment To The Joint Exercise Of Powers Agreement
From: Community And Economic Development Agency
Recommendation: Adopt An Agency Resolution Authorizing A First Amendment To Joint Exercise Of Powers Agreement Between The Redevelopment Agency And The State Of California To Facilitate The Possible Sale Of The Elihu M. Harris Oakland State Building
[\(09-1522\)](#)

6 Subject: Lion Creek Crossings Phase IV Rental Project
From: Community And Economic Development Committee Agenda
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Amending Resolution Number 2010-0040 C.M.S. To Increase The Affordability Level, In The Event Of Foreclosure, From 50% To 60% Of Area Median Income For The Lion Creek Crossings Phase IV Rental Project Located At 69th Avenue And Snell Street, To Be Developed By The East Bay Local Development Corporation And The Related Companies Of California Jointly; And
[\(09-1537\)](#)

7 Subject: Central City East Redevelopment Project - Extension
From: Community And Economic Development Agency
Recommendation: Adopt A Resolution Authorizing A One-Year Extension Of The Project Area Committee For The Central City East Redevelopment Project To July 29, 2011
[\(09-1539\)](#)

8 Subject: Infrastructure Development Fund - Oakland Army Base
From: Community And Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

SUPPLEMENTAL

***Special Concurrent Meeting of the
Redevelopment Agency and Council Community
& Economic Development Committee**

Tuesday, July 13, 2010

1) An Agency Resolution Authorizing The Establishment Of A Joint Infrastructure Development Fund In The Initial Amount of Sixteen Million And Three Hundred Thousand (\$16,300,000) For The Development Of Infrastructure, Public Utilities And Public Streets On The Former Oakland Army Base
(09-1540)

2) An Agency Resolution Authorizing The Agency Administrator, Without Returning To The Agency Board, To Negotiate And Execute A Cost Sharing Agreement Between The Redevelopment Agency And The Port Of Oakland For The Development Of Infrastructure, Public Utilities, And Public Streets On The Former Oakland Army Base Committing A Total Of No More Than Thirty-Two Million Dollars (\$32,000,000) Of Agency Funds To The Development: And
(09-1540-1)

3) An Agency Resolution Authorizing A) An Amendment To The Exclusive Negotiating Agreement With AMB Property Corporation/California Capital Group (AMB/CCG) To Reflect That The Agency, Through Its Joint Infrastructure Development Fund Established For The Development Of The Former Oakland Army Base; Shall Contribute Up To A Maximum Amount Of \$240,000 For Required California Environmental Quality Act (CEQA) And National Environmental Policy Act (NEPA) Reviews And Reports For The Construction Of Infrastructure, Public Utilities, And Public Streets On The Former Army Base; And B) A Waiver Of The Advertising And Request For Proposal/Qualification Process And An Award Of A Contract To LSA Associates, Inc. (LSA) For The Provision Of Required CEQA And NEPA Reviews And Reports In An Amount Not-To-Exceed \$360,000
(09-1540-2)

9 Subject: Construction Of Public Improvements - Oakland Army Base
From: Community And Economic Development Agency
Recommendation: Adopt An Agency Resolution Authorizing The Agency Administrator To Apply For, Accept, And Appropriate Federal, State And Local Grant Funding For Planning, Design, And Construction Of Infrastructure Improvements On The Former Oakland Army Base Including, But Not Limited To, Environmental Remediation, Materials Import And Surcharging, Rail Expansion, Public Utilities, Streets, And Landscaping, Without Returning To The Agency Board
(09-1541)

10 Subject: Redevelopment Survey Area
From: Community And Economic Development Agency
Recommendation: Adopt A Resolution Designating The Lowell Street/Golden Gate/Gaskill Neighborhoods, Adjacent To The Broadway/Macarthur/ San Pablo Redevelopment Project Area, As A Redevelopment Survey Area
(09-1555)

11 Subject: Mixed-Use Development
From: Community And Economic Development Agency

SUPPLEMENTAL

***Special Concurrent Meeting of the
Redevelopment Agency and Council Community
& Economic Development Committee**

Tuesday, July 13, 2010

Recommendation: Adopt An Agency Resolution Authorizing An Exclusive Negotiating Agreement With Sunfield Development, LLC Or A Related Entity To Develop Portions Of The Block Bounded By San Pablo Avenue, Telegraph Avenue, 18th Street, And 19th Street

[\(09-1556\)](#)

- 12 Subject: Neighborhood-Serving Retail Center
From: Community And Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Authorizing An Exclusive Negotiating Agreement With Sunfield Development, LLC, For Disposition Of Eleven Agency-Owned Parcels Bounded By Foothill Boulevard, Seminary Avenue And Bancroft Avenue, And Development Of A Neighborhood-Serving Retail Center; And

[\(09-1557\)](#)

2) An Agency Resolution Authorizing An Exclusive Negotiating Agreement With Sunfield Development, LLC, For Disposition Of Agency-Owned Parcel Bounded By Foothill Boulevard And 73rd Avenue, And Development Of A Mixed Use City Library And Peralta Community College Educational Learning Center And Community Retail Component

[\(09-1557-1\)](#)

- 13 Subject: Jefferson Oaks Apartments Project
From: Community And Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Approving The Relocation Plans For The Oaks Hotel And Jefferson Hotel For The Jefferson Oaks Apartments Affordable Housing Project

[\(09-1558\)](#)

2) A Resolution Amending Resolution No. 82649 C.M.S. To Reduce The Number Of Units From 110 To 102 For The Jefferson Oaks Apartments Project Located At 1424 Jefferson Street

[\(09-1558-1\)](#)

3) An Agency Resolution Approving The Relocation Plans And Replacement Housing Plan For The Jefferson Oaks Apartments Project, And Amending Agency Resolution No. 2003-54 C.M.S. To Exempt The Jefferson Oaks Apartments Project From The Agency's Replacement Housing Policy For Single Room Occupancy Units; And

[\(09-1558-2\)](#)

4) An Agency Resolution Amending Resolution No. 2010-0045 C.M.S. To Reduce The Number Of Units From 110 To 102 For The Jefferson Oaks Apartments Project Located At 1424 Jefferson Street

[\(09-1558-3\)](#)

- 14 Subject: Fruitvale Bart Parking Lot

SUPPLEMENTAL

***Special Concurrent Meeting of the
Redevelopment Agency and Council Community
& Economic Development Committee**

Tuesday, July 13, 2010

From: Community And Economic Development
Recommendation: Adopt An Agency Resolution Authorizing The Acquisition Of 3.41 Acres Of Real Property At The Fruitvale BART Parking Lot Located In The Coliseum Redevelopment Project Area, From The San Francisco Bay Area Rapid Transit District, For \$6,000,000 And Authorizing Up To \$20,000 For Real Estate Closing Costs
(09-1567)

- 15 Subject: Proposed Foods Co Supermarket And Fuel Station
From: Community And Economic Development Agency
Recommendation: Adopt An Agency Resolution Authorizing The Agency Administrator To Negotiate And Execute An Exclusive Negotiating Agreement With Ralphs/Food 4 Less Grocery Company For Development Of A Proposed Foods Co Supermarket And Fuel Station At The Northeast Corner Of 66th Avenue And San Leandro Street
(09-1568)

- 16 Subject: Revenue Projections Revision
From: Community And Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Amending Resolution Numbers 2009-0072, 2009-0090 And 2010-0055 C.M.S. To Amend The Agency Budget For Fiscal Years 2010-2011 To Revise Appropriations Related To An Overpayment Of Tax Increment Revenue To The Oak Center And Stanford/Adeline Redevelopment Areas; And An Underrealization Of Tax Increment Revenue In Fiscal Year 2009-2010; And
(09-1569)

2) A Resolution Forgiving The Remaining Interest And Principal Owed On The \$3,285,131 Debt From The Redevelopment Agency Under The 1966 Oak Center Repayment Contract
(09-1569-1)

- 17 Subject: George P. Scotlan Memorial Convention Center - Repairs
From: Community And Economic Development Agency
Recommendation: Adopt An Agency Resolution Authorizing Allocation Of Agency Funds In An Amount Of Up To \$4,000,000 For Necessary Capital Improvements, Repairs And Rehabilitation To The George P. Scotlan Memorial Convention Center, And Authorizing The Agency Administrator To Negotiate And Execute An Amendment To The Management Agreement With Integrated Services Corporation To Include Construction Management For The \$4,000,000 In Capital Improvements, Including Up To \$153,000 For Management Fees
(09-1603)

- 18 Subject: Recovery Zone Bond Issuance
From: Finance And Management Agency
Recommendation: Adopt The Following Pieces Of Legislation:

SUPPLEMENTAL

***Special Concurrent Meeting of the
Redevelopment Agency and Council Community
& Economic Development Committee**

Tuesday, July 13, 2010

1) A Revised Resolution Approving The Application Of The City's Recovery Zone Economic Development Bond Issuance Authority Initial Allocations To The Macarthur Transit Village Within The Redevelopment Agency Of The City Of Oakland Broadway/Macarthur/San Pablo Redevelopment Project Area And The Obligations To Be Issued With Respect Thereto; And
(09-1615)

2) A Revised Resolution Determining To Apply The City's Recovery Zone Facility Bond Issuance Authority Initial Allocation Of \$7,581,000, And Any Additional Allocations To The Financing Of Various Facilities To Be Aquired, Constructed And Installed By Ports America Oakland And Declaring Intent To Issue Revenue Bonds
(09-1615-1)

S-19 Subject: Just Cause For Eviction Ordinance
From: Office Of The City Attorney
Recommendation: Adopt A Resolution Submitting Amendments to the Just Cause for Eviction Ordinance, On The City Council's Own Motion, To The Electors At The November 2, 2010 Statewide General Election, To Clarify the Original Intent of that Ordinance Regarding Vacating Tenants From Nonconforming (Illegal) Rental Units and Adding Additional Requirements Thereto, To Set Out the Rent Board's Existing Implied Regulatory Authority into the Ordinance, and To Expand the City Council's Authority to Revise the Ordinance in the Event Any Provision is Prospectively Found Invalid by a Court or Is Affected by State Law; Consolidating The Election With The Statewide General Election; And Directing The City Clerk To Fix The Date For Submission Of Arguments And Provide For Notice And Publication In Accordance With The November 2, 2010, Statewide General Election
(09-1631)

Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

Adjournment

* 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.

NOTE: Americans With Disabilities Act
If you need special assistance to participate in Oakland City Council and Committee meetings please contact the Office of the City Clerk. When possible, please notify the City Clerk 48 hours prior to the meeting so we can make reasonable arrangements to ensure accessibility. Also, in compliance with Oakland's policy for people with environmental illness or multiple chemical sensitivities, please refrain from wearing strongly scented products to meetings.

Office of the City Clerk - Agenda Management Unit
Phone: (510) 238-3226

SUPPLEMENTAL

***Special Concurrent Meeting of the
Redevelopment Agency and Council Community
& Economic Development Committee**

Tuesday, July 13, 2010

Fax: (510) 238-6699
Recorded Agenda: (510) 238-2386
Telecommunications Display Device: (510) 839-6451
(TDD)

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

**LATONDA SIMMONS
Agency Secretary/City Clerk
and Clerk of the Council**

ORA - Oakland Redevelopment Agency
S - Supplemental Item