



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 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, November 16, 2010

2:00 PM

Hearing Room One - 1st Floor

Roll Call / Call to Order

COMMITTEE MEMBERSHIP:

Councilmember Excused: 1 - Chair De La Fuente

Councilmember Present: 3 - Member Brunner, Member Kernighan and Member Reid

- 1 Approval of the Draft Minutes from the Committee Meeting held on October 26, 2010
A motion was made by Member Reid, seconded by Member Kernighan, to DO NOT USE - Adopt the Consent Agenda. The motion carried by the following vote:
Votes: Councilmember Excused: Chair De La Fuente
Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
- 2 Determination of Schedule of Outstanding Committee Items
A motion was made by Member Reid, seconded by Member Kernighan, to *Approve as Submitted. The motion carried by the following vote:
Votes: Councilmember Excused: Chair De La Fuente
Councilmember Aye: Member Kernighan, Member Brunner and Member Reid

[CED111610](#)

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3 Subject: Code Enforcement Relocation Program
 From: Community And Economic Development Agency
 Recommendation: Adopt A City Resolution 1) Creating A Revolving Fund To Provide
 Relocation Assistance To Eligible Tenants Under The Code Enforcement Relocation Program,
 And Appropriating \$150,000 In Community Development Block Grant Funds For This
 Purpose; And 2) Creating A Vacant, Blighted Property Board Up, Clean Up Revolving Fund
 With \$150,000 In Appropriated Fiscal Year 2010-2011 Community Development Block Grant
 Funds
 [10-0157](#)

A motion was made by Member Reid, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as a Consent Calendar item. The motion carried by the following vote:

Votes: Councilmember Excused: Chair De La Fuente
 Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
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 [83075 CMS.pdf](#)

4 Subject: Employment Training And Job Placement Services
 From: Office Of The Mayor
 Recommendation: Adopt A Resolution (1) Appropriating \$285,000 From A Workforce
 Investment Act Grant For The Oakland Green Jobs Initiative To Train And Place Oakland
 Residents In Green Jobs For Fiscal Year 2010-2011, (2) Authorizing Contracts With Men Of
 Valor In The Amount Of \$35,000, CivicCorps In The Amount Of \$49,600, Growth Sector In
 The Amount Of \$40,000, Urban University In The Amount Of \$89,400, And Cypress Mandela
 Training Center In The Amount Of \$25,000 To Collaboratively Provide Employment Training
 And Job Placement Services, (3) Authorizing A Contract For Up To \$20,000 To Evaluate
 Program Performance Without Returning To Council, And (4) Allocating \$26,000 For City
 Administration
 [10-0149](#)

A motion was made by Member Reid, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as amended to the resolution to include Cypress Mandela and Urban University as technical corrections with direction to staff to provide evaluations of the previously funded programs in a Supplemental report for the December 7, 2010 Council meeting. The motion failed by the following vote:

Votes: Councilmember Abstained: Member Brunner
 Councilmember Excused: Chair De La Fuente
 Councilmember Aye: Member Kernighan and Member Reid
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 [View Supplemental Report.pdf](#)
 [83076 CMS.pdf](#)

5 Subject: Coliseum Industrial Infrastructure Improvements
 From: Community And Economic Development Agency
 Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Contributing An Amount Not To Exceed \$460,000 To The City Of Oakland Under The Cooperation Agreement To Complete Feasibility Studies And Construction Documents With \$260,000 For The Proposed Coliseum Industrial Infrastructure Improvements And \$200,000 For The Proposed Tyrone Carney Park Reconfiguration In The Coliseum Project Area; And
[10-0156](#)

A motion was made by Member Reid, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010. The motion carried by the following vote:

Votes: Councilmember Excused: Chair De La Fuente
 Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
[View Report.pdf](#)
[2010-0119 CMS.pdf](#)

2) A City Resolution Accepting A Contribution In An Amount Not To Exceed \$460,000 From The Redevelopment Agency Under The Cooperation Agreement To Complete Feasibility Studies And Construction Documents With \$260,000 For The Proposed Coliseum Industrial Infrastructure Improvements And \$200,000 For The Proposed Tyrone Carney Park Reconfiguration
[10-0156-1](#)

A motion was made by Member Reid, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010. The motion carried by the following vote:

Votes: Councilmember Excused: Chair De La Fuente
 Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
[83077 CMS.pdf](#)

6 Subject: Mills Act Contracts
 From: Community And Economic Development Agency
 Recommendation: Adopt A Resolution Approving Five (5) Mills Act Contracts Between The
 City Of Oakland And The Properties At 2801 Harrison Street (Estimated - \$665/Year Property
 Tax Reduction), 1081 53rd Street (Estimated - \$644/Year Property Tax Reduction), 1926
 Martin Luther King Jr. Way (Estimated - \$448/Year Property Tax Reduction), 2651 22nd
 Avenue (Estimated - \$1,502/Year Property Tax Reduction), And 1615 Broadway (Estimated -
 \$21,762/Year Property Tax Reduction), Pursuant To Ordinance No. 12987 C.M.S., To Provide
 These Owners With Property Tax Reductions In Exchange For Their Agreement To Repair
 And Maintain Their Historic Property In Accordance With Submitted Work Programs.
 [10-0109](#)

**A motion was made by Member Kernighan, seconded by Member Reid,
that this matter be *Approve the Recommendation of Staff, and Forward
to the Concurrent Meeting of the Oakland Redevelopment Agency / City
Council, due back on December 7, 2010 as a Public Hearing. The motion
carried by the following vote:**

Votes: Councilmember Excused: Chair De La Fuente
 Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
 [View Report.pdf](#)
 [83100 CMS.pdf](#)

7 Subject: Improvements To Agency-Owned Site - 66th Ave /San Leandro Street
From: Community And Economic Development Agency
Recommendation: Adopt The Following Pieces of Legislation:

1) An Agency Resolution Resolution Authorizing An Additional \$300,000 Of Agency Funds For A Total Allocation Of \$1,300,000 For The Improvement Of An Agency Owned Site Located At The Northeast Corner Of 66th Avenue And San Leandro Street ("The Property"); Authorizing The Agency Administrator To Award A Contract Or Contracts On The Open Market For Improvements To The Property, Including But Not Limited To Demolition Of Structures, Trailers And Concrete, Removal Of Hazardous Materials And Restoration Of Facilities Such As Utilities, Storm Drainage, Sewage And Water Facilities, Parking Areas And Driveways, In An Amount Or Amounts Not To Exceed, Cumulatively, \$130,000.00; Waiving Advertising And Bidding Requirements For Said Work; And Authorizing From The Total Budget Of \$1,300,000 A Contribution Of Agency Funds In An Amount Of \$200,000 To The City Under The Cooperation Agreement For Payment Of City Staff Costs For Project Management; And
[10-0158](#)

A motion was made by Member Reid, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as a Non-Consent item. The motion failed by the following vote:

Votes: Councilmember Abstained: Member Brunner
Councilmember Excused: Chair De La Fuente
Councilmember Aye: Member Kernighan and Member Reid
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[2010-0128 CMS.pdf](#)

2) A City Resolution Accepting And Appropriating Redevelopment Agency Funds Under The Cooperation Agreement In An Amount Of \$200,000 For Payment Of City Staff Costs For Management Of Improvements To The Oakland Redevelopment Agency Site Located At The Northeast Corner Of 66th Avenue And San Leandro Street
[10-0158-1](#)

A motion was made by Member Reid, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as a Non-Consent item. The motion failed by the following vote:

Votes: Councilmember Abstained: Member Brunner
Councilmember Excused: Chair De La Fuente
Councilmember Aye: Member Kernighan and Member Reid
[83106 CMS.pdf](#)

8 Subject: Façade And Tenant Improvement Programs
 From: Community And Economic Development Agency
 Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Amending Resolution No. 2009-0078 C.M.S. To Increase Third Party Design Contracts For The Façade And Tenant Improvement Programs By \$196,000 For A Total Of \$726,000 For Fiscal Year 2010-2011 Utilizing Funds Appropriated In The Fiscal Year 2009-2011 Redevelopment Agency Budget And Authorizing The Agency Administrator To Negotiate, Execute And Amend All Third Party Contracts For The Façade And Tenant Improvement Programs

[10-0107](#)

A motion was made by Member Reid, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as a Consent Calendar Item. The motion carried by the following vote:

Votes: Councilmember Excused: Chair De La Fuente
 Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
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[2010-0120 CMS.pdf](#)

2) An Agency Resolution Allocating An Additional \$300,000 From Coliseum Redevelopment Funds For A Total Allocation Of \$500,000 For Fiscal Year 2010-2011 To The Coliseum Commercial Façade Improvement Program; And

[10-0107-1](#)

A motion was made by Member Reid, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as a Consent Calendar Item. The motion carried by the following vote:

Votes: Councilmember Excused: Chair De La Fuente
 Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
[2010-0121 CMS.pdf](#)

3) An Agency Resolution Allocating \$150,000 To The West Oakland Redevelopment Project Area Façade Improvement Program And Allocating \$150,000 To The West Oakland Redevelopment Project Area Tenant Improvement Program For Fiscal Year 2010-2011
[10-0107-2](#)

A motion was made by Member Reid, seconded by Member Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as a Consent Calendar Item. The motion carried by the following vote:

Votes: Councilmember Excused: Chair De La Fuente
Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
[2010-0122 CMS.pdf](#)

9 Subject: Five Professional Service Agreement
From: Community And Economic Development Agency
Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Authorizing A Professional Service Agreement In An Amount Not To Exceed \$219,000 With Seifel Consulting Inc. For The Preparation Of Reports And Studies For The Proposed Amendment To The Central District Redevelopment Plan Extending Time Limits And Increasing The Tax Increment Cap;
[10-0144](#)

A motion was made by Member Kernighan, seconded by Member Reid, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as a Consent Calendar Item. The motion carried by the following vote:

Votes: Councilmember Excused: Chair De La Fuente
Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
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[2010-0123 CMS.pdf](#)

2) An Agency Resolution Authorizing A Professional Service Agreement In An Amount Not To Exceed \$260,000 With Environmental Science Associates For The Preparation Of An Environmental Impact Report For The Proposed Redevelopment Plan Amendment To The Central District Redevelopment Plan Extending Time Limits And Increasing The Tax Increment Cap;

[10-0144-1](#)

A motion was made by Member Kernighan, seconded by Member Reid, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as a Consent Calendar Item. The motion carried by the following vote:

Votes: Councilmember Excused: Chair De La Fuente

Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
[2010-0124 CMS.pdf](#)

3) An Agency Resolution Authorizing A Professional Service Agreement In An Amount Not To Exceed \$230,000 With Seifel Consulting Inc. For The Preparation Of Reports And Studies For The Proposed Amendment To The Broadway/MacArthur/San Pablo Redevelopment Plan Expanding The Project Area To Incorporate The Lowell Street/Golden Gate/Gaskill Area And Extending The Eminent Domain Time Limit;

[10-0144-2](#)

A motion was made by Member Kernighan, seconded by Member Reid, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as a Consent Calendar Item. The motion carried by the following vote:

Votes: Councilmember Excused: Chair De La Fuente

Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
[2010-0125 CMS.pdf](#)

4) An Agency Resolution Authorizing A Professional Service Agreement In An Amount Not To Exceed \$287,000 With Environmental Science Associates For The Preparation Of An Environmental Impact Report For The Proposed Redevelopment Plan Amendment To The Broadway/MacArthur/San Pablo Redevelopment Project Area Plan Expanding The Project Area To Incorporate The Lowell Street/Golden Gate/Gaskill Area And Extending The Eminent Domain Time Limit; And
[10-0144-3](#)

A motion was made by Member Kernighan, seconded by Member Reid, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as a Consent Calendar Item. The motion carried by the following vote:

Votes: Councilmember Excused: Chair De La Fuente
Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
[2010-0126 CMS.pdf](#)

5) An Agency Resolution Authorizing A Professional Service Agreement In An Amount Not To Exceed \$30,000 With Wood Rodgers For The Preparation Of A Legal Description For The Proposed Amendment To The Broadway/MacArthur/San Pablo Redevelopment Plan Expanding The Project Area To Incorporate The Lowell Street/Golden Gate/Gaskill Area
[10-0144-4](#)

A motion was made by Member Kernighan, seconded by Member Reid, that this matter be *Approve the Recommendation of Staff, and Forward to the Concurrent Meeting of the Oakland Redevelopment Agency / City Council, due back on December 7, 2010 as a Consent Calendar Item. The motion carried by the following vote:

Votes: Councilmember Excused: Chair De La Fuente
Councilmember Aye: Member Kernighan, Member Brunner and Member Reid
[2010-0127 CMS.pdf](#)

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 3:13 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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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

City Clerk and Clerk of the Council