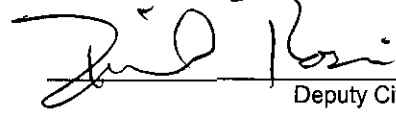


APPROVED AS TO FORM AND LEGALITY:

  
Deputy City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION NO. 77943 C.M.S.

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**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SELECT A MANAGING OPERATOR FOR THE AFRICAN-AMERICAN CULTURAL CENTER AT 5714 MARTIN LUTHER KING, JR. WAY, TO NEGOTIATE A CONTRACT FOR THE CONSTRUCTION OF INTERIOR SPACE IN AN AMOUNT NOT TO EXCEED \$220,788, AND TO ALLOCATE \$29,212 TOWARDS FIRST YEAR MAINTENANCE COSTS**

**WHEREAS**, the City Council authorized the City Manager to enter into a lease agreement with Children's Hospital Oakland for use of the unimproved shell space for an African American Cultural Center (AACC) at 5714 Martin Luther King, Jr. Way; and

**WHEREAS**, the space has been designed to house a cultural center facility referred to as the African-American Cultural Center (AACC); and

**WHEREAS**, the Community and Economic Development Agency has received construction estimates for the build-out of the facility to City-approved specifications; and

**WHEREAS**, once the AACC is operating, Children's Hospital Oakland, the landlord, will assess common area maintenance (CAM) charges to the AACC; and

**WHEREAS**, the City has identified available Community Development Block Grant (CDBG 2108) funding in an amount not to exceed \$250,000 for use in funding construction and CAM charges at the facility; and

**WHEREAS**, the City of Oakland recognizes the value an African-American Cultural Center has in the sharing and advancement of cultural art forms within the community; and

**WHEREAS**, the City of Oakland chooses to provide cultural programming space and manage operations at the AACC on an interim basis; and

**WHEREAS**, the City is seeking to identify an independent not for profit organization to carry-out daily and routine operations at the facility; now therefore be it;

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**RESOLVED:** That the City Manager is hereby authorized to expend the identified funds for activities associated with build-out and maintenance charges for the African-American Cultural Center; and be it

**FURTHER RESOLVED:** That the City Manager is hereby authorized with the advise of the AACC Advisory Committee to select a managing operator to manage daily activities at the African American Cultural Center without returning to Council, and to negotiate and enter into an operating contract with the operator for a period not to exceed one year; and be it

**FURTHER RESOLVED:** That the City Manager is hereby authorized to negotiate a contract for the construction of interior improvements to at the African American Cultural Center without returning to Council in an amount not to exceed \$220,788; and be it

**FURTHER RESOLVED:** That the Council hereby allocates \$29,212 towards first year CAM charges for the AACC; and be it

**FURTHER RESOLVED:** That the City Manager or his or her designee is hereby authorized to take whatever other action is necessary with respect to the AACC consistent with this Resolution and its basic purposes.


JUL 15 2003

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2003

**PASSED BY THE FOLLOWING VOTE:**

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN AND PRESIDENT DE LA FUENTE -8

NOES- 0  
ABSENT- 0  
ABSTENTION- 0

ATTEST:   
CEDA FLOYD  
City Clerk and Clerk of the Council  
of the City of Oakland, California