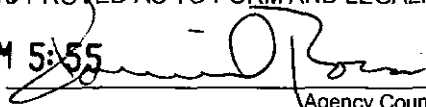


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OFFICE OF THE CITY CLERK
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2003 JUL 10 PM 5:55

Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION NO 2003-69 C.M.S.

RESOLUTION ADOPTING THE DOWNTOWN TENANT IMPROVEMENT PROGRAM PARTICIPATION CRITERIA TO PROVIDE MATCHING GRANTS TO TARGETED RETAIL RESTAURANTS, ARTS AND ENTERTAINMENT CATALYST PROJECTS.

WHEREAS, the Central District Redevelopment Project Area of Downtown Oakland contains many vacant storefronts in need of tenants; and

WHEREAS, the staff of the Community and Economic Development Agency has prepared a Downtown Tenant Improvement Program to provide incentives for business owners to lease and rehabilitate vacant retail spaces within targeted commercial blocks of Downtown; and

WHEREAS, such rehabilitation will assist in the elimination of blighted underutilized retail spaces and will assist with retaining existing businesses, attracting new businesses and increasing job opportunities; and

WHEREAS, the program is consistent with and will further the purposes of the Central District Urban Renewal Plan and its Five-Year Implementation Plan; now therefore be it

RESOLVED: That the Agency adopts the Downtown Tenant Improvement Matching Grant Program and those Participation Criteria attached as Exhibit "A" and authorizes the Agency Administrator to administer the program and execute all necessary agreements for matching grants (from fund # 9516, project # P128630); and be it

FURTHER RESOLVED: That all agreements executed pursuant to the Resolution shall be approved as to form and legality by Agency Counsel and be filed with the Agency Secretary.

IN AGENCY, OAKLAND, CALIFORNIA, SEP 16 2003, 2003

PASSED BY THE FOLLOWING VOTE:


AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN, ~~104 OF AIR PERSONNEL~~ **-7**
~~RENDE~~

NOES- **0**

ABSENT- **0**

ABSTENTION- **0**

EXCUSED - DE LA FUENTE - 1

ATTEST: 
CEDA FLOYD
Secretary of the Redevelopment Agency
of the City of Oakland

2003-69

SEP 16 2003

EXHIBIT "A"

DOWNTOWN TENANT IMPROVEMENT PROGRAM
PARTICIPATION CRITERIA

1. The use is a key retail, restaurant, art or entertainment tenant with long-term strategic benefit to the Downtown area.
2. The site is located at a key locations or intersection where auto and pedestrian traffic is heaviest.
3. The use is expected to attract a wide range of customers and visitors to the Downtown area and draw upon a regional and sub regional customer base.
4. The business owners have 5 or more years of experience in management or ownership in the subject business or a related business.
5. The tenant holds or will enter into a long-term lease with a term of at least three years.
6. The use is projected to generate sales of over \$200 a square foot.
7. The retail location is in a target area established by the Agency Administrator.
8. Matching grants up to \$90,000 will be offered. Grant amount will be awarded depending how much of the criteria (1-7) the business owner can meet.