



CITY OF OAKLAND

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AGENDA MEMORANDUM

Date: May 13, 2021
To: Education Partnership Committee
From: Councilmember Loren Taylor
Subject: Greenman Field Lease

Colleagues on the Education Partnership Committee:

The Ed Partnership Committee will hear an Informational Report on the status of negotiations regarding the Greenman Field lease modification/termination. President Shanthi Gonzales along with the leadership team at Coliseum College Prep (CCPA) initiated these discussions and as the District 6 Councilmember, I am supportive of these conversations taking place to discuss whether there is a way of supporting the proposed turf field conversion that is expected to increase the number of days and hours per year that the field can be used and by doing so, increase access to the field by both surrounding community members and the CCPA school community.

Conversations have taken place between OUSD and City of Oakland staff regarding the terms and conditions that must be in place for the proposed lease modification/ termination. Below is a list of unanswered questions that will be important to address at the May 24th Committee meeting.

Questions To Be Answered By The Informational Report on Terminating Greenman Field Lease

Process & Timeline for Arriving at a Resolution that Will Allow for the Installation of Artificial Turf at Greenman Field Using Measure Y Bond Revenues:

1. Does the lease need to be modified to allow OUSD to spend its bond revenue on the turf field conversion? If not, what conditions must be in place for OUSD to renovate the field and then have the City of Oakland continue to be the lessee and manage/operate the site?
2. If lease modification/termination is needed, what is the timeline for bringing a vote before the OUSD School Board for terminating the lease with the City of Oakland and resuming responsibility for ongoing management and maintenance of Greenman Field so that OUSD bond revenues can be applied to installing artificial turf at the field?

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3. If lease modification/ termination is needed, what is the timeline for bringing a vote before the Oakland City Council terminating the Greenman Field lease so that OUSD can begin management and maintenance of the field inclusive of artificial turf installation?
4. What, if any, outstanding information is needed from OUSD or city staff to finalize the decision of either legislative body to regarding the path forward?

Ongoing Maintenance After Lease Modification/Termination

5. Will OUSD assume ongoing maintenance of the entire parcel (Greenman Field/Carter Gilmore Sports Complex including the playground on the NorthEast Corner)?
6. How much does ongoing management/ maintenance cost today? How much is expected to cost after the turf field is installed? (inclusive of grounds keeping, management of reservations/ community access, electricity/lights, other utilities)
7. If OUSD resumes control of the parcel, what service level does OUSD commit to maintaining for the benefit of the surrounding community?
8. What will happen to the structures that Babe Ruth has erected on the property? (A storage shed? A snack bar? An announcers' booth?).
9. If OUSD is not willing to/able to assume ongoing maintenance, under what conditions would City of Oakland continue to maintain and manage a portion of the property? Which portion? How would that be formalized in an agreement?

Joint Use of and Community Access to Field After Turf Field is Installed?

10. How does OUSD propose to ensure ongoing access to the parcel by the current park users and the surrounding community?
11. Sports teams (e.g., Babe Ruth Little League who has used Greenman Field as their home field for more than 2 decades)?
12. Surrounding neighbors who use the park and field during evenings and on weekends?
13. Under the proposed solution, would community use/ access be reduced? If so, which amenities? by how much?



14. What is the status of the joint use agreement between OUSD and the City? Will there be a site-specific joint use agreement in place for Greenman Field if the lease is modified/terminated prior to finalizing the city-wide joint use agreement?

Yours in Service,

Loren Taylor
Councilmember District 6