



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 Oakland
Redevelopment Successor Agency and 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 09, 2013

1:30 PM

Sgt. Mark Dunakin Room - 1st Floor

Roll Call / Call To Order

Councilmember Excused: 1 - Chairperson Schaaf

Councilmember Present: 3 - Vice Mayor Reid, Council President Kernighan
and Councilmember Gibson McElhaney

*The Oakland City Council Community & Economic Development Committee
convened at 2:05 p.m., with Vice Mayor Reid presiding as Chairperson.*

1 Approval Of The Draft Minutes From The Committee Meeting Held On June 25, 2013

**A motion was made by Member Gibson McElhaney, seconded by Council
President Kernighan, to *Approve as Submitted. The motion carried by
the following vote:**

Votes: Councilmember Excused: Member Schaaf

Councilmember Aye: Vice Mayor Reid, Council President Kernighan and
Member Gibson McElhaney

2 Determination Of Schedule Of Outstanding Committee Items

**A motion was made by Member Gibson McElhaney, seconded by Council
President Kernighan, to *Approve with the following amendments. The
motion carried by the following vote:**

Votes: Councilmember Excused: Member Schaaf

Councilmember Aye: Vice Mayor Reid, Council President Kernighan and
Member Gibson McElhaney

*Item 1 "Report on The Oakland Retail Enhancement Strategy" on the July 23,
2013 agenda was withdrawn and rescheduled to the September 24, 2013
agenda.*

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3 Subject: Army Base Interim Leasing Program
 From: Office Of Neighborhood Investment
 Recommendation: Receive A Report And Possible Action Regarding The
 Oakland Army Base Interim Leasing Program
 [12-0143-1](#)

A motion was made by Member Gibson McElhaney, seconded by Council President Kernighan, that this matter be Continued to the *Community & Economic Development Committee, due back on July 23, 2013. The motion carried by the following vote:

Votes: Councilmember Excused: Member Schaaf
 Councilmember Aye: Vice Mayor Reid, Council President Kernighan and
 Member Gibson McElhaney
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4 Subject: ENA With Strada Investment Group
 From: Office Of Neighborhood Investment
 Recommendation: Adopt A Resolution Authorizing An Exclusive Negotiating Agreement
 With Strada Investment Group For Development Of The City Center T-5/6 Site Bounded By
 11th Street, Clay Street, And 12th Street
 [12-0626](#)

A motion was made by Council President Kernighan, seconded by Member Gibson McElhaney, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on July 16, 2013. The motion carried by the following vote:

Votes: Councilmember Excused: Member Schaaf
 Councilmember Aye: Vice Mayor Reid, Council President Kernighan and
 Member Gibson McElhaney
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 [84514 CMS.pdf](#)

5 Subject: Temescal/Telegraph And Laurel BIDs
 From: Department Of Economic And Workforce Development
 Recommendation: Adopt A Resolution Approving The Annual Reports Of The
 Temescal/Telegraph Avenue Property Business Improvement District Of 2005 And The Laurel
 Property Business Improvement District Of 2005 Advisory Boards; Confirming The Continuing
 Annual Assessment For Each Applicable District For Fiscal Year 2013/14; And Authorizing
 Payment Of The City's Cumulative Fiscal Year 2013/14 Fair Share Assessment In An Amount
 Of Approximately \$2,328.93 For City-Owned Property In The Temescal/Telegraph Avenue
 District (The Temescal Library, APN 014 1219 003 00)
 [12-0627](#)

**A motion was made by Council President Kernighan, seconded by
Member Gibson McElhaney, that this matter be *Approve the
Recommendation of Staff, and Forward to the Meeting of the Oakland
City Council, due back on July 16, 2013. The motion carried by the
following vote:**

Votes: Councilmember Excused: Member Schaaf
 Councilmember Aye: Vice Mayor Reid, Council President Kernighan and
 Member Gibson McElhaney
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 [84515 CMS.pdf](#)

6 Subject: Lease Of City Owned Property At 8200 International Boulevard
 From: Office Of Neighborhood Investment
 Recommendation: Adopt An Ordinance Authorizing The City Administrator To Execute A
 Lease For City Owned Property Located At 8200 International Blvd. With East Oakland Youth
 Development Center Qualified Active Low Income Community Business, Inc. (EOYDC
 QALICB, Inc.), A California Nonprofit Public Benefit Corporation, For A Term Of Sixty-Six
 (66) Years
 [12-0641](#)

**A motion was made by Member Gibson McElhaney, seconded by Council
President Kernighan, that this matter be *Approve as Amended the
Recommendation of Staff, and Forward to the Meeting of the Oakland
City Council, due back on July 16, 2013 as a Non-Consent item. The
motion carried by the following vote:**

Votes: Councilmember Excused: Member Schaaf
 Councilmember Aye: Vice Mayor Reid, Council President Kernighan and
 Member Gibson McElhaney

*The Committee approved recommendations as amended to include the
following additions:*

- 1) *"Whereas the EYOD was founded in 1978, funded..."*
- 2) *"Section 6: New lease contingent upon new lease obtaining financing."*

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7 Subject: ORSA Bond Spending Plan
From: Office Of The City Administrator
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution (1) Approving A Plan For Spending Excess Tax Allocation Bond Proceeds, (2) Authorizing A Bond Expenditure Agreement With The Oakland Redevelopment Successor Agency To Transfer Such Funds To The City For Bond-Eligible Purposes, (3) Accepting Excess Bond Funds, (4) Appropriating And Allocating Such Funds To Projects And Programs Consistent With The Bond Expenditure Agreement And The Spending Plan, And (5) Approving The Oakland Redevelopment Successor Agency's Schedule For Repayment Of Loan Indebtedness To The City For West Oakland Redevelopment Projects Financed By The City; And
[12-0644](#)

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2) An Oakland Redevelopment Successor Agency (ORSA) Resolution Authorizing A Bond Expenditure Agreement With The City Of Oakland To Transfer Excess Tax Allocation Bond Proceeds Not Previously Obligated To The City For Bond-Eligible Purposes; And
[12-0644-1](#)

[2013-023 ORSA.pdf](#)

3) An Oakland Redevelopment Successor Agency Resolution Establishing A Schedule For Repayment Of Oakland Redevelopment Successor Agency Loan Indebtedness To The City For West Oakland Redevelopment Projects Financed By The City
[12-0644-2](#)

A motion was made by Member Gibson McElhaney, seconded by Council President Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on July 16, 2013. The motion carried by the following vote:

Votes: Councilmember Excused: Member Schaaf

Councilmember Aye: Vice Mayor Reid, Council President Kernighan and Member Gibson McElhaney

[2013-024 ORSA.pdf](#)

8 Subject: FY 2013-2014 WIA Budget And Contracts
 From: Department Of Economic And Workforce Development
 Recommendation: Adopt A Resolution (1) Adopting The Fiscal Year 2013-2014 Workforce
 Investment Budget; (2) Accepting And Appropriating Workforce Investment Act (WIA) Title I
 Funds For Adult, Dislocated Worker, And Youth Programs In The Amount Of \$4,854,996; And
 (3) Authorizing Contracts With Service Providers Competitively Selected By The Oakland
 Workforce Investment Board To Provide Adult, Dislocated Worker, And Youth Services
 Through June 2016
 [12-0648](#)

A motion was made by Member Gibson McElhaney, seconded by Council President Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on July 16, 2013 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Member Schaaf
Councilmember Aye: Vice Mayor Reid, Council President Kernighan and Member Gibson McElhaney
The Committee took the recommendations of the Oakland Workforce Development Network into consideration and will bring them back in the fall to review.

The Oakland Workforce Development Network recommendations: A) Require the City to review and reduce its administrative charges to be consistent with federal regulations; B) Reallocate the savings to support program activities that are consistent with the purpose of the Workforce Investment Act; C) Provide evidence of the City's own investment in this WIB-directed workforce system; D) Service levels be negotiated with service providers to reflect realistic expectations in light of the funding available to them; E) All meetings of the WIB be properly noticed and open to public participation; and F) WIB staff to report back to the Community & Economic Development Committee in September 2013.

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[84541 CMS.pdf](#)

9 Subject: Oakland Renaissance New Market Tax Credits
From: Office of neighborhood investment
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing Oakland Renaissance NMTC, Inc., An Affiliate Of The City, To Accept An Allocation Of Tax Credit Authority In An Amount Not To Exceed \$20 Million Pursuant To The New Markets Tax Credit Program, And To Enter Into An Allocation Agreement And Related Documents With The Community Development Financial Institutions Fund For This Tax Credit Authority; And
[12-0662](#)

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[84517 CMS.pdf](#)

2) A Resolution Authorizing A Loan To Oakland Renaissance NMTC, Inc., In The Amount Of \$125,000 For A Term Of Up To Twelve Months With An Interest Rate Of 3.5 Percent From The Community Development Block Grant (CDBG) Fund To Cover Oakland Renaissance NMTC, Inc.'s Organizational Start-Up Expenses Required To Initiate The Allocation Of New Market Tax Credits; And
[12-0662-1](#)

[84518 CMS.pdf](#)

3) A Resolution Approving The Allocation Of Up To \$6 Million Of New Market Tax Credits By Oakland Renaissance NMTC, Inc., To A Sub-Community Development Entity Affiliated With Oakland Renaissance NMTC, Inc., To Allocate Said Tax Credits To The East Bay Asian Local Development Corporation Or Its Affiliates For The Renovation Of Swan's Marketplace Located At 538 9th Street, And/Or Property At 1825 San Pablo Avenue; And
[12-0662-2](#)

[84519 CMS.pdf](#)

4) A Resolution Approving The Allocation Of Up To \$8 Million Of New Market Tax Credits By Oakland Renaissance NMTC, Inc., To A Sub-Community Development Entity Affiliated With Oakland Renaissance NMTC, Inc., To Allocate Said Tax Credits To Bridge Housing, Inc. Or Its Affiliates For The Development Of MacArthur Station Mixed-Use Development, Parcel A, At 585 40th Street; And
[12-0662-3](#)

[84520 CMS.pdf](#)

5) A Resolution Approving The Allocation Of Up \$6 Million Of New Market Tax Credits By Oakland Renaissance NMTC, Inc., To A Sub-Community Development Entity Affiliated With Oakland Renaissance NMTC, Inc., To Allocate Said Tax Credits To Sunfield Development LLC Or Its Affiliates For The Development Of Seminary Point, A Retail Project At Foothill Boulevard And Seminary Avenue
[12-0662-4](#)

A motion was made by Member Gibson McElhaney, seconded by Council President Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on July 16, 2013. The motion carried by the following vote:

Votes: Councilmember Excused: Member Schaaf
Councilmember Aye: Vice Mayor Reid, Council President Kernighan and Member Gibson McElhaney
[84521 CMS.pdf](#)

10 Subject: Contract With Causa Justa
From: Department Of Economic And Workforce Development
Recommendation: Adopt A Resolution Authorizing A Contract With Causa Justa For One Year With A One-Year Option To Renew In An Amount Not To Exceed A Total Of \$320,000 To Administer The Oakland Day Labor Program
[12-0653](#)

A motion was made by Member Gibson McElhaney, seconded by Council President Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on July 16, 2013. The motion carried by the following vote:

Votes: Councilmember Excused: Member Schaaf
Councilmember Aye: Vice Mayor Reid, Council President Kernighan and Member Gibson McElhaney
[View Report.pdf](#)
[84522 CMS.pdf](#)

11 Subject: Disposition Of City-Owned Property For Development
From: Office Of Neighborhood Investment
Recommendation: Adopt An Ordinance Amending The Oakland Municipal Code To Add A New Chapter 2.41 Entitled "Disposition Of City-Owned Property For Development"
[12-0652](#)

A motion was made by Member Gibson McElhaney, seconded by Council President Kernighan, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on July 16, 2013. The motion carried by the following vote:

Votes: Councilmember Excused: Member Schaaf
Councilmember Aye: Vice Mayor Reid, Council President Kernighan and Member Gibson McElhaney
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12 Subject: Allocation Of Funds For The Affordable Housing Trust
From: Councilmember Dan Kalb
Recommendation: Adopt An Ordinance (1) Amending Oakland Municipal Code Section 15.68.100 That Established The Affordable Housing Trust Fund To Set Aside An Amount Equal To 25% Of Funds Distributed To The City As A Taxing Entity Under The Redevelopment Dissolution Laws Into The Affordable Housing Trust und, (2) Amending Ordinance No. 12502 C.M.S. That Established A General Fund Reserve Policy To Exempt These Distributions From The Requirement To Use One Time Revenues To Pay For One Time Expenses Or Reduce Negative Fund Balances, And (3) Appropriating And Transferring Such Distributions From The General Purpose Fund To The Affordable Housing Trust Fund
[12-0665](#)

A motion was made by Council President Kernighan, seconded by Member Gibson McElhaney, that this matter be *Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on July 30, 2013 as a Non-Consent item. The motion carried by the following vote:

Votes: Councilmember Excused: Member Schaaf
Councilmember Aye: Vice Mayor Reid, Council President Kernighan and Member Gibson McElhaney
The Committee directed staff to include a supplemental report addressing the following:
1) *Actual amounts of one-time expenses and on-going expenses;*
2) *Breakdown of expenses re rehabilitation vs. new building, administrative costs, and on-going costs*
2) *Leverage.*

The Committee also directed staff to return in the fall and address the following:
1) *Policy decisions;*
2) *Applying more pressure to state and county to fund affordable housing;*
3) *The number of units have been built and where;*
3) *How the units can be spread throughout Oakland more equally.*
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Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

There were no Open Forum speakers.

Adjournment

There being no further business, and upon the motion duly made, the Oakland City Council Community & Economic Development Committee adjourned the meeting at 5:20 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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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