

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND
AGENDA REPORT**

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 OCT -9 PM 3:41

TO: Office of the Agency Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: October 14, 2008

RE: **A Supplemental Report and Resolution Authorizing Commercial Tenant Improvement and Façade Improvement Matching Grants to Dobake Bakeries In An Additional Amount Not To Exceed \$45,000, for a Total Grant Amount Not to Exceed \$90,000 (Coliseum Redevelopment Project Area); and PS Print In An Amount Not To Exceed \$75,000 (West Oakland Redevelopment Project Area)**

SUMMARY

This Supplemental Report and Resolution revises staff's recommendation for Commercial Tenant Improvement and Façade Improvement grants and forwards a recommendation for funding of matching grants above the normal program amounts for two businesses. At the October 2nd Rules Committee meeting, staff was asked to reschedule the Commercial Tenant Improvement grant request for Revolution Foods from the October 14th agenda and combine it in a single staff report with Commercial Lending Program's loan request for Revolution Foods. The latter report is now scheduled for November 12, 2008. The present item requests the following two commercial tenant improvement grants in the Coliseum and West Oakland redevelopment project areas:

PS Print	West Oakland Redevelopment Project Area	\$75,000
Dobake Bakeries	Coliseum Redevelopment Project Area	\$45,000*

* In addition to a \$45,000 TI grant received in 2008, making a cumulative amount of \$90,000

FISCAL IMPACTS

The matching grants help to increase business productivity, and thereby add revenue to the City through increased sales tax, business license, and property tax revenue, and increase local employment opportunities for Oakland residents. The amended fiscal impact of the two matching grants is as follows:

Proposed Budget Sources for Commercial Tenant Improvement Programs

Business	Fund	Org	Project/ Redevelopment Area	Matching Grant Proposed
Dobake Bakeries	ORA 9450	88659	Coliseum Redevelopment Project Area, Project to be Determined	\$ 45,000*
PS Print	ORA 9590	88679	West Oakland Redevelopment Project Area, Project to be Determined	\$ 75,000

* In addition to a \$45,000 TI grant received in 2008, making a cumulative amount of \$90,000

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KEY ISSUES AND IMPACTS

Staff recommends that Dobake Bakeries and PS Print both receive commercial Tenant Improvement matching grants above the normal limits of those programs. PS Print has not received City grant or loan funding in the past. Dobake Bakeries received a \$45,000 matching grant in January of 2008 and has completed the improvements associated with that request. The second request of \$45,000 for Dobake Bakeries will assist them in additional tenant improvements, for a total grant amount of \$90,000 this fiscal year.

PROJECT DESCRIPTION

The Commercial Tenant Improvement and Façade Improvement matching grant programs provide tangible and immediate benefits to business in a critical stage of development, promotes the City's goodwill toward the private sector, thereby encouraging business development in the City. The currently proposed two matching grants, which total \$165,000, will leverage over \$500,000 in additional private investment, reduce blight and abate outdated or poor structural conditions in Oakland buildings, thereby improving Oakland's business climate.

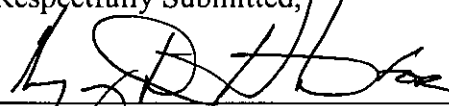
ACTION REQUESTED OF THE AGENCY

Staff recommends that the City Council authorize three Commercial Tenant Improvement and Façade Improvement Grants above the normal program amounts, in the following amounts:

PS Print	\$75,000	West Oakland Redevelopment Funds
Dobake Bakeries*	\$45,000	Coliseum Redevelopment Fund

* In addition to a \$45,000 TI grant received in 2008, making a cumulative amount of \$90,000

Respectfully Submitted,



Dan Lindheim, Director
Community and Economic Development Agency

Reviewed by Gregory Hunter, Deputy Director
Economic Development and Redevelopment

Prepared by:
Margot Lederer Prado, AICP
Business Development Unit

APPROVED AND
FORWARDED TO THE
COMMUNITY AND
ECONOMIC DEVELOPMENT
COMMITTEE:



Office of the Agency
Administrator

Item: _____

Community and Economic Development Committee
October 14, 2008

FILED
OFFICE OF THE CITY CLERK
OAKLAND

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APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C. M. S.

A RESOLUTION AUTHORIZING COMMERCIAL TENANT IMPROVEMENT AND FAÇADE IMPROVEMENT MATCHING GRANTS TO DOBAKE BAKERY IN AN ADDITIONAL AMOUNT NOT TO EXCEED \$45,000, FOR A TOTAL GRANT AMOUNT NOT TO EXCEED \$90,000 (COLISEUM REDEVELOPMENT PROJECT AREA) AND PS PRINT IN AN AMOUNT NOT TO EXCEED \$75,000 (WEST OAKLAND REDEVELOPMENT PROJECT AREA)

WHEREAS, the City of Oakland has identified the attraction, retention, and expansion of businesses in redevelopment project areas in support of the Agency's redevelopment plans as one of its key goals; and

WHEREAS, the Coliseum Redevelopment Project Area has a \$90,000 in funds available in its Commercial Tenant Improvement Program Fund (9450), Coliseum Redevelopment Organization 88659, Coliseum Tenant Improvement Project (T324410); and

WHEREAS, the West Oakland Redevelopment Project Area has \$75,000 in funds available in its West Oakland Operations Program Fund (9590), West Oakland Base Reuse Organization (88679), West Oakland Operations Project (S233510); and

WHEREAS, Dobake Bakeries and PS Print all both expanding businesses in the Coliseum and West Oakland Redevelopment Project Areas, that contribute beneficially to redevelopment goals in those projects areas; and

WHEREAS, Dobake Bakeries has already received a tenant improvement grant in the amount of \$45,000, and is requesting a new grant in the amount of \$45,000 for a new accumulative total of \$90,000 in 2008; now, therefore, be it

RESOLVED: That the Agency hereby authorizes tenant improvement and façade improvement matching grants to the following businesses in the following not-to-exceed amounts:

Dobake Bakeries	\$45,000, Coliseum Redevelopment Fund 9450 Org 88569 Project to be Determined; and
PS Print	\$75,000, West Oakland Redevelopment Fund 9590 Org 88679 Project to be Determined

and be it further

RESOLVED: That the Agency Administrator or his designee is hereby authorized to establish terms and conditions for such grants, negotiate and execute agreements, and take other action with respect to such grants consistent with this Resolution and its basic purposes.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID,
AND

CHAIRPERSON DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
LATONDA SIMMONS
Secretary, Redevelopment Agency
of the City of Oakland