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CITY OF OAKLAND



CITY HALL • 1 FRANK H. OGAWA PLAZA, 3rd FLOOR • OAKLAND, CALIFORNIA 94612

Office of the Mayor
Honorable Libby Schaaf
Mayor

(510) 238-3141
Fax (510) 238-4731

Letter of Appointment

April 6, 2018

The Honorable City Council
One Frank H. Ogawa Plaza, Second Floor
Oakland, CA 94612

Dear President Reid and members of the City Council:

Pursuant to City Charter Section 601, the Mayor has reappointed the following persons as members of the following board or commission, subject to City Council confirmation:

Business Tax Board of Review

City Auditor Brenda Roberts is appointed to the Business Tax Board of Review to serve her term of office as City Auditor.

Barry Pilger is appointed to the Business Tax Board of Review to serve during the tenure of City Auditor Brenda Roberts as a Mayoral appointment, filling the seat designated for the City Auditor for such period or for such hearings as may be desired by the City Auditor as her designee to the Board.

City Administrator Sabrina Landreth, is appointed to the Business Tax Board of Review to serve during her tenure as the City Administrator.

David Jones, is appointed to the Business Tax Board of Review to serve during the tenure of City Administrator Sabrina Landreth as a Mayoral appointment, filling the seat designated for the City Administrator for such period or for such hearings as may be desired by the City Administrator as his designee to the Board.

Adam D. Benson to serve during the tenure of City Administrator Sabrina Landreth, filling the seat designated for the employee selected by the City Administrator.

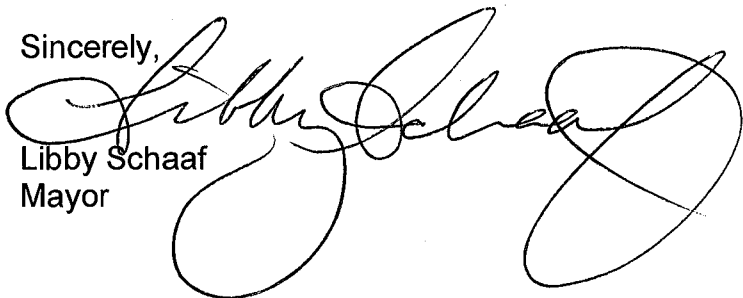
Charles L. "Chip" Conradi, is appointed to the Business Tax Board of Review to serve the term beginning October 2, 2015 and ending October 1, 2019, filling the seat designated for a community member selected by the Mayor.

Jens Hillmer, as a Mayoral appointment to serve the term beginning October 2, 2016 and ending October 1, 2020, filling the seat designated for a community member selected by the Mayor.

Thank you for your assistance in this matter.

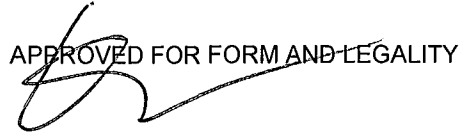
Sincerely,

Libby Schaaf
Mayor

A large, stylized handwritten signature in black ink, appearing to read "Libby Schaaf". The signature is written in a cursive, flowing style with large loops and flourishes.

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APPROVED FOR FORM AND LEGALITY



CITY ATTORNEY

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION CONFIRMING THE MAYOR'S APPOINTMENTS OF THE CITY ADMINISTRATOR SABRINA LANDRETH, CITY AUDITOR BRENDA ROBERTS, BARRY PILGER, DAVID JONES, ADAM D. BENSON, CHARLES L "CHIP" CONRADI, AND JENS HILLMER, AS MEMBERS OF THE BUSINESS TAX BOARD OF REVIEW

WHEREAS, City Charter section 601 provides that members of boards and commissions shall be appointed by the Mayor subject to confirmation by the affirmative vote of five members of the Council; and

WHEREAS, pursuant to Oakland Municipal Code Section 5.04.550 the Business Tax Board of Review is comprised of the City Administrator, the City Auditor, an employee of the City selected by the City Administrator, and two community members nominated by the Mayor and appointed by the Council each for a term of four years; now, therefore, be it

RESOLVED, that the City Council hereby confirms the Mayor's appointment of the following individuals to Oakland's Business Tax Board of Review as set forth below:

1. City Auditor Brenda Roberts to serve during her term of office as City Auditor.
2. Barry Pilger, to serve during the term of office of City Auditor Brenda Roberts, deputized filling the seat designated for the City Auditor for such period or for such hearings as may be desired by the City Auditor as her designee to the Board.
3. City Administrator Sabrina Landreth, to serve during her tenure as the City Administrator.
4. David Jones, to serve during the tenure of City Administrator Sabrina Landreth, filling the seat designated for the City Administrator for such period or for such hearings as may be desired by the City Administrator as her designee to the Board.
5. Adam D. Benson to serve during the tenure of City Administrator Sabrina Landreth, filling the seat designated for the employee selected by the City Administrator.

6. Charles R. "Chip" Conradi, to serve a four-year term beginning October 2, 2015 and ending October 1, 2019, filling the seat designated for a community member selected by the Mayor.

7. Jens Hillmer, to serve a four-year term beginning October 2, 2016 and ending October 1, 2020, filling the seat designated for a community member selected by the Mayor.

and be it

FURTHER RESOLVED: That this resolution shall take effect immediately upon passage.

In Council, Oakland, California,

Passed By The Following Vote:

Ayes- BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON MCELHANEY,
GUILLEN, KALB, KAPLAN, AND PRESIDENT REID

Noes-

Absent-

Abstention-

Attest:

LaTonda Simmons City Clerk
and Clerk of the Council
of the City of Oakland, California

Biographical Information

Barry Pilger

Barry Pilger is principal, broker and owner (with his wife Catherine Moss) of Stafford Real Estate in Oakland, representing buyers and sellers in real estate transactions and managing residential property in the San Francisco Bay Area. They also own Stafford Structural, a state licensed general contracting company. It works with Stafford Real Estate's clients to repair and remodel property prior to resale.

Barry was a human resources manager and executive for 13 years, serving in various capacities with several large companies in the San Francisco Bay Area, including Crocker Bank, Buttes Gas and Oil and ComputerLand (where he was the head of the human resources staff.) After leaving corporate life in 1986, he formed a construction company and worked full time as a licensed general and concrete contractor in California for 14 years. Barry and Catherine have managed residential income property (their own and others) continuously since the late 1970s.

Barry Pilger has been a Bay Area resident since 1973, after having moved here from the Nebraska Panhandle, where he was born and raised. He has a bachelor's degree from the University of Nebraska and has done graduate work in business administration at San Francisco State University.

He has served the community in a number of capacities including as a member of the city of Oakland Budget Advisory Committee, an ad hoc committee advising the Oakland Building Department after the 1991 fire, the Wildfire Prevention Assessment District advisory committee, the technical advisory committee for Oakland's massive Zoning Update (the goal being bringing zoning regulations compliant with the city's general plan) and has served for the past 10 years as a member of Oakland's Business Tax Appeals Board.

He has served as president of the North Hills Phoenix Association, chair of the North Hills Community Association. He has also served on the boards of the World Affairs Council of Northern California, the Narcotics Education League (of Oakland) and the Merola Opera Program.

DAVID F. JONES

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David F. Jones serves as the Treasury Administrator in the Bureau of Treasury for the City of Oakland and has worked in the Bureau of Treasury since October 1998. In his capacity as Interim Treasury Manager, Mr. Jones has managed all aspects of municipal debt issuance and debt management for the City of Oakland and the Oakland Redevelopment Successor Agency. The City has approximately \$1.6 billion in debt outstanding. Mr. Jones oversees cash management, investments and administration of the City's public funds totaling an excess of \$800 million. David is also responsible for the day-to-day banking operations of the Bureau of Treasury and oversees the City's Electronic Point of Sale (POS) system. He has managed the Payroll Unit which is responsible for all functions ranging from operations, control, and systems. In addition, his responsibilities include managing the Retirement Unit insuring that all retirees are paid accurately and in a timely fashion.

Before coming to the City of Oakland, Mr. Jones was an investment banker with Charles A. Bell Securities in San Francisco where he participated in the structuring and pricing of general obligation bonds, lease revenue bonds, sales tax revenue bonds, and tax allocation bonds for various issuers throughout the State of California.

Prior to Charles A. Bell Securities Corp., Mr. Jones also worked as a financial consultant for Wells Fargo Securities, Premier Banking Division where he advised clients on various financial products for their investment portfolios.

Mr. Jones holds a bachelor's degree in Finance from Michigan State University.

ADAM D. BENSON

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EDUCATION AND TRAINING

IFEBP & Wharton School of the University of Pennsylvania

Certified Employee Benefits Specialist (CEBS)

March 2016

Group Benefits Associate (GBA)

June 2015

Retirement Plans Associate (RPA)

September 2014

University of Pennsylvania

Philadelphia, PA

Master of Public Administration

December 2009

Professional Certificate in Public Finance

George Washington University

Washington, DC

Bachelor of Arts in Political Science

May 2005

WORK EXPERIENCE

Budget Administrator

February 2018 - present

Finance Manager

June 2017 – February 2018

City of Oakland

Senior Consultant

February 2015 – June 2017

Public Management Group

Senior Managing Consultant

September 2013 – February 2015

Senior Analyst

August 2010 – September 2013

Public Financial Management, Inc.

Management and Budget Consulting Practice

Underwriting Specialist

August 2009 – August 2010

Underwriter

October 2007 – August 2009

Cigna, Inc.

Legislative Assistant

May 2007 – October 2007

Philadelphia City Council

Legislative Assistant

August 2005 – May 2007

New York State Senate

ARTICLES, PRESENTATIONS, & OTHER ACTIVITIES

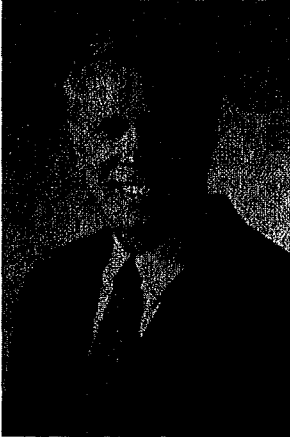
- Co-Author, “As CalPERS retirement costs continue to escalate, agencies contemplate their future.” California Employment Law Letter, Vol. 27, No. 10, February 2017.
- Presenter, “Labor Negotiations Update: 2015.” Municipal Finance Institute, League of California Cities. December 2015.
- Presenter, “HR & Finance: The Most Important Relationship You Will Ever Have!” CalPELRA, October 2015.

- Presenter, “Navigating Negotiations and Fact-Finding for Finance Professionals.” Municipal Finance Institute, League of California Cities. December 2014.
- Co-Author, “Managing Public-Sector Retiree Health-Care Benefits Under the Affordable Care Act.” Government Finance Review. April 2014.
- Presenter, Northern California Chapter of the International Public Management Association – Human Resources, “Negotiation Preparation and Fact-Finding in the Post AB-646 Era.” October 2013.
- Contributor, “Addressing the National Pension Crisis: It’s Not a Math Problem,” PFM’s Center for Retirement Finance, 2013.
- Mentor, Big Brothers/Big Sisters of Southeastern Pennsylvania, 2008-2010
- Intern, US Senate Democratic Technology and Communications Committee, U.S. Senator Tom Daschle, 2003.

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Charles R. Conradi

Vice President – Treasurer and Chief Tax Officer of The Clorox Company (ret.)



Chip Conradi joined The Clorox Company in 2000 as Vice President – Tax, and was appointed Treasurer in 2004. In this role, he was responsible for global tax, treasury and credit activities for the Company and its affiliates. His duties included, among other things, capital structure and credit policy, cash and foreign currency management, debt issuance, share repurchases, serving on the Company's fiduciary committee overseeing investments in the Company's benefit plans, tax planning and tax compliance and reporting.

Prior to joining Clorox, he was a Senior Vice President and head of the International Tax Section at Bank of America in San Francisco. Chip held other positions in industry, including a 3-year assignment in Tokyo, Japan.

Chip received a Bachelor of Arts degree from Cornell University and his Juris Doctor, *with honors*, and his Masters Degree in Taxation from Golden Gate University. He is a member of the California Bar.

In addition to his former duties with The Clorox Company, Chip served on the Clorox Foundation Board and has served or is serving on a number of non-profit boards in the Bay Area, including the Alameda County Community Food Bank (former Chair), Junior Achievement of Northern California (former Chair), East Bay Regional Parks Foundation (Chair), Golden Gate University and the City of Oakland Board of Tax Review (Chair).

Chip and his wife Rebecca live in Oakland, where they raised their four children.

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Jens Hillmer

EXPERIENCE

Urban Economic Coordinator/Development Program Manager

*Economic & Workforce Development Department
Community and Economic Development Agency
Office of Neighborhood Investment, City of Oakland, CA*

1999 - Present

Supervise project team that has a successful history of structuring and implementing a wide range of development projects and programs in downtown Oakland, including affordable and market-rate housing, transportation-oriented mixed-use development, commercial projects, infrastructure improvements and historic rehabilitation. Recent accomplishments include redevelopment of Oakland's Uptown area into a popular residential and entertainment district. Other team activities include the following:

- Owner Participation Agreement administration, currently including Proposition 1C Infill Infrastructure and Transportation-Oriented Development Grants for the MacArthur BART Transit Village
- Public facility renovations, which presently include the Oakland Convention Center
- Overseeing performance of public obligations with respect to real estate projects that are developed in public-private partnership, including project planning, financial analysis, financing, site assembly and remediation, planning and zoning approvals, design review and construction monitoring
- Negotiate and administer complex legal documents, such as financing agreements, purchase and sales contracts and leases
- Negotiate and oversee property management agreements and budgets for recreational, leisure and parking facilities
- Prepare and present reports and legislation for public review and action by City boards and commissions
- Collaborate with other City departments, public agencies and community and business organizations on project and policy issues, such as housing and economic development policy, zoning and planning studies, design review, and public parking issues
- Solicit, select and administer contract services, including financial feasibility studies, economic impact reports, specific planning studies, construction management and design and engineering

Urban Economic Analyst IV

*Community and Economic Development Agency
Office of Neighborhood Investment, City of Oakland, CA*

1996 - 1999

Lead team responsible for conversion of a historic high school campus to a bio-medical research facility for Children's Hospital Oakland and a community senior center, surrounded by affordable for-sale housing and a public park (1996-1999).

- Prepared and administered project development budgets and pro forma financial statements
- Secured and administered project financing from local, state and federal sources, including historic rehabilitation tax credits
- Secured all planning and zoning approvals for project, including CEQA compliance, subdivision and historic preservation
- Managed a team of consultants during program development, design and construction, property management and property disposition
- Completed sale of building to Children's Hospital Oakland
- Negotiated long-term lease-back of senior center
- Oversaw compliance with all local, state and federal legal and regulatory requirements
- Managed and conducted community outreach to build awareness and support for project

Housing Development Coordinator IV

Office of Housing and Neighborhood Development, City of Oakland, CA

1993 - 1996

Supervised staff in the administration of federal, state and local affordable housing finance programs during planning and implementation of affordable and market rate housing development projects

- Underwrote and administered construction and permanent financing for affordable housing projects
- Negotiated and administered real estate purchase and sale agreements
- Monitored project compliance with federal, state and local regulations
- Worked with City staff and other public agencies on housing policy, zoning regulations and land use planning

Housing Development Coordinator III

Office of Community Development, City of Oakland, CA

1990 - 1993

- Administered financing of affordable housing projects
- Prepared Requests for Proposals to develop City-owned properties, evaluated proposals and sold properties
- Assisted in the preparation of requests for proposals/qualifications for contractors and consultants

Student Trainee

Office of Community Development, City of Oakland, CA

1989 - 1990

- Assisted in administration of housing finance program

Research Assistant

Institute of Urban and Regional Development, University of California, Berkeley, CA

1988 - 1989

- Assisted in survey research and analysis of the effectiveness of real estate disclosure laws for single-family homes for the California Department of Real Estate
- Conducted annual rental housing operating cost survey for Berkeley Rent Stabilization Board

Graduate Instructor

Department of Sociology, University of California, Berkeley, CA

1987 - 1989

- Conducted classes on survey research methods and statistical analysis

EDUCATION

University of California, Berkeley, CA

Masters in City and Regional Planning

1989

University of California, Santa Barbara, CA

Bachelor of Arts, Sociology (Summa Cum Laude)

1984

SKILLS

- Proven quantitative and qualitative analytical ability with an emphasis on real estate and economic development
- Proven real estate finance and development expertise
- Effective interpersonal communication skills and a commitment to community engagement
- Effective, clear and concise writer and presenter, skilled at conveying complex material and making project and policy recommendations in politically-charged environments
- Extensive and successful real estate finance and development contract negotiating experience
- Experienced team leader and coordinator