

CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
CITY OF OAKLAND
2005 APR 13 PM 6:18

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: April 26, 2005

RE: A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A TWO-YEAR LEASE WITH PETER AND HELEN SHIU FOR REAL PROPERTY LOCATED AT 530 LAKE PARK AVENUE, FOR USE AS A COMMUNITY MEETING FACILITY AND COMMUNITY POLICE STATION IN THE ANNUAL AMOUNT OF \$30,000 PLUS TELEPHONE AND UTILITY COSTS AND ONE TIME TENANT IMPROVEMENTS OF \$2,000 FOR A TOTAL AMOUNT NOT TO EXCEED \$40,000 ANNUALLY.

SUMMARY

The City of Oakland has leased this store-front building at 530 Lake Park Avenue since July of 1998, which is now referred to as the Grand Lake Neighborhood Center ("Premises") and currently serves as a meeting location for a number of community groups including the Grand-Lake Neighborhood Crime Prevention Council (NCPC), Grand Lake Kiwanis and Oakland Merchants Leadership Forum. The facility is well used by the community groups and thus provides a valuable service to the community and to the City. Emergency preparedness supplies are sold there, a free tutor is available after school once a week and low cost internet access is available.

This store front building contains approximately 5,100 square feet. The proposed resolution will authorize a two- year lease term for the building; the second year would be an option year for the City. Each year the annual rent would be \$30,000 plus utilities and telephone and one -time Tenant Improvements of \$2,000, for a total amount not to exceed \$40,000 annually. Funding for the lease on this facility (through June 30, 2005) was approved on November 4, 2003 by resolution #78192. Funds for the lease have been set aside in the non-departmental budget, in the General Purpose Fund (1010).

Staff recommends adoption of this Resolution authorizing the City Administrator to enter into a two-year lease with Peter and Helen Shiu for continuing the use as the Grand Lake Neighborhood Center and Oakland Police Department Neighborhood Services facility. Adoption of this Resolution satisfies current Mayor and City Council Goal #7 (and new, FY 2005-07 goal #2) by encouraging and supporting civic engagement.

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FISCAL IMPACT

Approval of the proposed resolution will authorize approximately \$40,000 in annual lease and operating costs for the Grand Lake Neighborhood Center. Funds for the lease are available in the Non-Departmental City-Wide Organization (90591), 530 Lake Park Lease Project (A245210) in the General Purpose Fund (1010). Members of the community staff the Neighborhood Community Center on a volunteer basis, and the OPD Neighborhood Services Coordinator has regular hours there weekly. The Neighborhood Community Center volunteers are coordinated by the Center's Board of Directors.

BACKGROUND

In past years the lease has been funded through various sources which are no longer available, including through CEDA, the City Administrator's office and OPD. More recently, (in FY 2003-05) funds for the lease were approved from the Non-Departmental budget, through Council Resolution #78192. OPD's previous use of the Premises as a Community Policing Station accommodated community groups such as the Grand-Lake NCPC and Lakeshore BID which use the Premises extensively as office space and meeting room for local issues concerning the neighborhood. Currently, OPD staffs the premises with a Neighborhood Services Coordinator 6 hours per week (3 – 2 hour time slots).

KEY ISSUES AND IMPACTS

The Grand Lake Neighborhood Center is used by 12 different community groups, including the Neighborhood Crime Prevention Council (NCPC), and Oakland Merchant Leadership Forum. There is a Board of Directors that oversees the office, which, among other activities, is currently selling emergency preparedness equipment in order to raise additional funds for outreach to the community. The Neighborhood Center serves to promote City Council Goals for inspiring creativity and civic engagement by members of the public. The cost of this lease is modest, other suitable facilities are extremely difficult to find in the neighborhood, especially with public parking readily available.

SUSTAINABLE OPPORTUNITIES

- | | |
|----------------|--|
| Environmental: | The City will encourage the landlord to pursue energy and environmental conservation opportunities in any tenant modifications that may be required to the building. |
| Economic: | This lease will support local property ownership and the local Business Improvement District which in turn will help to increase the City's economic vitality. |

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Social Equity: The social benefits will flow from public access to OPD's Neighborhood Service Coordinator, and fostering continued civic engagement and citizen creativity by retaining a forum for community group advocacy in improving Oakland neighborhoods.

DISABILITY AND SENIOR CITIZEN ACCESS

The Premises is improved to meet Title 24 and other access issues for the Disabled and Senior Citizens.

ACTION REQUESTED OF THE CITY COUNCIL

CEDA recommends that the Council adopt the Resolution approving a Lease from Peter and Helen Shiu for two years at the rental rate of \$30,000 per annum, and one time tenant improvements of \$2,000, plus telephone and utility costs, for a total annual amount of approximately \$40,000.

Respectfully submitted,



Daniel Vanderprien, Director of Redevelopment
Economic Development and Housing

Reviewed by:
Frank Fanelli, Manager, Real Estate

Prepared by:
Ronald M. Basarich,
CEDA Real Estate

APPROVED AND FORWARDED TO THE
FINANCE AND MANAGEMENT COMMITTEE:



OFFICE OF THE CITY ADMINISTRATOR

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APPROVED AS TO FORM AND LEGALITY
[Signature]
CITY ATTORNEY CITY CLERK
OAKLAND

RESOLUTION NO. _____ C.M.S.2005 APR 13 PM 6:19

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A TWO-YEAR LEASE WITH PETER AND HELEN SHIU FOR REAL PROPERTY LOCATED AT 530 LAKE PARK AVENUE, FOR USE AS A COMMUNITY MEETING FACILITY AND COMMUNITY POLICE STATION IN THE ANNUAL AMOUNT OF \$30,000, PLUS TELEPHONE AND UTILITY COSTS AND ONE TIME TENANT IMPROVEMENT COST OF \$2,000 FOR A TOTAL AMOUNT NOT TO EXCEED \$40,000 ANNUALLY.

WHEREAS, the City of Oakland has previously leased this property since July of 1998 for the use of a Community Meeting Facility and Community Police Station, and the lease having expired; and

WHEREAS, the City of Oakland desires to renew the lease at 530 Lake Park Avenue with Peter and Helen Shiu (Owner's) for a term of two-years at an annual rental of \$30,000, plus telephone and utility costs, and a one-time Tenant Improvement cost of \$2,000, for a total amount of approximately \$40,000; and

WHEREAS, community neighborhood groups and OPD wish to renew this lease to continue with established civic engagement activities and programs by the neighborhood community groups; and

WHEREAS, funds for the two-year lease have been set-aside in the baseline Non-Departmental City-Wide Activities organization (90591), Lake Park Lease Project (A245210), General Purpose Fund (1010); and

RESOLVED: That the City Council finds and determines that it would be in the best interests of the City to provide for a neighborhood meeting center and continue supporting OPD's Neighborhood Services Coordinators; and be it

FURTHER RESOLVED: That the City Council finds and determines that it would be in the best interests of the City to provide for a neighborhood meeting center and to continue supporting OPD's Neighborhood Services Coordinators; and be it

FURTHER RESOLVED: That the City Administrator is hereby authorized to execute a lease agreement at 530 Lake Park Avenue with Peter and Helen Shiu for the sum of \$30,000 per annum, plus costs of utilities and telephones, and a one-time Tenant Improvement cost of \$2,000 for a total amount not to exceed \$40,000; and be it ,

FURTHER RESOLVED: That the City Administrator or his designee is hereby authorized and directed to take any and all actions necessary and consistent with this Resolution to complete the Lease Agreement transaction; and be it

FURTHER RESOLVED: That the City Attorney shall approve the Lease Agreement as to form and legality; and be it

FURTHER RESOLVED: That the Resolution shall take effect upon its passage.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2005

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, REID, QUAN, AND PRESIDENT DE LA FUENTE

NOES- _____

ABSENT- _____

ABSTENTION- _____

Attest: _____
LA TONDA SIMMONS

Interim City Clerk and Interim Clerk of
the Council of the City of Oakland, California