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OFFICE OF THE CITY CLERK
OAKLAND

2010 JUN 30 AM 10:59

APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND
2010 - 0099
RESOLUTION No. _____ C.M.S.

An Agency Resolution Authorizing Allocation of Agency Funds in an Amount of up to \$4,000,000 for Necessary Capital Improvements, Repairs and Rehabilitation to the George P. Scotlan Memorial Convention Center, and Authorizing the Agency Administrator to Negotiate and Execute an Amendment to the Management Agreement with Integrated Services Corporation to Include Construction Management for the \$4,000,000 in Capital Improvements, including up to \$153,000 for Management Fees.

WHEREAS, the Redevelopment Agency of the City of Oakland (the "Agency") subleases from the City of Oakland, the George P. Scotlan Memorial Convention Center located at 550 10th Street , Oakland, California ("Property") in the Central District Redevelopment Project Area; and

WHEREAS, no major repairs have been made to the Property since its construction in 1983, and certain repairs, rehabilitation and capital improvements are necessary to enhance the Property's appearance and long-term economic success; and

WHEREAS, a study by the CIM Group, owners of the adjacent Marriott Hotel, concluded that at least \$4,000,000 must be invested in basic repairs and improvements to the Property in order to enhance its marketability and attract users; and

WHEREAS, the Agency desires to allocate up to \$4,000,000 for necessary capital improvements, repairs and rehabilitation to the Property; and

WHEREAS, the City has a contract with Integrated Services Corporation ("ISC") for management of the Property, which adjoins the Oakland Marriott City Center Hotel (the "Marriott"), which contract will be assigned or otherwise transferred by the City to the Agency; and

WHEREAS, ISC is implementing a comprehensive renovation and modernization effort at the Marriott, and would like to undertake renovations at the adjacent Property simultaneously, in order to enhance the marketability of and maximize benefits to both the Property and the Marriott; and

WHEREAS, this redevelopment effort will complement other successful development activities in the Central District Redevelopment Project Area and strengthen the Central District's existing role as a center for administrative, financial, business services and governmental activities; and

WHEREAS, the Agency desires to amend the Oakland Convention Center and Convention Center Garage Management Agreement between the City and ISC, dated November 1, 1997 (the "Agreement"), to add construction management services and other necessary terms for the \$4,000,000 in capital Improvements, repairs and rehabilitation; and

WHEREAS, the up to \$4,000,000 allocation for capital improvements will include a management fee of up to \$153,000 for ISC; and

WHEREAS, the Agency has identified available funds in the amount of \$4,000,000 from the Agency's Central District Tax Allocation Bonds Series 2005 Fund (9533), CIP: Economic Development Organization (94800), with a project to be created; and

WHEREAS, the requirements of CEQA, the CEQA Guidelines as prescribed by the Secretary for Resources, and the provisions of the Environmental Review Regulations of the City of Oakland have been met; now, therefore, be it

RESOLVED: That the Agency hereby allocates up to \$4,000,000 from the Agency's Central District Tax Allocation Bonds Series 2005 Fund (9533), CIP: Economic Development Organization (94800), with a project to be created, to fund capital improvements, repairs and rehabilitation at the Property; and be it

FURTHER RESOLVED: That the Agency hereby authorizes the Agency Administrator to acquire any necessary rights from and execute any necessary documents with the City, and negotiate and execute an amendment to the Agreement with ISC for an amount up to \$4,000,000 for capital improvements, repairs and rehabilitation to the Property, including a construction management fee of up to \$153,000; and be it

FURTHER RESOLVED: That the Agency Administrator is authorized to negotiate and execute, modify, amend and extend an amendment to the Agreement and any other necessary documents, with ISC, and to take whatever other action is necessary, consistent with this resolution and its basic purposes; and be it

FURTHER RESOLVED: The Agency has independently reviewed and considered this environmental determination, and the Agency finds and determines, based on the information in the staff report accompanying this Resolution, that this action complies with CEQA because this action on the part of the Agency is exempt from CEQA pursuant to Section 15301(Existing Facilities) of the CEQA guidelines; and be it

FURTHER RESOLVED: That the Agency Administrator or his designee, shall cause to be filed with the County of Alameda a Notice of Exemption and an Environmental Declaration (California Fish and Game Code Section 711.4) for this action; and be it

FURTHER RESOLVED: That all documents necessary to carry out this Resolution shall be reviewed and approved by Agency Counsel prior to execution, and copies will be placed on file with the Agency Secretary.

IN AGENCY, OAKLAND, CALIFORNIA, JUL 20 2010, 2010

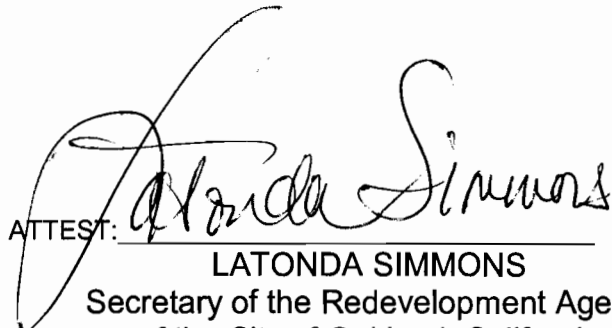
PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, QUAN, REID AND CHAIRPERSON
BRUNNER - 8

NOES- 0

ABSENT- 0

ABSTENTION- 0

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