



CITY OF OAKLAND

AGENDA REPORT

DATE: July 14, 2022
TO: Council Colleagues and Members of the Public
FROM: Councilmember Carroll Fife
SUBJECT: Lease Agreement With The Dr. Huey P. Newton Foundation

RECOMMENDATION

Adopt A Resolution Authorizing The Following Actions:

- 1) Approving The City Administrator To Negotiate And Enter Into A Month-To-Month Lease Agreement With The Dr. Huey P. Newton Foundation For The Two Thousand Six Hundred Thirty-Six Square Foot (2,636 SF) Space Located At 150 Frank H. Ogawa Plaza, Suite 1C (Lionel J. Wilson Building) To Serve As A Community Hub Dedicated To Preserving History And Advancing Culture For A Term Not To Exceed Twelve (12) Months In An Amount Not To Exceed Four Thousand One Hundred Sixty-Six Dollars And Sixty-Seven Cents (\$4,166.67) Per Month As Authorized By Section 2.42.230 Of The Oakland Municipal Code; And
- 2) Awarding A Grant To The Dr. Huey P. Newton Foundation In An Amount Not To Exceed Fifty Thousand Dollars (\$50,000) For A Term Not To Exceed Twelve (12) Months For Lease Support From The Two Hundred And Fifty Thousand Dollars (\$250,000) In General Purpose Funds Designated For The Black Arts Movement And Business District (BAMBD) In The 2021-2023 Biennial Budget Pursuant To Resolution No. 88717 C.M.S.

EXECUTIVE SUMMARY

The City of Oakland owns a 2,636-sf. property located at 150 Frank H. Ogawa Plaza, Suite 1C (Lionel J. Wilson Building), also known as 1427 Broadway, formerly occupied by the Betti Ono Gallery. The space is currently available to be leased, providing a unique opportunity to bring an organization to the area committed to advancing the cultural objectives of the Black Arts Movement and Business District (BAMBD).

The Dr. Huey P. Newton Foundation (Foundation), founded and headquartered in Oakland, seeks to lease this property to function as an office space, studio, and community hub in BAMBD 14th Street corridor, serving the residents of Oakland and beyond. To this end, this legislation would 1) authorize the City Administrator to negotiate and enter into a lease agreement, not to exceed 12 months, with The Dr. Huey P. Newton Foundation; and 2) awards a grant, not to exceed \$50,000, to the Foundation from funds designated for BAMBD in the 2021-2023 Biennial Budget for lease support.

BACKGROUND AND LEGISLATIVE HISTORY

On January 7, 2016, the City Council unanimously designated the 14th Street corridor on or within four blocks of 14th Street from Oak Street to Frontage Road as the BAMBD to “highlight, celebrate, preserve and support the contributions of Oakland’s Black artists and business owners” and designated “the corridor as a place central both historically and currently to Oakland’s Black artists and Black owned businesses,” pursuant to City Council Resolution No. 85958 C.M.S. The Property located at 150 Frank H. Ogawa Plaza, Suite 1C (Lionel J. Wilson Building) is within the designated BAMBD 14th Street corridor and has recently become available for leasing.

The Dr. Huey P. Newton Foundation (Foundation) has been in operation since 1995 with a mission to preserve and promote the legacy of the Black Panther Party, through oral histories, exhibits, community events, and creation of educational tools. The Foundation, is seeking to lease the above described property to create a community hub that will activate history through exhibitions, workshops, lectures, and service programs while allowing businesses, organizations, and community leaders to use the space to catalyze future development of the BAMBD.

POLICY ANALYSIS

The City Administrator has authority to negotiate and execute tenant leases for space in the City Administration Building Complex (Lionel J. Wilson Building) without Council approval pursuant to Section 2.42.230 of the Oakland Municipal Code (OMC). However, because the direction is for the City Administrator to negotiate and enter into a lease agreement with a specific organization, without a competitive process, and a grant award to the Foundation is needed for lease support, this legislation has been brought forth for Council approval.

It is critical that the City helps foster community spaces dedicated to the preservation and advancement of the cultural and economic vitality of Oakland. The City has recently recognized the important contributions of the Black Panther Party (BPP) and designated October 24th as Dr. Huey P. Newton Day in the City of Oakland. Allowing the Foundation to lease this space will not only help preserve and advance the impactful legacy of the BPP, but it would also become the cornerstone of the BAMBD 14th Street corridor. Additionally, the Foundation will partner with Community Based Organizations and use the space to provide invaluable community services, similar to those carried out by the BPP, including free food, free clothing, free medical services, educational tools, and housing information. However, to make utilizing the space in this manner a reality, the organization needs financial assistance.

On June 24, 2021, the City Council approved a \$250,000 allocation in the Fiscal Year 2021-2023 Biennial Budget in support of the BAMBD program development for lease support, grants, signage, and program development for small business incubation, pursuant to Resolution No. 88717 C.M.S. To date, a total of Seventy-Five Thousand Dollars (\$75,000) has been expended for the BAMBD, and a total of One Hundred Seventy-Five Thousand Dollars (\$175,000) remains. This proposed resolution would award a grant of an amount not to exceed \$50,000 from these funds to the Foundation for operational expenses, specifically to support their lease of 150 Frank H. Ogawa Plaza, Suite 1C for a lease term not to exceed 12 months.

COORDINATION

This legislation was crafted in collaboration with the Office of City Attorney and in consultation with staff from the Economic and Workforce Development Department, including the Real Estate Division. Additionally, staff from the Department of Finance have reviewed the legislation.

FISCAL IMPACT

This legislation authorizes a General Purpose Fund (GPF) expenditure of \$50,000 for a grant to The Dr. Huey P. Newton Foundation for lease support as an eligible use of the original \$250,000 of General Purpose Funds designated for the Black Arts Movement Business District in the 2021-2023 Biennial Budget, pursuant to Resolution No. 88717 C.M.S. However, the City will be collecting rent in an amount not to exceed \$4,166.67 per month or \$50,000 for 12 months from the Foundation, which will be deposited back into the GPF.

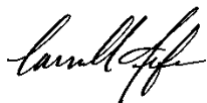
ACTION REQUESTED OF THE CITY COUNCIL

I respectfully request that the City Council Adopt A Resolution Authorizing The Following Actions:

- 1) Approving The City Administrator To Negotiate And Enter Into A Month-To-Month Lease Agreement With The Dr. Huey P. Newton Foundation For The Two Thousand Six Hundred Thirty-Six Square Foot (2,636 SF) Space Located At 150 Frank H. Ogawa Plaza, Suite 1C (Lionel J. Wilson Building) To Serve As A Community Hub Dedicated To Preserving History And Advancing Culture For A Term Not To Exceed Twelve (12) Months In An Amount Not To Exceed Four Thousand One Hundred Sixty-Six Dollars And Sixty-Seven Cents (\$4,166.67) Per Month As Authorized By Section 2.42.230 Of The Oakland Municipal Code; And
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For questions regarding this report, please contact Rediat Bayeh, Policy Analyst to Councilmember Carroll Fife, at RBayeh@oaklandca.gov.

Respectfully Submitted,



Carroll Fife
Councilmember, District 3