



# City of Oakland

Office of the City Clerk  
Oakland City Hall  
1 Frank H. Ogawa Plaza  
Oakland, California 94612  
LaTonda Simmons, City  
Clerk

## Meeting Minutes - DRAFT

### \* Special Concurrent Meeting of the Oakland Redevelopment Successor Agency and Community & Economic Development Committee

Oakland City Hall, 1 Frank H. Ogawa Plaza,  
Oakland, California 94612

City of Oakland Website: <http://www.oaklandnet.com>

---

Tuesday, July 11, 2017

1:00 PM

Sgt. Mark Dunakin Room - Hearing Room 1

---

***The Oakland City Council Special ConCommittee convened at 1:07 P.M., with Vice Mayor Campbell Washington presiding as Chairperson.***

#### Roll Call / Call To Order

**Present** 4 - Annie Campbell Washington, Laurence E. Reid, Lynette McElhaney, and Noel Gallo

- 1 Approval Of The Draft Minutes From The Committee Meeting Held On June 13, 2017  
[16-1331](#)

**Attachments:** [View Report](#)

A motion was made by Larry Reid, seconded by Noel Gallo, that this matter be  
Approved. The motion carried by the following vote:

**Aye** 3 - Campbell Washington Reid, Gallo

**Absent** 1 - McElhaney

**NO VOTE** 0

- 2 Determination Of Schedule Of Outstanding Committee Items  
[16-1334](#)

**Attachments:** [View Report](#)  
[View Report](#)

A motion was made by Larry Reid, seconded by Noel Gallo, that this matter be  
Approved. The motion carried by the following vote:

**Aye** 3 - Campbell Washington Reid, Gallo

**Absent** 1 - McElhaney

**NO VOTE** 0

- 3**      Subject:    Displacement Of Oakland's Non-Profit Organizations Due To Dramatic  
                         Increases In Rental Costs  
                         From:        Councilmember Brooks  
                         Recommendation: Receive An Informational Report From The City Administrator And  
                         Possible Action On The Impact Of The High Costs Of The Current Commercial Rental  
                         Market On Nonprofit And Community Based Organizations; An Analysis Of The  
                         Displacement Of Nonprofits From The City Of Oakland Between 2012 To The Present  
                         (Analysis To Include The Impact On The Delivery Of Services); And Recommendations  
                         On How To Retain A Vibrant Non-Profit Community In Oakland Through City Support To  
                         Ameliorate The Impact Of Rising Rental Costs  
                         [16-0778](#)

**Sponsors:**    Ms. Brooks

**Attachments:**    [View Report](#)

[View Report](#)

[View Supplemental Report](#)

*The Committee continued the item to the first meeting in September, and asked staff to return with options on how to survey local non profits on leasing issues and communicate the resources that are available and by possibly using their business tax certificates to contact them.*

A motion was made by Lynette McElhaney, seconded by Annie Campbell Washington, that this matter be Continued to go before the \*Finance & Management Committee, to be heard 9/12/2017. The motion carried by the following vote:

**Aye**    4 -    Campbell Washington Reid McElhaney, Gallo

**NO VOTE**    0

- 4 Subject: Phase I Of The Walk This Way: Broadway / Webster Project  
From: Planning And Building Department  
Recommendation: Adopt A Resolution Authorizing The City Administrator To: 1)  
Negotiate And Execute A Professional Services Contract With PGA Design In An  
Amount Not-To-Exceed One Million Three Hundred Eighty Thousand Dollars  
(\$1,380,000) For Design And Engineering Services For The Walk This Way: Broadway /  
Webster Project, Consisting Of Phase 1 In An Amount Not-To-Exceed Four Hundred  
Thirty Thousand Dollars (\$430,000), And Phase 2 In An Amount Not-To-Exceed Nine  
Hundred Fifty Thousand Dollars (\$950,0000), With Phase 2 Being Contingent On  
Appropriation Of Funding, For A Term Of Seven (7) Years, Or Completion Of  
Construction, Whichever Occurs First; And 2) Return To Council To Accept And  
Appropriate Grant And Other Funding For Phase 2 Of The Walk This Way: Broadway I  
Webster Project; And 3) Appropriate Grant Funds Up To Three Hundred Forty-Two  
Thousand And One Hundred Ten Dollars (\$342,110) From The Metropolitan  
Transportation Commission's Safe Routes To Transit Program For Phase 1 Of The Walk  
This Way: Broadway / Webster Project; And 4) Authorize A Contribution From The  
Central District Redevelopment Project-Broadway Streetscape Funds In An Amount Up  
To Fifty-Seven Thousand Eight Hundred Ninety Dollars (\$57,890) For Phase 1 Of The  
Walk This Way: Broadway I Webster Project; And 5) Authorize A Contribution From The  
Planning And Building Department Funds In An Amount Up To Thirty Thousand Dollars  
(\$30,000) For Phase 1 Of The Walk This Way: Broadway I Webster Project  
[16-1180](#)

**Sponsors:** Planning & Building Department

**Attachments:** [View Report](#)  
[View Supplemental Report](#)  
[86847 CMS](#)

A motion was made by Lynette McElhaney, seconded by Larry Reid, that this  
matter be Approve the Recommendation of Staff, and Forward to go before the \*  
Concurrent Meeting of the Oakland Redevelopment Successor Agency and the  
City Council, to be heard 7/18/2017. The motion carried by the following vote:

**Aye** 4 - Campbell Washington Reid McElhaney, Gallo

**NO VOTE** 0

- 5**      Subject:    On-Call Property Maintenance Services Contract  
From:        Economic And Workforce Development Department  
Recommendation: Adopt A Resolution Authorizing The City Administrator To Negotiate,  
And, Without Returning To City Council, Execute A Contract With Men Of Valor Academy  
For Three Years With Three Optional One Year Extensions In An Amount Not-To-Exceed  
Five Hundred Thousand Dollars (\$500,000.00) For On-Call Property Maintenance  
Services For Multiple City-Owned Parcels Predominantly In East Oakland  
[16-1307](#)

**Sponsors:**    Economic & Workforce Development Department

**Attachments:**    [View Report](#)  
[86848 CMS](#)

*There was 1 speaker on this item.*

A motion was made by Larry Reid, seconded by Lynette McElhaney, that this matter be Approve the Recommendation of Staff, and Forward to go before the \* Concurrent Meeting of the Oakland Redevelopment Successor Agency and the City Council, to be heard 7/18/2017. The motion carried by the following vote:

**Aye**    4 -    Campbell Washington Reid McElhaney, Gallo

**NO VOTE**    0

- 6**      Subject:    Authorize An Allocation Of \$20 Million In New Market Tax Credits  
From:        Economic And Workforce Development Department  
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution:  
(1) Authorizing Oakland Renaissance NMTC, Inc. (ORNMTC), An Affiliate Of The City, To  
Accept An Allocation Of New Markets Tax Credit Authority In An Amount Not To Exceed  
\$20 Million, And To Enter Into An Allocation Agreement And Related Documents With  
The Community Development Financial Institutions Fund For This Tax Credit Authority; (2)  
Approving An Allocation Of \$14 Million In New Market Tax Credits By ORNMTC To  
Neighborhood Assets LLC, Or Its Affiliates, For The Development Of A Grocery Store At  
3103 Myrtle Street; (3) Approving An Allocation Of \$6 Million In New Market Tax Credits'  
To A Commercial Loan Pool, To Be Administered By ORNMTC And Other Partners, For  
The Purpose Of Providing Small Business Loans To Commercial Businesses In Eligible  
Sections Of Oakland; (4) Authorizing Reappropriation Of \$2,630,059 In Cash Balances  
From Loan Repayments To The Revolving Commercial Loan Funds; And (5) Authorizing  
A Leveraged Loan For \$4,500,000 From Revolving Commercial Loan Funds To  
ORNTMC Or A Related Entity For The Commercial Loan Pool Program  
[16-1311](#)

**Sponsors:**    Economic & Workforce Development Department

**Attachments:**    [View Report](#)  
[86865 CMS](#)

*A Motion was made by Councilmember Gallo, seconded Councilmember McElhaney to Approve and Forward Staff Recommendation to the July 18, 2017 Concurrent Meeting Of the Oakland Redevelopment Successor Agency and City Council. A Motion of Reconsideration was made by Councilmember McElhaney, seconded by Council President Reid to Forward the Recommendation of Staff to the July 18, 2017 Concurrent Meeting Of the Oakland Redevelopment Successor Agency and City Council as a Public Hearing.*

A motion was made by Lynette McElhaney, seconded by Larry Reid, that this matter be Approve the Recommendation of Staff, and Forward to go before the Concurrent Meeting of the Oakland Redevelopment Successor Agency / City Council / Geologic Hazard Abatement District Board, to be heard 7/18/2017. The motion carried by the following vote:

**Aye**    4 -    Campbell Washington Reid McElhaney, Gallo

**NO VOTE**    0

- 7      Subject:    Purchase The HUD-Held Mortgage Loan Secured By E.C. Reems Garden Apartments  
From:        Housing And Community Development Department  
Recommendation: Adopt A Resolution (1) Authorizing The Purchase Of A HUD-Held Mortgage Loan Secured By E.C. Reems Garden Apartments Located At 2700 Alvingroom Court (The "Property") For A Purchase Price Of Up To \$4,000,000 Plus Accrued Interest, And (2) Authorizing The City Administrator To Take Actions To Facilitate The Preservation And Rehabilitation Of The Property, Including Contracting With An Interim Property Management Company, Foreclosing On City Loans Secured By The Property, And/Or Assigning City Loans Or Lien Rights On The Property To An Affordable Housing Entity  
[16-1313](#)

**Sponsors:**    Housing And Community Development Department

**Attachments:**    [View Report](#)  
                              [View Report](#)  
                              [86873 CMS](#)

**A motion was made by Larry Reid, seconded by Lynette McElhaney, that this matter be Approve the Recommendation of Staff, and Forward to go before the Concurrent Meeting of the Oakland Redevelopment Successor Agency / City Council / Geologic Hazard Abatement District Board, to be heard 7/18/2017. The motion carried by the following vote:**

**Aye**    4 -    Campbell Washington Reid McElhaney, Gallo

**NO VOTE**    0

- 8 Subject: 12th Street Remainder DDA Assignment  
From: Economic And Workforce Development Department  
Recommendation: Adopt A Resolution Authorizing The Partial Assignment Of The  
Disposition And Development Agreement Between The City Of Oakland And Urbancore  
Development LLC ("Urbancore") And Lakehouse Commons Affordable Housing, LP For  
The Sale And Development Of The 12th Street Remainder Parcel Located At E12th  
Street And Second Ave From Urbancore To Lakehouse Commons LLC Or Its Related  
Entities Or Affiliates  
[16-1292](#)

**Sponsors:** Economic & Workforce Development Department

**Attachments:** [View Report](#)  
[86849 CMS](#)

*There were 4 speakers on this item.*

A motion was made by Noel Gallo, seconded by Larry Reid, that this matter be  
Approve the Recommendation of Staff, and Forward to go before the Concurrent  
Meeting of the Oakland Redevelopment Successor Agency / City Council /  
Geologic Hazard Abatement District Board, to be heard 7/18/2017. The motion  
carried by the following vote:

**Aye** 4 - Campbell Washington Reid McElhaney, Gallo

**NO VOTE** 0

- 9      Subject:    Renewal of Management Agreement for Oakland Ice Center With Sharks Ice, LLC  
From:        Economic And Workforce Development Department  
Recommendation: Adopt A Resolution: (1) Authorizing The City Administrator, Without Returning To The City Council, To Negotiate And Execute A Management Agreement Between The City Of Oakland And Sharks Ice, LLC (Or Its Related Entities Or Affiliates) To Manage And Operate The Oakland Ice Center ("OIC") Substantially In Conformance With The Term Sheet Attached As Exhibit A; (2) Authorizing An Appropriation Of Up To \$3,800,000 To Fund Capital Improvements At The OIC, Including A New Refrigeration System, To Be Undertaken By Sharks Ice, LLC; And (3) Finding Such Actions Exempt From CEQA Pursuant To CEQA Guidelines Section 15301  
[16-1316](#)

**Sponsors:** Economic & Workforce Development Department

**Attachments:** [View Report](#)

[View Report](#)

[View Supplemental Report](#)

[86850 CMS](#)

*There were 2 speakers on this item.*

A motion was made by Larry Reid, seconded by Lynette McElhaney, that this matter be Approve the Recommendation of Staff, and Forward to go before the Concurrent Meeting of the Oakland Redevelopment Successor Agency / City Council / Geologic Hazard Abatement District Board, to be heard 7/18/2017. The motion carried by the following vote:

**Aye**    4 -    Campbell Washington Reid McElhaney, Gallo

**NO VOTE**    0

- 10**      Subject:    Property BID Annual Reports And Assessment Payment Approval  
                 From:        Economic And Workforce Development Department  
                 Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution (A) Approving The Fiscal Year 2016-2017 Annual Reports Of The Downtown Oakland Community Benefit District Of 2008, The Lake Merritt/Uptown Community Benefit District Of 2008, The Fruitvale Property Business Improvement District Of 2011, The Lakeshore/Lake Park Business Improvement Management District Of 2012, The Jack London Improvement District, The Temescal/Telegraph Business Improvement District 2015, And The Laurel Business Improvement District 2016 Advisory Boards; (B) Confirming The Continuing Annual Assessment For Each Applicable District For Fiscal Year 2017-2018; And (C) Authorizing Payment Of The City's Cumulative Fiscal Year 2017-2018 Fair Share Assessment In An Approximate Amount Of \$205,711.59 For City-Owned Properties In The Downtown Oakland District, The Lake Merritt/Uptown District, The Fruitvale District, The Jack London District, And The Temescal/Telegraph District 2015; And

[16-1314](#)

**Sponsors:**    Economic & Workforce Development Department

**Attachments:**    [View Report](#)

[86851 CMS](#)

**A motion was made by Noel Gallo, seconded by Larry Reid, that this matter be Approve the Recommendation of Staff, and Forward to go before the Concurrent Meeting of the Oakland Redevelopment Successor Agency / City Council / Geologic Hazard Abatement District Board, to be heard 7/18/2017. The motion carried by the following vote:**

**Aye**    4 -    Campbell Washington Reid McElhaney, Gallo

**NO VOTE**    0

2) Adopt The Successor Agency Resolution Authorizing Payment Of The Oakland Redevelopment Successor Agency's Cumulative Fiscal Year 2017-2018 Fair Share Assessment In An Approximate Amount Of \$4,537.56 For One Oakland Redevelopment Successor Agency-Owned Property In The Downtown Oakland Community Benefit District Of 2008

[16-1315](#)

**Sponsors:** Economic & Workforce Development Department

**Attachments:** [View Report](#)  
[2017-005 CMS](#)

**A motion was made by Noel Gallo, seconded by Lynette McElhaney, that this matter be Approve the Recommendation of Staff, and Forward to go before the Concurrent Meeting of the Oakland Redevelopment Successor Agency / City Council / Geologic Hazard Abatement District Board, to be heard 7/18/2017. The motion carried by the following vote:**

**Aye** 4 - Campbell Washington Reid McElhaney, Gallo

**NO VOTE** 0

- 11 Subject: 2017/18 Annual Action Plan For Entitlement Formula Grants  
From: Housing And Community Development Department  
Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt A Resolution Authorizing The City Administrator To (1) Prepare And Submit To The U.S. Department Of Housing And Urban Development, The Consolidated Plan Annual Action Plan For Fiscal Year 2017/18; (2) Accept And Appropriate Funds Totaling \$12,229,282 For The Home, Emergency Solutions Grant, Housing Opportunities For Persons With AIDS, And The Community Development Block Grant Programs For FY 2017/18; (3) Authorizing The City Administrator To Negotiate And Execute Two-Year Grant Agreements Under The Community Development Block Grant Program, With The Second Year Funding Contingent Upon Level Of CDBG Funds Awarded To The City Oakland By Hud For FY 2018/19; (4) Appropriating \$1,200,000 In Revolving Fund Program Income And Any Amounts In Excess Thereof For Housing Rehabilitation Revolving Fund; (5) Authorizing The Reprograming \$209,750 In Community Development Block Grant Program Savings And Carry-Forward Funds For 2017/18 Projects; And (6) Authorizing A Contribution From The General Purpose Fund In The Estimated Amount Of \$8,089 For Central Service Overhead Charges Associated With The Emergency Solutions Grant.

[16-1287](#)

**Sponsors:** Housing And Community Development Department

**Attachments:** [View Report](#)

[86866 CMS](#)

*A Motion was made by Councilmember Gallo, seconded Councilmember McElhaney to Approve and Forward Staff Recommendation to the July 18, 2017 Concurrent Meeting Of the Oakland Redevelopment Successor Agency and City Council. A Motion of Reconsideration was made by Councilmember McElhaney, seconded by Council President Reid to Forward the Recommendation of Staff to the July 18, 2017 Concurrent Meeting Of the Oakland Redevelopment Successor Agency and City Council as a Public Hearing.*

A motion was made by Larry Reid, seconded by Lynette McElhaney, that this matter be Approve the Recommendation of Staff, and Forward to go before the Concurrent Meeting of the Oakland Redevelopment Successor Agency / City Council / Geologic Hazard Abatement District Board, to be heard 7/18/2017. The motion carried by the following vote:

**Aye** 4 - Campbell Washington Reid McElhaney, Gallo

**NO VOTE** 0

- 12**      Subject:    Brooklyn Basin Affordable Housing Parcels: Joint Ownership Agreement  
From:        Housing And Community Development Department  
Recommendation: Adopt An Ordinance Authorizing (1) The Sale Of An Undivided 50  
Percent Interest In The Affordable Housing Parcels At Brooklyn Basin To The Oakland  
Housing Authority Or Affiliate For A Purchase Price Of \$10 Million, And (2) A Joint  
Ownership Agreement With The Oakland Housing Authority Or Affiliate Governing The  
Joint Ownership, Disposition And Operation Of The Property  
[16-1312](#)

**Sponsors:**    Housing And Community Development Department

**Attachments:**    [View Report](#)

*There were 2 speakers on this item.*

A motion was made by Noel Gallo, seconded by Larry Reid, that this matter be  
Approve the Recommendation of Staff, and Forward to go before the Concurrent  
Meeting of the Oakland Redevelopment Successor Agency / City Council /  
Geologic Hazard Abatement District Board, to be heard 7/18/2017. The motion  
carried by the following vote:

**Aye**    4 -    Campbell Washington Reid McElhaney, Gallo

**NO VOTE**    0

- 13**      Subject:    Process To Confirm Owner-Occupancy Exemption For Duplexes And  
Triplexes  
From:        Councilmember Kaplan  
Recommendation: Adopt A Resolution Requesting The Housing Residential Rent And  
Relocation Board To Consider Regulations To Have Property Owners Who  
Owner-Occupy Duplexes And Triplexes To Confirm Owner-Occupancy Status Through A  
Certificate Of Exemption Or Other Administrative Process; And Requesting That, Before  
Implementation, Rent Board Will Bring Any Proposed Regulation Before City Council For  
Consideration Of Costs  
[16-1362](#)

**Sponsors:**    Kaplan

**Attachments:**    [View Report](#)

[View Report](#)

[86852 CMS](#)

*There were 6 speakers on this item.*

A motion was made by Noel Gallo, seconded by Larry Reid, that this matter be  
Approve the Recommendation of Staff, and Forward to go before the Concurrent  
Meeting of the Oakland Redevelopment Successor Agency / City Council /  
Geologic Hazard Abatement District Board, to be heard 7/18/2017. The motion  
carried by the following vote:

**Aye** 4 - Campbell Washington Reid McElhaney, Gallo

**NO VOTE** 0

- 14** Subject: Clarify And Strengthen The City's Remedies And Penalties For Violations  
From: Office Of The City Attorney  
Recommendation: Adopt A Ordinance Enacting Oakland Municipal Code Chapter 1.10 (Civil Remedies For Municipal Code Violations) And Amending Chapter 1.08 (Civil Penalties) And Chapter 1.12 (Administrative Citations) To Clarify And Strengthen The City's Remedies And Penalties For Violations Of The Oakland Municipal Code [16-1355](#)

**Sponsors:** Office Of The City Attorney

**Attachments:** [View Report](#)

*There was 1 speaker on this item.*

A motion was made by Larry Reid, seconded by Lynette McElhaney, that this matter be Approve the Recommendation of Staff, and Forward to go before the Concurrent Meeting of the Oakland Redevelopment Successor Agency / City Council / Geologic Hazard Abatement District Board, to be heard 7/18/2017. The motion carried by the following vote:

**Aye** 4 - Campbell Washington Reid McElhaney, Gallo

**NO VOTE** 0

**Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)**

### **Adjournment**

\* In the event of a quorum of the City Council participates on this Committee, the meeting is noticed as a Special Meeting of the City Council; however no final City Council action can be taken.

### **Americans With Disabilities Act**

If you need special assistance to participate in Oakland City Council and Committee meetings please contact the Office of the City Clerk. When possible, please notify the City Clerk 5 days prior to the meeting so we can make reasonable arrangements to ensure accessibility. Also, in compliance with Oakland's policy for people with environmental illness or multiple chemical sensitivities, please refrain from wearing strongly scented products to meetings.

### **Office of the City Clerk - Agenda Management Unit**

Phone: (510) 238-6406

Fax: (510) 238-6699

Recorded Agenda: (510) 238-2386

Telecommunications Display Device: (510) 238-3254

MATERIALS RELATED TO ITEMS ON THIS AGENDA SUBMITTED TO THE CITY COUNCIL  
AFTER DISTRIBUTION OF THE AGENDA PACKETS MAY BE VIEWED IN THE OFFICE OF THE  
CITY CLERK, 1 FRANK H. OGAWA PLAZA, 1ST AND 2ND FLOOR, OAKLAND, CA 94612 FROM  
8:30 A.M. TO 5:00 P.M.