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OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OR HER DESIGNEE TO ENTER INTO AN AMENDMENT TO AN EXCLUSIVE NEGOTIATION AGREEMENT WITH SATELLITE AFFORDABLE HOUSING ASSOCIATES AND THE NATIVE AMERICAN HEALTH CENTER AND/OR AFFILIATED ENTITIES TO EXTEND THE TERM FOR ONE YEAR WITH ONE OPTIONAL SIX-MONTH ADMINISTRATIVE EXTENSION FOR THE POTENTIAL LEASE DISPOSITION AND DEVELOPMENT OF A MIXED-USE AFFORDABLE HOUSING AND COMMUNITY HEALTH CENTER PROJECT (APN 025-0719-00-701) LOCATED AT 3050 INTERNATIONAL BOULEVARD

WHEREAS, the City owns a 0.75-acre parcel of land located at 3050 International Boulevard currently designated as Assessor's Parcel Number 025-0719-007-01 ("Property"); and

WHEREAS, City Council Resolution No. 87108 C.M.S., authorized the City of Oakland ("City") and Satellite Affordable Housing Associates and The Native American Health Center ("Developer") to enter into an Exclusive Negotiation Agreement ("ENA") for the possible development of a mixed-use affordable housing and community health center project on the Property for a maximum term of 18 months; and

WHEREAS, on March 20, 2018, the City entered into a one-year ENA and later authorized a six-month administrative extension of the ENA with the Developer; and

WHEREAS, the Developer is completing predevelopment activity deliverables, including, but not limited to: physical site analysis, infrastructure cost assessments, concept plans, and environmental assessments in coordination with Oakland Department of Transportation and Planning and Building Department staff; and

WHEREAS, the City and the Developer have been engaged in a period of preliminary study and exclusive negotiations for the proposed lease disposition of the Property for the project; and

WHEREAS, without any additional extensions, the ENA is currently set to expire on September 20, 2019; and

WHEREAS, the City desires to provide additional time to continue negotiations with the Developer; to allow the Developer to fulfill outstanding predevelopment deliverables; and to conduct further traffic impact and parking analysis; now, therefore, be it

RESOLVED: That the City Council hereby authorizes the City Administrator, or her designee, to negotiate and execute an amendment to the ENA with Satellite Affordable Housing Associates and The Native American Health Center and/or affiliated entities to extend the current exclusive negotiating period for an additional twelve months with one six-month administrative option to extend; and be it

FURTHER RESOLVED: That the City Council finds and determines, after independent review and consideration, that this action is not subject to CEQA pursuant to Section 15262 (feasibility and planning studies), and Section 15061(b)(3)(general rule) of the CEQA Guidelines; and be it

FURTHER RESOLVED: That the City Administrator is further authorized to negotiate and enter into an amendment to the ENA and any other agreements and take whatever action is necessary with respect to the ENA and the Property consistent with this Resolution and its basic purposes.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FORTUNATO BAS, GALLO, GIBSON MCELHANEY, KALB, REID, TAYLOR, THAO AND
PRESIDENT KAPLAN

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LATONDA SIMMONS
City Clerk and Clerk of the Council of the
City of Oakland, California