

## **OAKLAND CITY COUNCIL**

### **RESOLUTION NO. \_\_\_\_\_ C.M.S.**

**INTRODUCED BY VICE MAYOR REBECCA KAPLAN  
AND COUNCILMEMBER NOEL GALLO**

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**RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT (ENA) WITH THE STEWART PROPERTY GROUP, LLC, DAVE STEWART AND LONNIE MURRAY, OR AN AFFILIATED ENTITY, WITH A TERM OF EIGHTEEN (18) MONTHS , WITH ONE ADMINISTRATIVE OPTION TO EXTEND FOR SIX (6) MONTHS, SUBJECT TO PAYMENT OF A NON-REFUNDABLE ENA FEE OF \$200,000 PER YEAR AND PROJECT EXPENSE PAYMENTS FOR ACTUAL CITY COSTS INCURRED, TO NEGOTIATE POTENTIAL TERMS FOR THE ACQUISITION AND DEVELOPMENT OF THE CITY'S SHARE OF THE OAKLAND COLISEUM COMPLEX, CONSISTING OF VARIOUS PARCELS BOUNDED BY SAN LEANDRO STREET, 66TH AVENUE, HEGENBERGER ROAD AND INTERSTATE 880, INCLUDING POTENTIAL TERMS FOR PURCHASE, LEASE, AND/OR PARTNERSHIP;A FINANCIAL PLAN; AND COMMUNITY BENEFITS.**

**WHEREAS**, the City of Oakland owns a 50% share of the large, easily accessible property known as the Oakland-Alameda Coliseum Complex Site ("Coliseum Site"), with many acres that can be used to provide housing for all income levels, jobs, business, sports, entertainment and more, and which has completed both environmental review and the surplus lands act notification process, to allow for proceeding with revitalizing it; and

**WHEREAS**, East Oakland faces disproportionate unemployment, and community has sought and deserves increased economic opportunity, including with local jobs, and local business opportunity; and

**WHEREAS**, the City of Oakland, in 2019, declared the Coliseum Site to be "surplus" land, and provided notice of this in compliance with the California Surplus Land Act; and

**WHEREAS**, the Oakland City Council has previously authorized staff to pursue the potential for the future of the Coliseum Site with multiple developers, which after further meetings and evaluation, was then narrowed down to two; and

**WHEREAS**, one of the two authorized bidders is the Stewart Property Group, LLC, Dave Stewart and Lonnie Murray; and

**WHEREAS**, Dave Stewart is a former Oakland Athletics' pitcher; Dave Stewart spent 16 years in Major League Baseball (MLB), he was a former MLB front office executive and analyst and sports commentator; and

**WHEREAS**, Lonnie Murray is the owner of Sports Management Partners; and

**WHEREAS**, HKS Architects is a global firm of architects and designers with a large portfolio of sports and entertainment projects; and

**WHEREAS**, LOGE Capital Partners is the capital partner of Stewart and Murray; and

**WHEREAS**, the Coliseum Site is important as a major regional hub, served by BART, Amtrak, airport connector and freeway, and in providing thousands of jobs to Oakland residents. It is important to preserve and enhance jobs and business for local residents; and

**WHEREAS**, the City of Oakland wishes to effectively pursue economic opportunities in ways that benefit our community; and

**WHEREAS**, much of Oakland's community, including parts of East Oakland, have been harmed by past decisions that undermined opportunity and increased inequality, and therefore any new project must improve, and not harm, conditions for long-time disparately-impacted communities; and

**WHEREAS**, the City believes it is important that projects on public lands include plans and strategies to benefit the local community including local hire, jobs standards, affordable housing, anti-displacement support and pedestrian safety, among others; and

**WHEREAS**, the City of Oakland seeks to be a valued partner throughout the development process of this project and may elect to have the option to partner with the Stewart Property Group, LLC, Dave Stewart and Lonnie Murray on aspects of the final development project, when appropriate; and

**WHEREAS**, to enable the Stewart Property Group, LLC, Dave Stewart and Lonnie Murray to further advance the potential development of the Coliseum Site, the City seeks to enter into an exclusive negotiation agreement ("ENA") with the collective group, or an affiliated entity; and

**WHEREAS**, the City will require the group to pay an annual ENA fee of \$200,000, within 5 days of execution, as well as ongoing reimbursements for all costs incurred by the City, including, without limitation, costs for planning, entitlement, development, and legal costs, during the negotiating period (collectively, “Project Expense Payments”); now, therefore, be it

**RESOLVED:** That the City Council hereby authorizes the City Administrator, or designee, to enter into an Exclusive Negotiation Agreement (ENA) with the Stewart Property Group, LLC, Dave Stewart and Lonnie Murray, for a term of eighteen (18) months , with one administrative option to extend for six (6) months to negotiate potential terms for the acquisition and development of the City’s share of the Oakland-Alameda County Coliseum Complex Site, consisting of various parcels bounded by San Leandro Street, 66th Avenue, Hegenberger Road and Interstate 880, including potential terms for purchase, lease, and/or partnership; a financial plan; and community benefits; and be it

**FURTHER RESOLVED:** That the ENA shall require the Stewart Property Group, LLC, Dave Stewart and Lonnie Murray to pay to the City of Oakland, and the City Administrator is hereby authorized to accept on behalf of the City of Oakland, a non-refundable annual ENA fee of \$200,000 and Project Expense Payments for all costs incurred by the City of Oakland during the ENA negotiations;

**FURTHER RESOLVED:** That any proposed terms negotiated by the City Administrator shall require approval of the City Council; and be it

**FURTHER RESOLVED:** That during the ENA period, developer shall undertake negotiations with the owner of the other 50% interest in the Coliseum Site regarding the parties’ respective plans for development. City staff will cooperate in such efforts.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES – FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, THAO AND  
PRESIDENT FORTUNATO BAS

NOES –  
ABSENT –  
ABSTENTION –

ATTEST: \_\_\_\_\_  
ASHA REED  
City Clerk and Clerk of the Council of the  
City of Oakland, California