



# City of Oakland Meeting Minutes

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

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

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

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

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**Tuesday, June 25, 2013**

**2:00 PM**

**Sgt. Mark Dunakin Room - Hearing  
Room 1**

### Roll Call / Call To Order

Councilmember Present: 4 - Councilmember Gibson McElhaney, Member Kernighan, Vice Mayor Reid and Chairperson Schaaf  
*The Oakland City Council Community & Economic Development Committee convened at 2:08 p.m., with Vice Mayor Reid presiding as Chairperson.*

1 Approval Of The Draft Minutes From The Committee Meeting Held On June 11, 2013

**A motion was made by Councilmember Schaaf, seconded by Councilmember Gibson McElhaney, to \*Approve as Submitted. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Councilmember Gibson McElhaney, Member Kernighan, Councilmember Schaaf and Vice Mayor Reid

2 Determination Of Schedule Of Outstanding Committee Items

**A motion was made by Councilmember Schaaf, seconded by Member Kernighan, to \*Approve as Submitted. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Councilmember Gibson McElhaney, Member Kernighan, Councilmember Schaaf and Vice Mayor Reid

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3 Subject: Amendments To Debt Service Rent Increase Regulations  
From: Department Of Housing And Community Development  
Recommendation: Adopt The Following Two Pieces Of Legislation:

1) A Resolution Adopting Amendments To The Rent Adjustment Regulations, Appendix A, Section 10.4 To Require That Debt Service Rent Increases For Newly Purchased Rental Properties Not Exceed Debt Service Calculated On A Standard Financing Model, To Limit Debt Service Rent Increases To A One-Time Cap Of Seven Percent Over The Current Allowable Rent Increase, And To Adopt A Grandparent Clause; And  
[12-0550](#)

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2) An Ordinance Amending The Rent Adjustment Ordinance (O.M.C. 8.22.090b) To Require Property Owners Seeking Rent Increases Based On Debt Service To File Owner Petitions;  
[12-0550-1](#)

Or, Alternatively, Adopt The Following Two Pieces Of Legislation:

1) A Resolution To Adopt Amendments To The Rent Adjustment Regulations Appendix A, Section 10.4 To Provide For A Grandparent Clause For Rental Properties With A Purchaser At The Enactment Of Elimination Of Debt Service As A Justification For A Rent Increase; And  
[12-0550-2](#)

2) An Ordinance Amending The Rent Adjustment Ordinance (O.M.C. Sections 8.22.020 And 8.22.070) To Eliminate Debt Service As A Justification For A Rent Increase  
[12-0550-2A](#)

**A motion was made by Councilmember Gibson McElhaney, seconded by Member Kernighan, that this matter be Continued to the \*Community & Economic Development Committee. The motion carried by the following vote:**

**Votes:** Councilmember No: Councilmember Schaaf  
Councilmember Aye: Councilmember Gibson McElhaney, Member Kernighan and Vice Mayor Reid

*The Committee directed staff to bring these recommendations back in the fall when they bring amendments to the Rent Ordinance regarding Capital Improvement costs.*

*There were 20 speakers for this item.*

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- 4           Subject:     Army Base Interim Leasing Program  
              From:       Office Of Neighborhood Investment  
              Recommendation: Receive A Report And Possible Action Regarding The  
              Oakland Army Base Interim Leasing Program  
              [12-0143-1](#)

**A motion was made by Councilmember Gibson McElhaney, seconded by Councilmember Schaaf, that this matter be Continued to the \*Community & Economic Development Committee, due back on July 9, 2013. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Councilmember Gibson McElhaney, Member Kernighan, Councilmember Schaaf and Vice Mayor Reid  
[View Supplemental Report.pdf](#)  
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[View Report.pdf](#)

- 5           Subject:     Environmental Oversight Costs At Former Oakland Army Base  
              From:       Office Of The City Administrator  
              Recommendation: Adopt A Resolution Authorizing The City Administrator To Negotiate And Execute The Following Agreements In Order To Modify The Manner In Which The California Department Of Toxic Substances Control (DTSC) And The Regional Water Quality Control Board Are Paid For Environmental Oversight Costs At The Former Oakland Army Base (OARB): (1) An Amendment To The 2003 Consent Agreement With DTSC; (2) An Amendment To The 2002 Environmental Services Cooperative Agreement With The United States Army (Army); And (3) An Assumption Agreement With The Army Approving The Transfer Of The OARB Property From The Oakland Redevelopment Agency To The City  
              [12-0612](#)

**A motion was made by Councilmember Gibson McElhaney, seconded by Councilmember Schaaf, that this matter be \*Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on July 2, 2013 as a Consent item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Councilmember Gibson McElhaney, Member Kernighan, Councilmember Schaaf and Vice Mayor Reid  
[View Report.pdf](#)

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6 Subject: ENA For Coliseum Transit Village Phase I  
From: Office Of Neighborhood Investment  
Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Authorizing An Exclusive Negotiating Agreement With The Oakland Economic Development Corporation For Development Of Phase I Of The Transit Village At The Coliseum Bart Station, And Authorizing A Predevelopment Loan For The Project In An Amount Not To Exceed \$400,000; And

[12-0582](#)

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2) A Resolution Authorizing The City Of Oakland To Continue To Accept And Appropriate Grant Funds Under The California Department Of Housing And Community Development's Transit Oriented Development Grant Program For The Coliseum BART Station Transit Village Project And Authorizing The City Administrator, Deanna Santana, To Negotiate Grant Terms, Execute, Modify, Amend And Extend Agreements, Allocate Revenue, Make Expenditures, And Take All Other Actions With Respect To The Transit Oriented Development Grant Program; And

[12-0582-1](#)

3) An Oakland Redevelopment Successor Agency Resolution Transferring The Grant Under The California Department Of Housing And Community Development's Transit Oriented Development Grant Program For The Coliseum Bart Station Transit Village Project To The City Of Oakland

[12-0582-2](#)

**A motion was made by Councilmember Gibson McElhaney, seconded by Councilmember Schaaf, that this matter be \*Approve as Amended the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on July 2, 2013 as a Consent item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Councilmember Gibson McElhaney, Member Kernighan, Councilmember Schaaf and Vice Mayor Reid

*The Committee approved recommendations as amended to amend the resolution to reference the Coliseum Projects Fund (5656), not (5650).*

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7           Subject:    ENA To Develop 12th Street Remainder Parcel  
              From:       Office Of Neighborhood Investment  
              Recommendation: Adopt A Resolution Authorizing An Exclusive Negotiating Agreement  
                              With UrbanCore-Integral, LLC For Development Of The 12th Street Remainder Parcel Located  
                              At 12th Street And 2nd Avenue  
              [12-0592](#)

**A motion was made by Member Kernighan, seconded by Councilmember Schaaf, that this matter be \*Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on July 2, 2013 as a Consent item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Councilmember Gibson McElhaney, Member Kernighan, Councilmember Schaaf and Vice Mayor Reid  
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8           Subject:    ORSA Property Management Plan  
              From:       Office Of Neighborhood Investment  
              Recommendation: Adopt An Oakland Redevelopment Successor Agency (ORSA) Resolution  
                              Approving A Long-Range Property Management Plan Addressing The Disposition And Use Of  
                              Former Redevelopment Agency Properties  
              [12-0601](#)

**A motion was made by Councilmember Gibson McElhaney, seconded by Member Kernighan, that this matter be \*Approve the Recommendation of Staff, and Forward to the Meeting of the Oakland City Council, due back on July 2, 2013 as a Consent item. The motion carried by the following vote:**

**Votes:** Councilmember Aye: Councilmember Gibson McElhaney, Member Kernighan, Councilmember Schaaf and Vice Mayor Reid  
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**Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)**

*There were 2 Open Forum speakers.*

**Adjournment**

*There being no further business, and upon the motion duly made, the Oakland City Council Community & Economic Development Committee adjourned the meeting at 3:49 p.m.*

\*           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.

**\* Concurrent Meeting of the  
Oakland Redevelopment  
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Community and Economic  
Development Committee**

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**Meeting Minutes**

**June 25, 2013**

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**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 8:30AM TO 5:00PM**

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*City Clerk and Clerk of the Council*