



# AGENDA REPORT


**TO:** Jestin D. Johnson  
City Administrator

**FROM:** Ashleigh Kanat, Director  
Economic and Workforce  
Development Department

**SUBJECT:** SUPPLEMENTAL – Fire Alarm  
Building/Museum of Jazz & Art New  
Exclusive Negotiation Agreement

**DATE:** April 30, 2026

City Administrator Approval

  
Jestin Johnson (Apr 30, 2026 15:54:54 PDT)

Date: Apr 30, 2026

## RECOMMENDATION

**Staff Recommends That City Council Adopt A Resolution:**

**(1) Authorizing The City Administrator To Negotiate And Execute A New Exclusive Negotiation Agreement With The Museum Of Jazz & Art For Development Of A Museum And Art Facility On City Property Located At 1310 Oak Street For An 18 Month Term, Conditioned On Payment Of A \$10,500 Exclusive Negotiation Payment, With One Additional Six-Month Administrative Extension Conditioned On Payment Of An Additional \$3,500; And**

**(2) Adopting California Environmental Quality Act Findings**

## REASON FOR SUPPLEMENTAL

**Table 1** on page 6 of the original staff report inadvertently included text from a prior draft that had subsequently been deleted. This supplemental corrects that error. The deleted text is indicated in red strikeout, followed by the corrected Table 1: Summary of Proposed ENA Terms.

**Table 1: Summary of Proposed ENA Terms**

<b>TERM</b>	<b>DESCRIPTION</b>
<b>Parties</b>	City of Oakland and Museum of Jazz & Art, a California nonprofit public benefit corporation
<b>Property</b>	1310 Oak Street (Fire Alarm Building), Oakland, CA (APN: 002-0091-001-00)
<b>ENA Term Length</b>	18 months from the Effective Date

City Council  
May 5, 2026

<b>ENA Payment</b>	\$10,500; payable by MoJA <del>on the Effective Date</del>
<b>Administrative Extension</b>	One six-month extension at the City Administrator's discretion, conditional on an additional payment of \$3,500
<b>Performance Milestones</b>	As set forth in the Schedule of Performance attached to the ENA, including planning entitlements, LDDA and Lease negotiation, community engagement, and project financing
<b>Community Engagement</b>	MoJA shall conduct at least two community meetings to present updated Project plans and solicit feedback from stakeholders, including the Oakland Heritage Alliance
<b>City Council Authorization</b>	The LDDA and Lease shall require separate City Council authorization prior to execution, upon MoJA's completion of CEQA.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That The City Council Adopt A Resolution:

(1) Authorizing The City Administrator To Negotiate And Execute A New Exclusive Negotiation Agreement With The Museum Of Jazz & Art For Development Of A Museum And Art Facility On City Property Located At 1310 Oak Street For An 18 Month Term, Conditioned On Payment Of A \$10,500 Exclusive Negotiation Payment, With One Additional Six-Month Administrative Extension Conditioned On Payment Of An Additional \$3,500; And

(2) Adopting California Environmental Quality Act Findings

For questions regarding this report, please contact Brandon Wolinsky, Urban Economic Coordinator, at 510-238-3250.

Respectfully submitted,

  
Ashleigh Kanat (Apr 30, 2026 11:04:01 PDT)

---

ASHLEIGH KANAT  
Director, Economic & Workforce Development  
Department

Prepared by:  
Brandon Wolinsky, Urban Economic Coordinator  
Public/Private Development Division  
Economic & Workforce Development  
Department