

Meeting Minutes City of Oakland

Office of the City Clerk

Oakland City Hall

1 Frank H. Ogawa Plaza

Oakland, California 94612

LaTonda Simmons, City Clerk

***Special Concurrent Meeting of the Redevelopment Agency**

and Council Community & Economic Development

Committee

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

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

Tuesday, January 24, 2006

3:30 PM

City Council Chambers - 3rd Floor

Roll Call / Call to Order

The Oakland City Council Community and Economic Development Committee

convened at 3:35 P.M., with Councilmember Brunner presiding as

Chairperson.

COMMITTEE MEMBERSHIP:

Councilmember Present: 4 - Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

1

Approval of the Draft Minutes from the Committee Meeting held on January 10, 2006

A motion was made by Member De La Fuente, seconded by Member Reid,

to *Approve the Minutes. The motion carried by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

2

Determination of Schedule of Outstanding Committee Items

A motion was made by Member De La Fuente, seconded by Member Reid,

to Approve as Amended. The motion carried by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

FROM THE FEBRUARY 14, 2006 COMMUNITY AND ECONOMIC DEVELOPMENT

COMMITTEE AGENDA

1

Subject: Affordable Housing Development Program

From: Community And Economic Development Agency

Recommendation: Adopt The Following Pieces Of Legislation:

1) A Resolution Reallocating \$4,433,556 In Home Program Income Funds From The Housing

Rehabilitation Program To The Housing Development Program And Amending The 2005 -

2010 Five-Year Consolidated Plan Accordingly; (05-0926)

***Rescheduled to *Community & Economic Development Committee on**

2/28/2006

[View Report.pdf,](#)

[79781 CMS.pdf](#)

3

Subject: Army Base Memorandum Of Agreement - Amendment

From: Community And Economic Development Agency

Recommendation: Conduct A Public Hearing And Upon Conclusion Adopt The Following

Pieces Of Legislation:

1) A Resolution Authorizing The City Administrator To Negotiate And Execute The Oakland

Army Base Title Settlement And Exchange Agreement; Approving A Payment Method From

The Port Of Oakland To The Redevelopment Agency For A Portion Of The Oakland Army

Base Commonly Known As The Knight Yard; And Authorizing The City Administrator To

Negotiate And Execute Amendments To The July 8, 2003 Memorandum Of Agreement For

Oakland Army Base; And (06-0055)

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[79769 CMS.pdf](#)

2) An Agency Resolution Authorizing The Agency Administrator To Negotiate And Execute

The Oakland Army Base Title Settlement And Exchange Agreement; Approving A Payment

Method From The Port Of Oakland To The Redevelopment Agency For A Portion Of The

Oakland Army Base Commonly Known As The Knight Yard; And Authorizing The Agency

Administrator To Negotiate And Execute Amendments To The July 8, 2003 Memorandum Of

Agreement For Oakland Army Base (06-0055-1)

***Rescheduled to *Community & Economic Development Committee on**

2/28/2006

This item will also appear on the March 7, 2006 City Council Agenda as a

Public Hearing

[2006-0013 CMS.pdf](#)

FROM FOR TRACKING PURPOSES ONLY

6

Subject: Sustainable Community Development Initiative

From: Community and Economic Development Agency

Recommendation: Receive An Informational Report On The City's Sustainability Programs

(06-0143)

Scheduled to *Community & Economic Development Committee on

2/28/2006

[View Report.pdf](#)

(CEDA Item 2 01-24-06)

[View Item.pdf,](#)

[View Item.pdf](#)

3

Subject: Anti-Litter Program

From: Vice Mayor Brunner

Recommendation: Adopt An Ordinance Enacting A Fee On Fast Food Businesses, Liquor

Stores, Convenience Markets, And Gasoline Station Markets To Defray The Cost Of Litter and

Trash Clean-up Resulting From Their Operation (05-0585)

A motion was made by Chair Brunner, seconded by Member Chang, that

this matter be *Approve the Recommendation of Staff, and Forward to the

Concurrent Meeting of the Oakland Redevelopment Agency / City Council,

due back on February 7, 2006 as a Non-Consent Item. The motion carried

by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

The following individual(s) spoke in favor of this item:

- *Don Weinger*

- *John Blunt*

- *Wendy Jung*

- *David Kessler*

- *Christopher Waters*

- *Roy Alper*

- *Jason Bandarra*

- *Walter Miles*

- *Valerie Winemiller*

- *Hyland Baron*

- *Barry Pilger*

- *Don Link*

The following individual(s) spoke against this item:

- *Irene Nexior*

- *Kelly Lu*

- *Carlos Sanchez*

- *Kong Lao*

- *Maria Sanchez*

- *John Nelson*

- *Jenny Ong*

- *Dave Larson*

- *Benjamin Scott*

- *David Lopez*

- *Jim Ratliff*

- *Tim James*

- *Pamela Drake*

- *Maria Mendez*

- *John Sutton*

- *Refugio Rios*

- *Carl Chan*

- *Johnnie Downs*

- *Rob Lew*

- *Vince Thomas*

- *Richard Low*

- *Roberto Santoya*

- *Mary D'Orazi*

- *Esaiias Sibathu*

- *Christy Duong*

- *Joseph Martinez*

- *Rosenda Gomes*

- *Jennifer Kasan*

- *Maria Martinez*

- *Ann Hall*

- *Jose Croce*

- *Larry Pera*

The following individual(s) spoke and did not indicate a position on this item:

- *Sanjiv Handa*

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4

Subject: Amendment To Resolution 2004-08

From: Community And Economic Development Agency

Recommendation: Adopt An Agency Resolution Amending Resolution No. 2004-08 C.M.S.,

Which Authorized An Affordable Housing Development Loan Of \$3,858,424 To Affordable

Housing Associates, Inc. For A Project At 4856-4868 Calaveras Avenue, To (1) Raise The

Affordability Level From 100% And Allow Sales To Households With Up To 110% Of Area

Median Income, (2) Change The Borrower To Community Assets, Inc., And (3) Authorize The

Assignment Of The Loan To Community Assets, Inc. (05-0908)

A motion was made by Member De La Fuente, seconded by Member Reid,

that this matter be *Approve the Recommendation of Staff, and Forward

to the Concurrent Meeting of the Oakland Redevelopment Agency / City

Council, due back on February 7, 2006 as a Non-Consent Item. The motion

carried by the following vote:

Votes:

Councilmember Abstained: Chair Brunner

Councilmember Aye: Member Chang, Member Reid and Member De La Fuente

The following individual(s) spoke against this item:

-Dave Kadlecek

The following individual(s) spoke and did not indicate a position on this item:

-Eve Stewart

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[2006-0009 CMS.pdf](#)

5

Subject: Commercial Loan Programs

From: Community And Economic Development Agency

Recommendation: Receive A Semi-Annual Report Regarding The Status Of The City's And

Redevelopment Agency's Commercial Loan Programs Including Job Creation Resulting From

Commercial Lending (04-0057)

This matter was *Approve the Recommendation of Staff, and Forward to

the Concurrent Meeting of the Oakland Redevelopment Agency / City

Council, due back on February 7, 2006 as a Consent Calendar Item. The

motion carried.

The following individual(s) spoke and did not indicate a position on this item:

-Sanjiv Handa

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[View Supplemental Report.pdf](#)

Subject: Public Trust Agreement At Oakland Army Base

From: Community And Economic Development Agency

Recommendation: Action On A Report On The Public Trust Agreement For Property At The

Oakland Army Base Among The State Of California Acting By And Through The State Lands

Commission, The City Of Oakland, The Oakland Redevelopment Agency, The Oakland Base

Reuse Authority, And The Port Of Oakland (05-0913-2)

A motion was made by Member De La Fuente, seconded by Member Reid,

that this matter be *Approve the Recommendation of Staff, and Forward

to the Concurrent Meeting of the Oakland Redevelopment Agency / City

Council, due back on February 7, 2006 as a Consent Calendar Item. The

motion carried by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

The following individual(s) spoke and did not indicate a position on this item:

-Sanjiv Handa

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7

Subject: Annual Performance and Evaluation Report

From: Community and Economic Development Agency

Recommendation: Action On A Follow-up Report To The Report Presenting The Review Of

Oakland's Consolidated Annual Performance And Evaluation Report (CAPER) For Community

Development Block Grant, Home, Housing Opportunities For People With AIDS And

Emergency Shelter Grant Programs Performance For The Year 2004-2005 (That Includes A

Chart That Shows What Was Actually Budgeted for These Program And The Expenditure

Including Recommendations) (05-0466-2)

A motion was made by Member De La Fuente, seconded by Member Reid,

that this matter be *Approve the Recommendation of Staff, and Forward

to the Concurrent Meeting of the Oakland Redevelopment Agency / City

Council, due back on February 7, 2006 as a Consent Calendar Item. The

motion carried by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

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Subject: Annual Performance and Evaluation Report

From: Community and Economic Development Agency

Recommendation: Adopt A Resolution (1) Modifying The Home Maintenance And

Improvement Program (HMIP) To Change The Interest Rate From 3% to 0% for Owners With

Income At Less Than 50% Area Median Income (AMI) And From 6% To 3% For Owners With

Income Between 51% And 80% AMI; (2) Changing The Repayment Provisions On HMIP

Loans To Provide For Deferred Loans For Borrowers With Incomes Between 51% And 80%

AMI; And (3) Modifying The Emergency Home Repair Program (EHRP) To Increase The

Maximum Loan From \$7,500 To \$15,000 And To Permit Loans Throughout The Entire City

(05-0466-2-1)

A motion was made that this matter be *Approve the Recommendation of

Staff, and Forward to the Concurrent Meeting of the Oakland

Redevelopment Agency / City Council, due back on February 7, 2006 as a

Consent Calendar Item. The motion carried by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

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8

Subject: Prentiss Properties Webster, LP Disposition And Development Agreement

From: Community And Economic Development Agency

Recommendation: Adopt A Resolution, Pursuant To Section 11.2(E) Of The Disposition And

Development Agreement ("DDA") Between The Oakland Redevelopment Agency And

Prentiss Properties Webster, LP (The Current Owner Of 2100 Franklin Street, The Site Of The

Former Bermuda Building), Approving The Transfer Of The Property And DDA To An Entity

Created Out Of The Merger Of Prentiss Properties Trust And Brandywine Realty Trust To

Form A New Parent For Prentiss Properties Webster, LP, And To Amend The DDA To

Suspend And Extend The Agency's Repurchase Rights Under Certain Conditions During

Construction On The Site (05-1013)

A motion was made by Member De La Fuente, seconded by Member Reid,

that this matter be *Approve the Recommendation of Staff, and Forward

to the Concurrent Meeting of the Oakland Redevelopment Agency / City

Council, due back on February 7, 2006 as a Consent Calendar Item. The

motion carried by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

The following individual(s) spoke in favor of this item:

- *John Sutton*

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9

Subject: Commercial Tenant Improvement Program

From: Community And Economic Development Agency

Recommendation: Adopt The Following Pieces Of Legislation:

1) An Agency Resolution Adopting The Broadway/MacArthur/San Pablo Commercial Tenant

Improvement Program, Designating \$200,000 For The Program From

Broadway/MacArthur/San Pablo Redevelopment Project Funds And Authorizing The Agency

Administrator To Enter Into Grant Contracts And Third-Party Design Contracts For The

Program Without Returning To The Agency; And (05-0993)

A motion was made by Member Reid, seconded by Member De La Fuente,

that this matter be *Approve the Recommendation of Staff, and Forward

to the Concurrent Meeting of the Oakland Redevelopment Agency / City

Council, due back on February 7, 2006 as a Consent Calendar Item. The

motion carried by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

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2) An Agency Resolution Adopting The Broadway/MacArthur/San Pablo Neighborhood

Projects Initiative Program And Designating \$200,000 For The Program From

Broadway/MacArthur/San Pablo Redevelopment Project Funds (05-0993-1)

A motion was made by Member Reid, seconded by Member De La Fuente,

that this matter be *Approve the Recommendation of Staff, and Forward

to the Concurrent Meeting of the Oakland Redevelopment Agency / City

Council, due back on February 7, 2006 as a Consent Calendar Item. The

motion carried by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

The following individual(s) spoke and did not indicate a position on this item:

- *Sanjiv Handa*

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10

Subject: Coliseum Area Infill Development Incentives Program

From: Community And Economic Development Agency

Recommendation: Adopt An Agency Resolution Adopting The Coliseum Area Infill

Development Incentives Program To Offer Development Research Grants To Interested Parties

For Residential And Nonresidential Redevelopment Projects, And Allocating \$60,000 For The

Program From Fiscal Year 2005-2006 Coliseum Redevelopment Project Area Funds (05-1014)

A motion was made by Member Reid, seconded by Member De La Fuente,

that this matter be *Approve the Recommendation of Staff, and Forward

to the Concurrent Meeting of the Oakland Redevelopment Agency / City

Council, due back on February 7, 2006 as a Consent Calendar Item. The

motion carried by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and
Member De La Fuente

The following individual(s) spoke and did not indicate a position on this item:

- Sanjiv Handa

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11

Subject: Cotter And Coyle, LLC - Agreement

From: Community And Economic Development Agency

Recommendation: Adopt An Agency Resolution Authorizing An Exclusive Negotiating

Agreement With Cotter And Coyle, LLC For The Sale And Development Of The

Agency-Owned Property At 3860 Martin Luther King, Jr. Way (05-0996)

A motion was made by Member Reid, seconded by Member De La Fuente,

that this matter be *Approve the Recommendation of Staff, and Forward

to the Concurrent Meeting of the Oakland Redevelopment Agency / City

Council, due back on February 7, 2006 as a Consent Calendar Item. The

motion carried by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

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[2006-0007 CMS.pdf](#)

12

Subject: Toler Heights Estates LLC - Property Sale

From: Community And Economic Development Agency

Recommendation: Adopt An Ordinance Amending Ordinance No. 12214 C.M.S., Which

Authorized The Sale Of Four City-Owned Properties At 9724 And 9745 Thermal Street And

2656 And 2660 98th Avenue To Black Phoenix Development Group For The Development Of

Six Homes Affordable To Moderate-Income Households, To Authorize The Sale Of The

Properties To Toler Heights Estates LLC, Successor To Black Phoenix, For The Total Fair

Market Value Of \$810,500 For The Development Of Six Units Of Market-Rate Housing

(06-0022)

A motion was made by Member Reid, seconded by Member Chang, that

this matter be *Approve the Recommendation of Staff, and Forward to the

Concurrent Meeting of the Oakland Redevelopment Agency / City Council,

due back on February 7, 2006 as a Consent Calendar Item. The motion

carried by the following vote:

Votes:

Councilmember Aye: Chair Brunner, Member Chang, Member Reid and

Member De La Fuente

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Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)

The following individual(s) spoke and did not indicate a position on this item:

- Sanjiv Handa

- John Sutton

Adjournment

There being no further business, and upon the motion duly made, the Oakland

City Council Community and Economic Development Committee adjourned the

meeting at 5:55 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.

NOTE:

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 48

hours 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

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