Meeting Minutes City of Oakland

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, Califo	ornia 94612
City of Oakland Website: http://www.oaklandnet.c	om
Tuesday, June 27, 2006 2:30 PM	Hearing Room One - 1st Floor
Roll Call / Call to Order Councilmember Present: 4 - Chair Brunner, Member Chang, Member Reid and	
Member De La Fuente	
The Oakland City Council Special Community and Economic Development	
Committee convened at 2:39 p.m., with Councilmember Brunner presiding as	
Chairperson.	

Approval of the Draft Minutes from the Committee Meeting held on June 13, 2006 A motion was made by Member Reid, seconded by Member Chang, 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 Determination of Schedule of Outstanding Committee Items A motion was made by Member Reid, seconded by Member Chang, 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 JULY 11, 2006 COMMUNITY AND ECONOMIC DEVELOPMENT **COMMITTEE AGENDA** #5 Subject: Wood Street Zoning District - Mixed-Use Project From: Community and Economic Development Agency Recommendation: Adopt An Agency Resolution Authorizing An Owner Participation Agreement With HFH Central Station Village LLC for the Development Of A Mixed-Use Project Within The Wood Street Zoning District (06-0401)

FROM THE SEPTEMBER 12, 2006 COMMUNITY AND ECONOMIC DEVELOPMENT

*Rescheduled to *Community & Economic Development Committee on

9/12/2006

COMMITTEE AGENDA

#1	
Subject: Free	eway Auto Mall
From: Co	ommunity And Economic Development Agency
Recommendati	on: Receive An Informational Report Recommending The Creation Of A
Freeway Auto	Mall Within The North Gateway Area Of The Former Oakland Army Base And
Adopt The Foll	lowing Pieces Of Legislation:



and on the October 3, 2006 City Council Agenda as a Public Hearing
4) Resolution Authorizing A Disposition And Development Agreement With Sojitz Motors,
Incorporated For The Development Of A General Motors Dealership On Approximately 7
Acres Within The Former Oakland Army Base (06-0349-3)
*Rescheduled to *Community & Economic Development Committee on
9/26/2006
and on the October 3, 2006 City Council Agenda as a Public Hearing 3
Subject: One Stop Career Center Operations - Budget Increase
From: Community And Economic Development Agency

Recommendation: Adopt A Resolution To 1) Amend Resolution No. 79474 C.M.S. To

9/26/2006

Allocate An Additional \$575,000 In Workforce Investment Act Funds To The Oakland Private
Industry Council, Inc. For One Stop Career Center Operations For Fiscal Year 2005-2006 To
Support Workforce Development Programs As Budgeted By The Oakland Workforce
Investment Board; And 2) To Authorize The Set Aside Of \$375,000 From The Oakland Private
Industry Council's Fiscal Year 2006-2007 One Stop Career Center Budget To Be Let Through

Competitive Bid To Provide Services For Formerly Incarcerated Individuals And Young Adults
Transitioning From Foster Care (06-0468)
A motion was made by Member De La Fuente, seconded by Member
Chang, that this matter be *Approve as Amended the Recommendation of
Staff, and Forward to the Concurrent Meeting of the Oakland
Redevelopment Agency/City Council, due back on July 18, 2006 as a
Consent Calendar item. The motion carried by the following vote:
Votes:
Councilmember No: Member Reid
Councilmember Aye: Chair Brunner, Member Chang and Member De La
Fuente





- Dan Siegel			
The following individual(s) spok	ce and did not indicate a position on this	item:	
- Sanjiv Handa			
- Sanjiv Handa			

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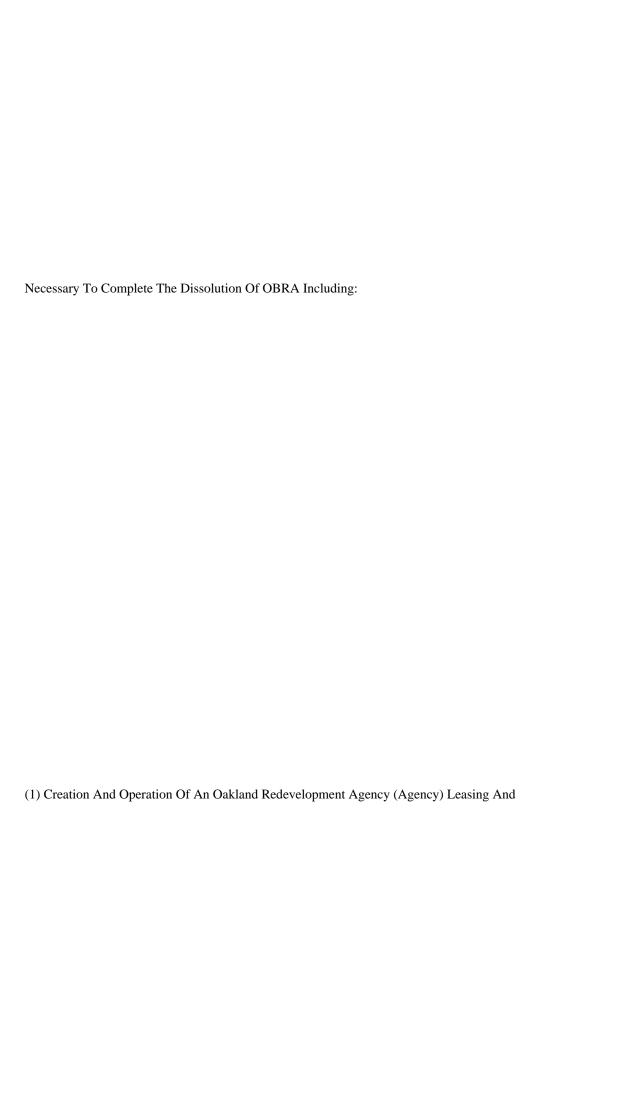
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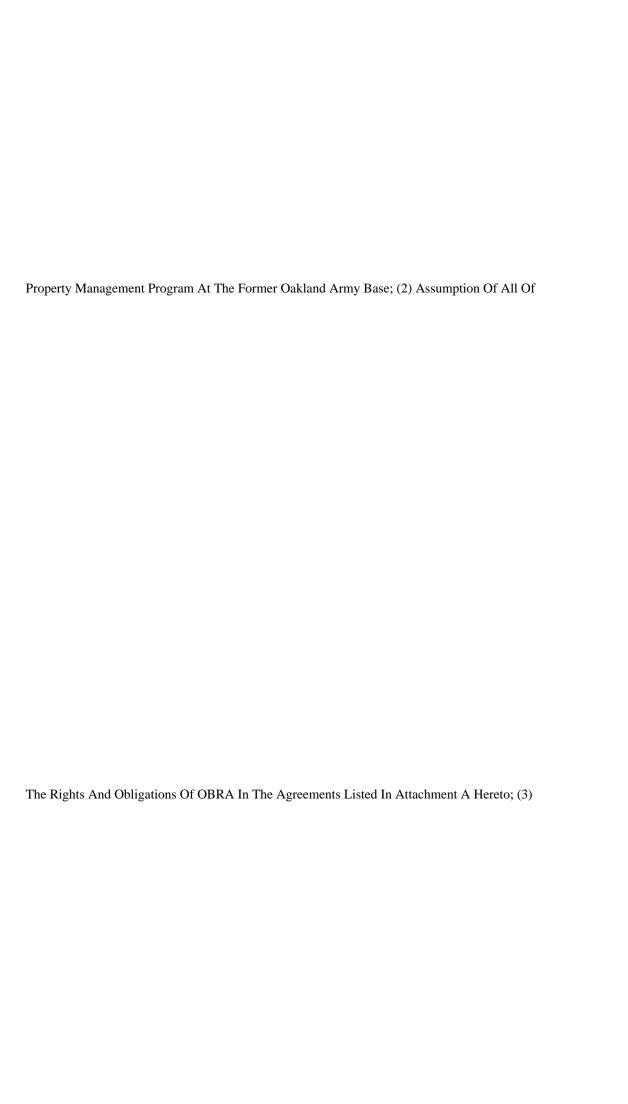
Subject: Dissolution Of The Oakland Base Reuse Authority

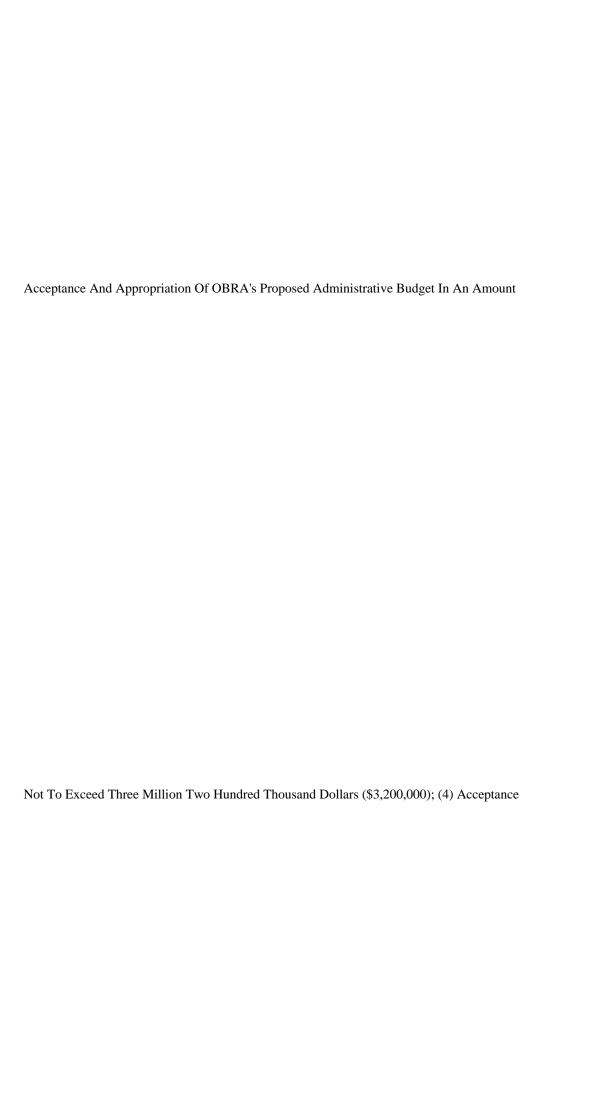




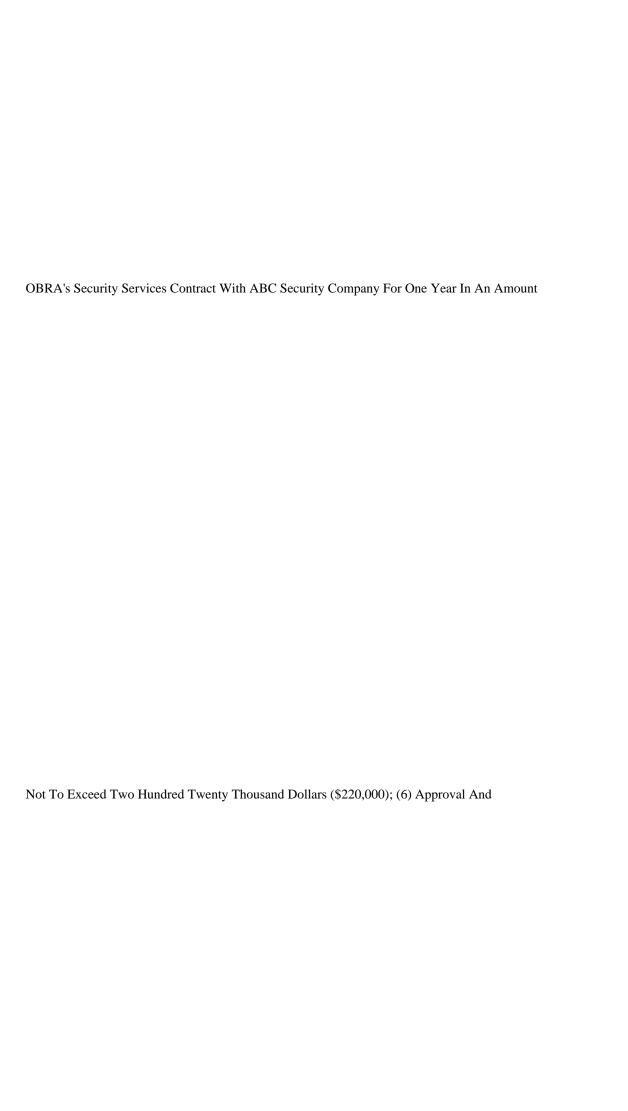
1) An Agency Resolution	Authorizing The Agency A	Administrator To Accept A	ll Of The Assets
And Obligations Of The O	akland Base Reuse Author	ity (OBRA) And To Take	All Actions

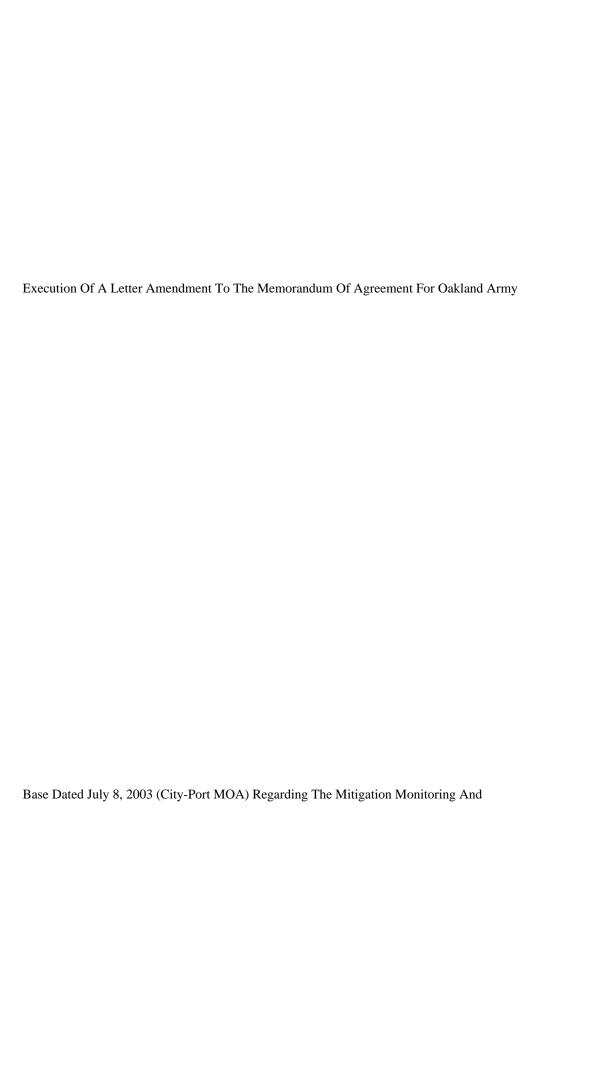


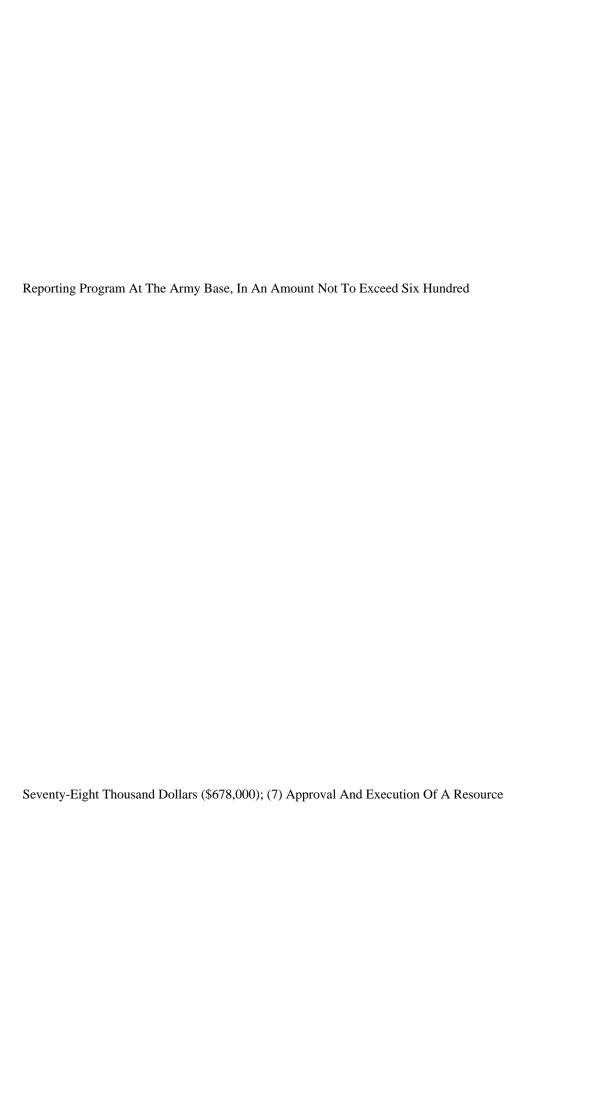


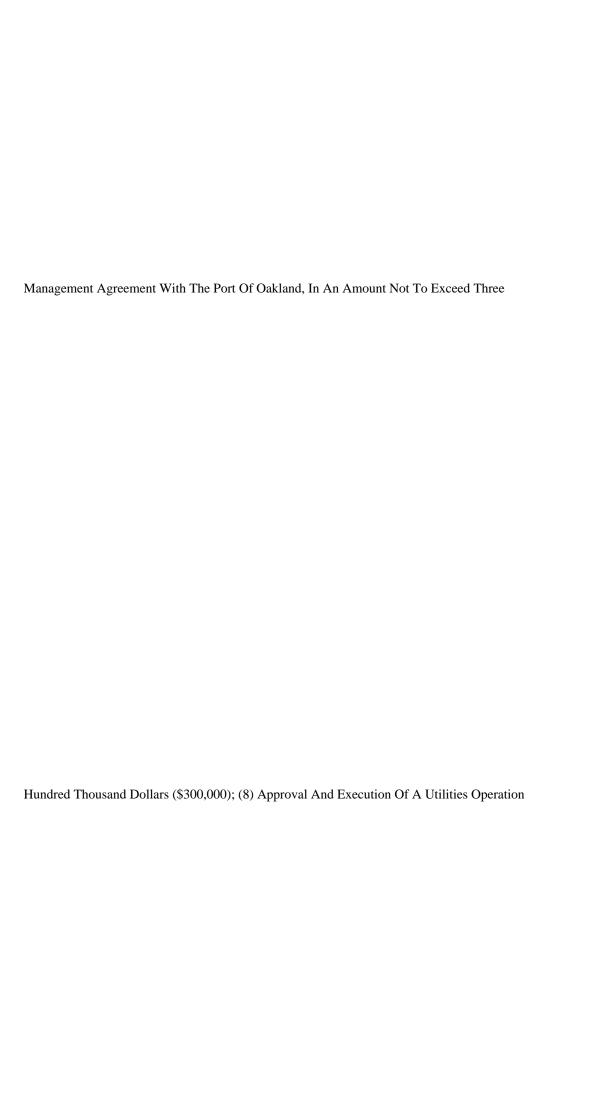


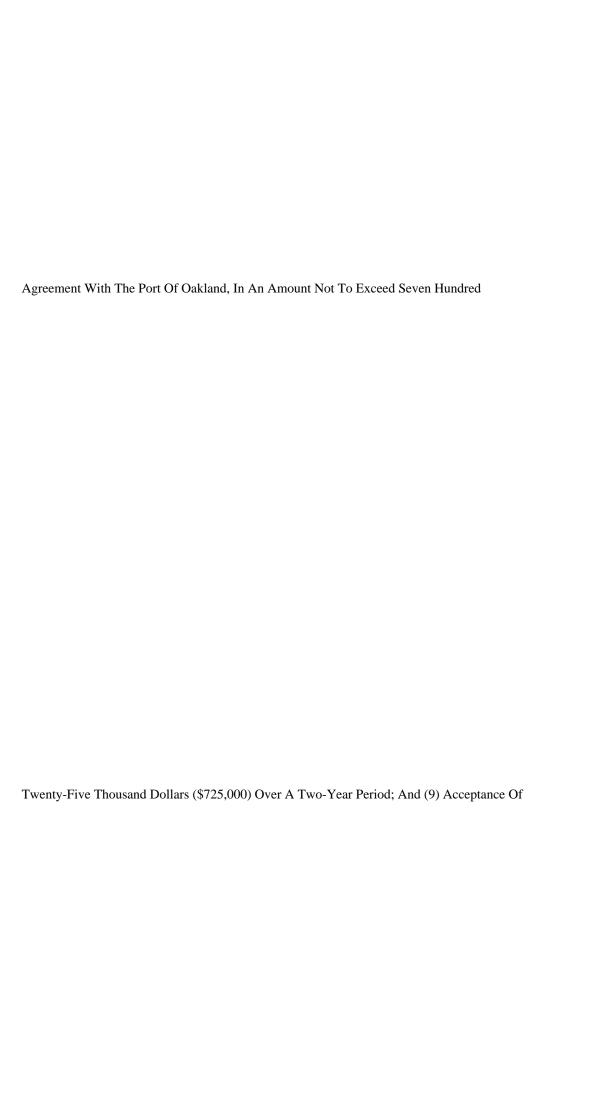


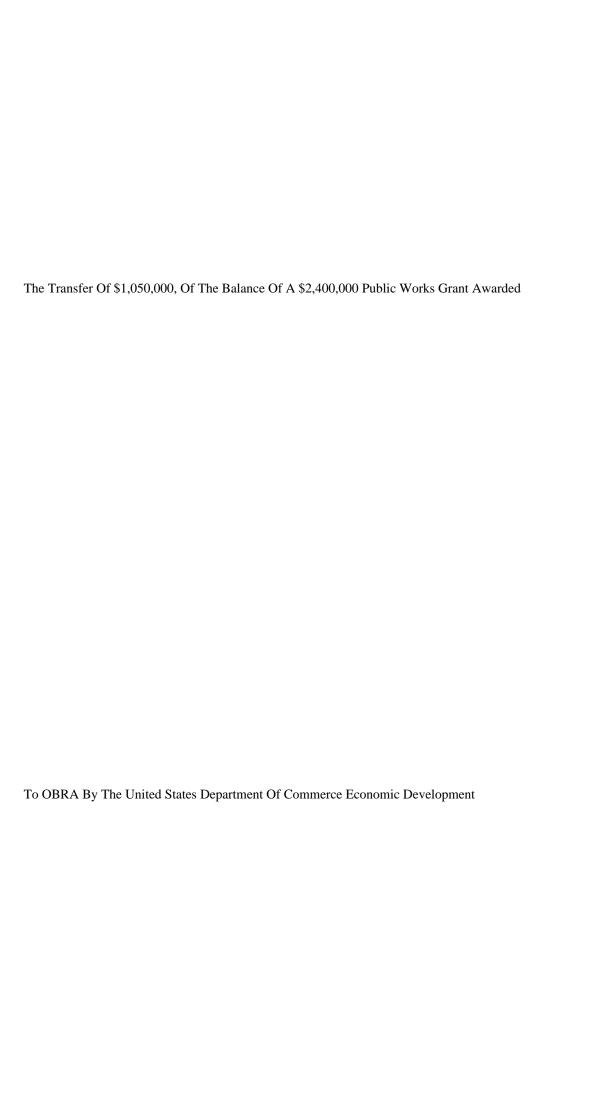


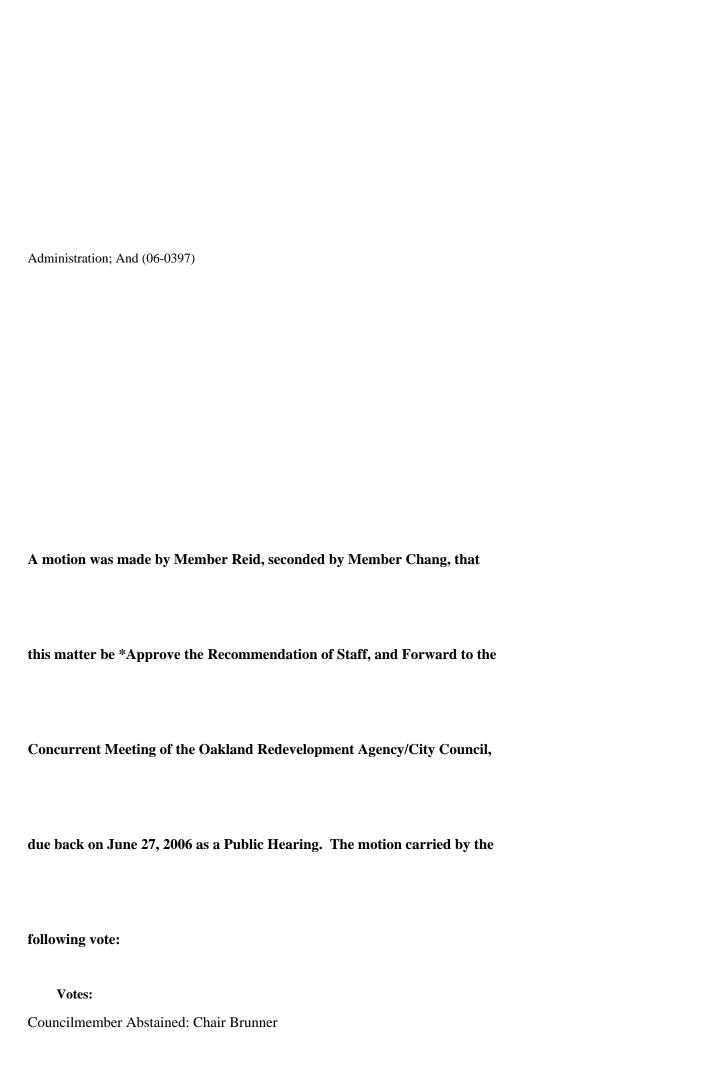








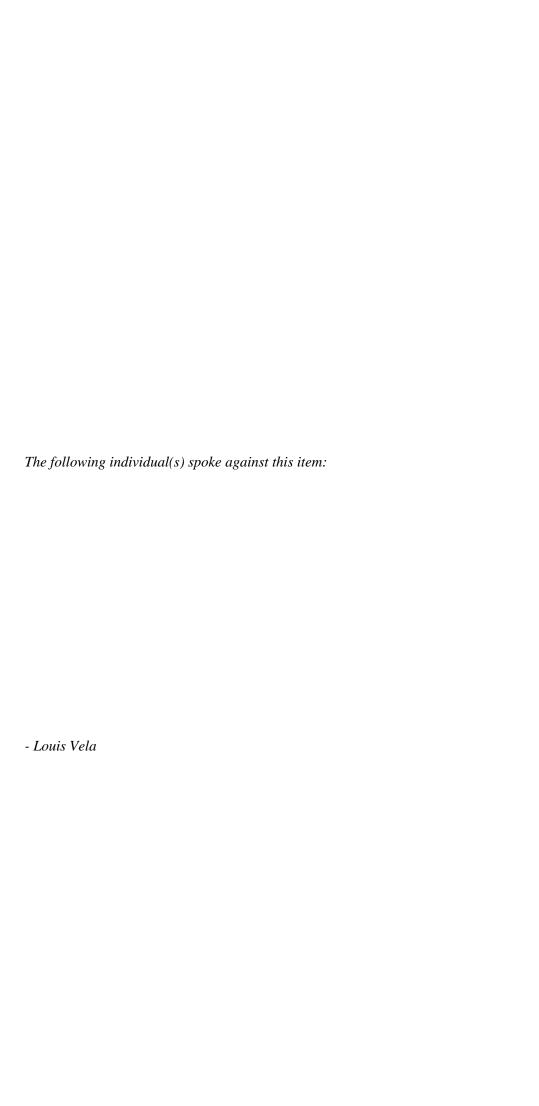




Councilmember Aye: Member Chang, Member Reid and Member De La Fuente
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2006-0049 CMS.pdf
2) A Resolution Authorizing The City Administrator To Take All Actions Necessary To
Complete The Dissolution Of The Oakland Base Reuse Authority (OBRA) Including:
(1) Creation And Budgeting Of A Reimbureable Clearing Fund; And
(2) Approval And Execution Of A Letter Amendment To The Memorandum Of Agreement For
Oakland Army Base Dated July 8, 2003 (City-Port MOA) Regarding The Mitigation
Monitoring And Reporting Program At The Army Base, In An Amount Not To Exceed Six

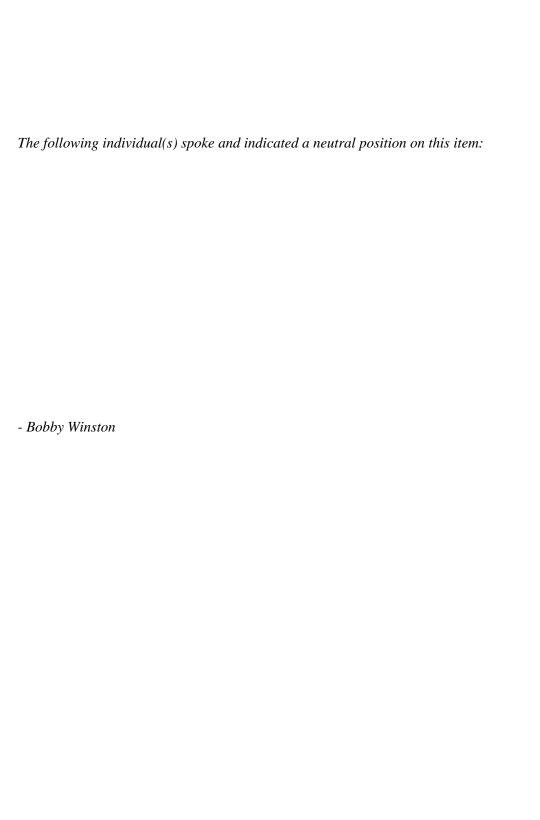
Hundre	d Seventy-Eight Thousand Dollars (\$678,000) (06-0397-1)
A mot	ion was made by Member Reid, seconded by Member Chang, that
this m	atter be *Approve the Recommendation of Staff, and Forward to the
Concu	rrent Meeting of the Oakland Redevelopment Agency/City Council,
due ba	ack on June 27, 2006 as a Public Hearing. The motion carried by the
	ing vote:
follow	
follow: V	ing vote:
V ollow:	ing vote: otes:
V ollow:	ing vote: otes: ilmember Abstained: Chair Brunner
V ollow:	ing vote: otes: ilmember Abstained: Chair Brunner
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follow V Counc	ing vote: otes: ilmember Abstained: Chair Brunner

The following individual(s) spoke in favor of this item:	
- Alan I. Osofsky	
- Steve Lowe	

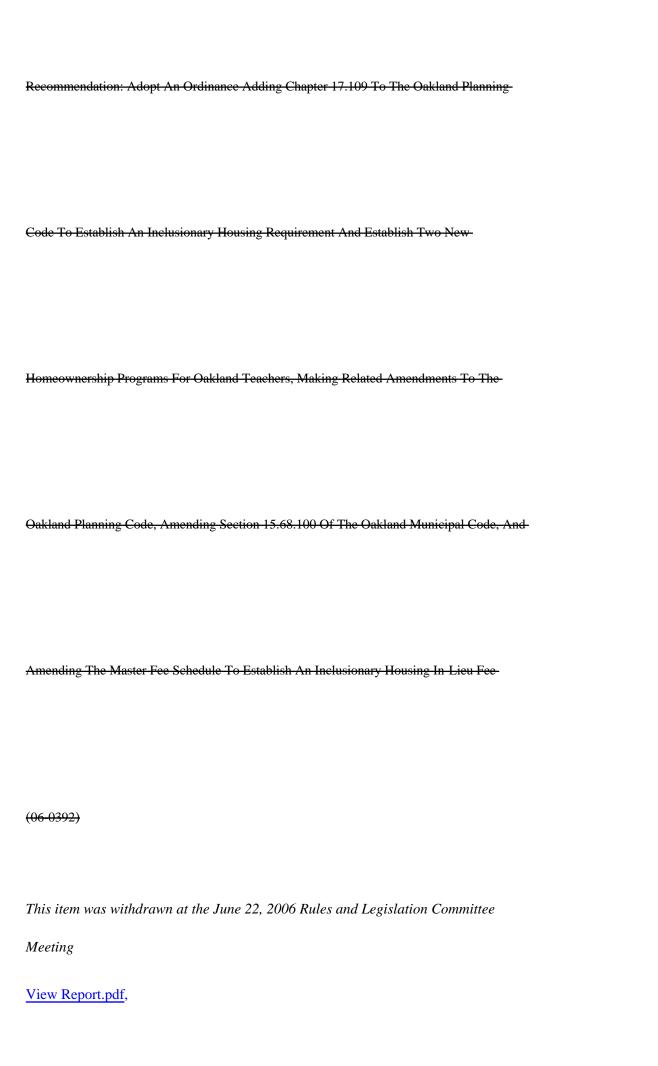


- Mohamed S. Ahmed

- Youssef Abdullah



The following individual(s) spoke and did not indicate a position on this item:
- Sanjiv Handa
V' D (10
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Cubicate Inclusionary Housing Dequirement
-Subject: Inclusionary Housing Requirement
From: Community and Economic Development Agency

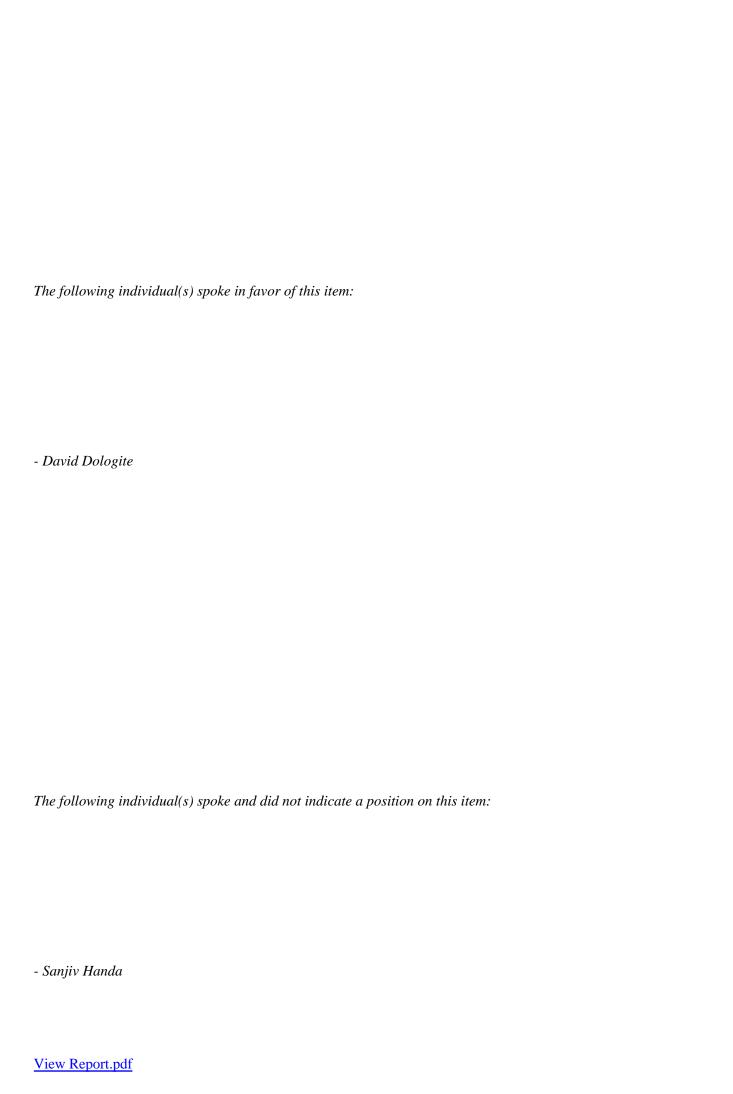


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6
Subject: Affordable Homeownership Programs
From: Community and Economic Development Agency
Recommendation: Action On A Report And Recommendations On Policy Changes For The
Affordable Homeownership Development Program

Staff Recommendations:	
1) Increase The Maximum Subsidy Provided By The City For Affordable Ownership	
Development Projects, From 40 Percent To 50 Percent Of The Total Development Cost (TDC)	

Of The Affordable Unit	
2) Increase The Target Income Level For Ownership Development Projects From An Average	
Of 100% To 120% Of Area Median Income (06-0390)	
A motion was made by Member De La Fuente, seconded by Member	

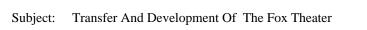
Chang, that this matter be *Received and Forwarded to the Concurrent
Meeting of the Oakland Redevelopment Agency/City Council, due back on
July 18, 2006 as a Non-Consent item. The motion carried by the following
vote:
Votes:
Councilmember No: Chair Brunner
Councilmember Aye: Member Chang, Member Reid and Member De La Fuente
The Committee directed staff to submit a supplemental report to Full Council
on home ownership policy.

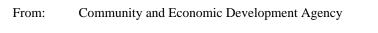


Subject: Pro	ofessional Service Agreement For Environmental Reviews	
From: Co	ommunity and Economic Development Agency	
Recommendati	tion: Adopt A Resolution Authorizing Professional Service Agreemen	nts With
AEM Consulti	ing And Robert Shaw And Associates In An Amount Not To Exceed	\$37,500
Each To Prepa	are Environmental Reviews In Accordance With The National Enviro	onmental
Protection Act	t For Affordable Housing Development Projects Financed By The Ci	ty's HOME
Funds (06-039	91)	

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 July 18, 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 and did not indicate a position on this item:
- Sanjiv Handa
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1) An Agency Resolution Authorizing The Agency Administrator To Enter Into An Amended









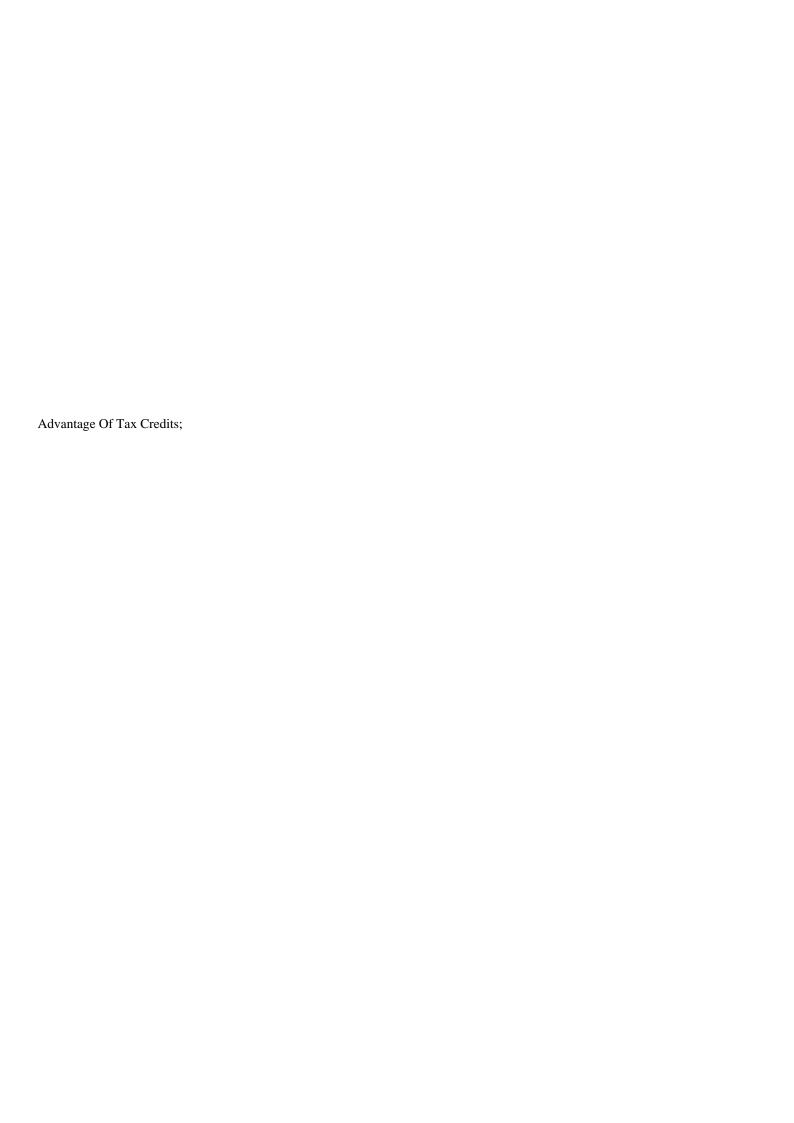
On A Transfer Value Of \$6,500,000, And Development	t Of The Property As A M	ixed Use	





(a) Authorizing Subsequent Transfer From FOT By Sale, Or Long Term Lease Of The Fox	





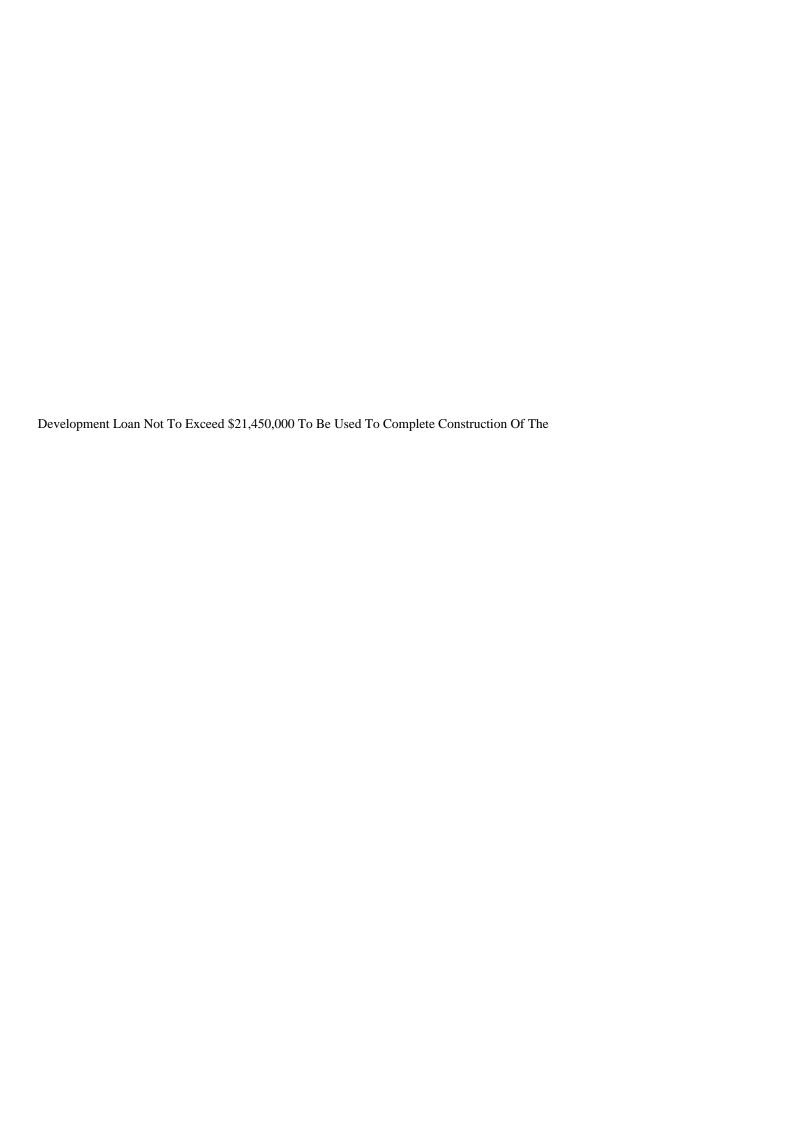
(t	o) Authorizing A Loan Not To E	xceed \$32,000,000 To FO	Γ To Partially Fund The P	roject To	









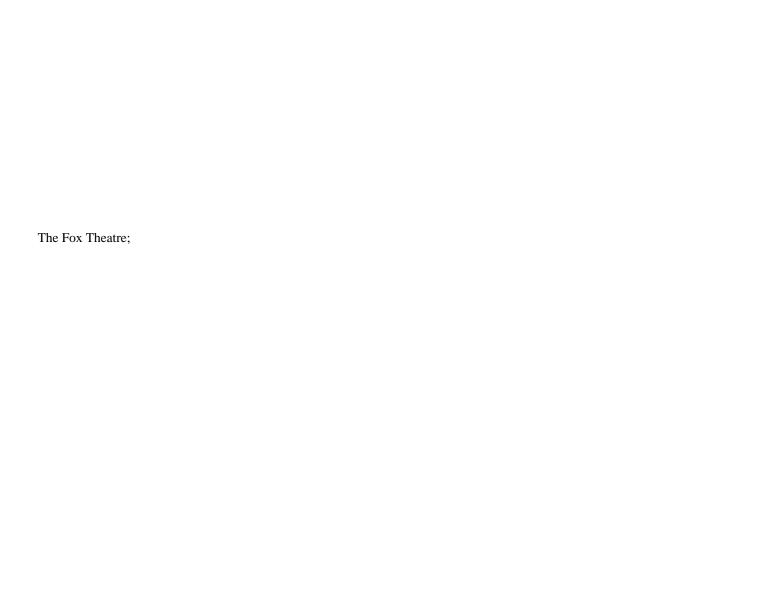




(c) Approving Essential Terms For The Oakland School For The Arts Lease For Use Of A	



(d) Approving Essential Terms For The Another Planet Entertainment Lease For Operation Of	
(d) Approving Essential Terms For The Amother Planet Entertainment Bease For Operation Of	



(e) Authorizing The Developer to Waive Competitive Bidding And Request For Proposal	



	(f) Authorizing A Loan Repayment Guarantee From Tl	ha Agancy To A Convent	ional Landar	
,	(1) Authorizing A Loan Repayment Guarantee (1011) 11	ne Agency To A Convent	ional Lender	



(2) Authorizing The Agency To Reimburse ORNMTC For All Costs Covered By Grants The	



\$2,887,500; And (B) The SHPO (Grant In The Amount Of \$37	5,000; And	

(3) Ratification Of The Prior DDA Between The Agency And ORNMTC Entered Into On	



to the Concurrent Meeting of the Oakland Redevelopment Agency/City
Council, due back on July 18, 2006 as a Public Hearing. The motion
carried by the following vote:
Votes: Councilmember Aye: Chair Brunner, Member Chang, Member Reid and
Member De La Fuente
The Committee directed staff to report to the July 18, 2006 City Council
meeting with the following: 1) copy of the Disposition and Development
Agreement (DDA); 2) an additional resolution stating that "after 7.5 years, the
project is returned back to the City"; 3) level of green building practices in
design and construction; and 4) terms of the 32 million dollar loan.
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2) A Resolution Author	rizing (1) The Oakland Redeve	elopment Agency To Dispo	ose Of The Fox	

















(a) Authorizing Subsequent Transfer From FOT By Sale, Or Long Term Lease Of The Fox





(b) Authorizing A Loan Not To Exceed \$32,000,000 To FOT To Partially Fund The Project To	













(c) Approving Essential Terms For The Oakland Sc	chool For The Arts Lease For Us	se Of A	



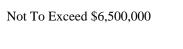
((d) Approving Essential Terms For The Another Planet Entertainment Lease For Operation Of	



(e) Authorizing The Developer to Waive Competitive Bidding And Request For Proposal



(f) Authorizing A Loan Repayment Guarantee From The Agency To A Conventional Lender	



(g) Authorizing A Contingent Loan Not To Exceed \$3,530,000 To Be Used For Costs
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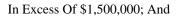






(h) Authorizing The Agency To Accept And Appropriate The Amount Of Any Recovery From	





(i) Providing The Agency Or Its Designee With The Option To Purchase The Fox Theater



(2) The City To Accept, Appropriate And Reimburse FOT Or Successor For All Costs Covered







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 July 18, 2006 as a Public Hearing. The motion
carried by the following vote:
Votes:
Councilmember Aye: Chair Brunner, Member Chang, Member Reid and
Member De La Fuente































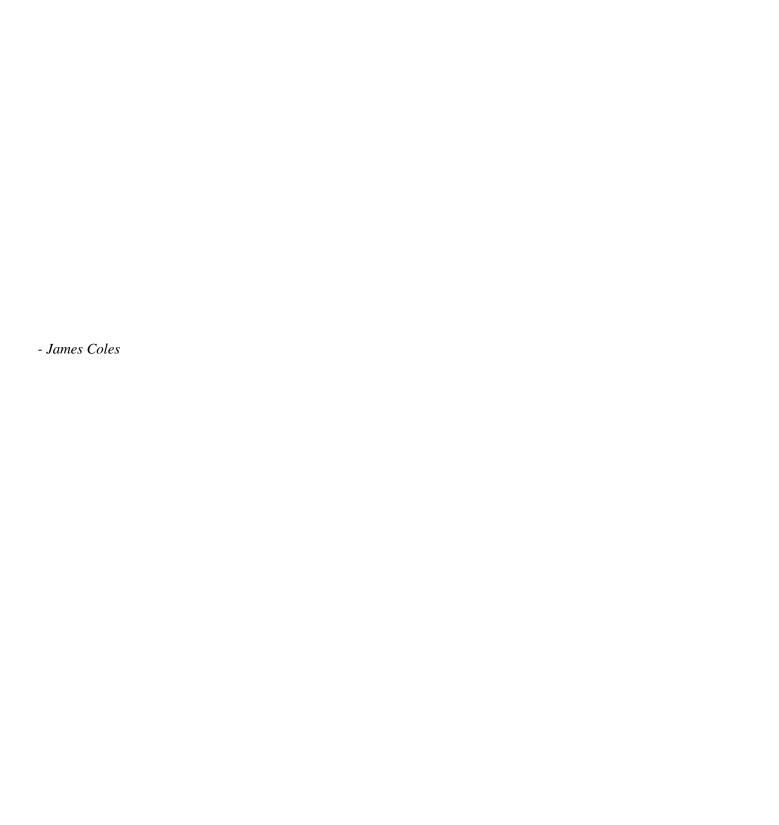




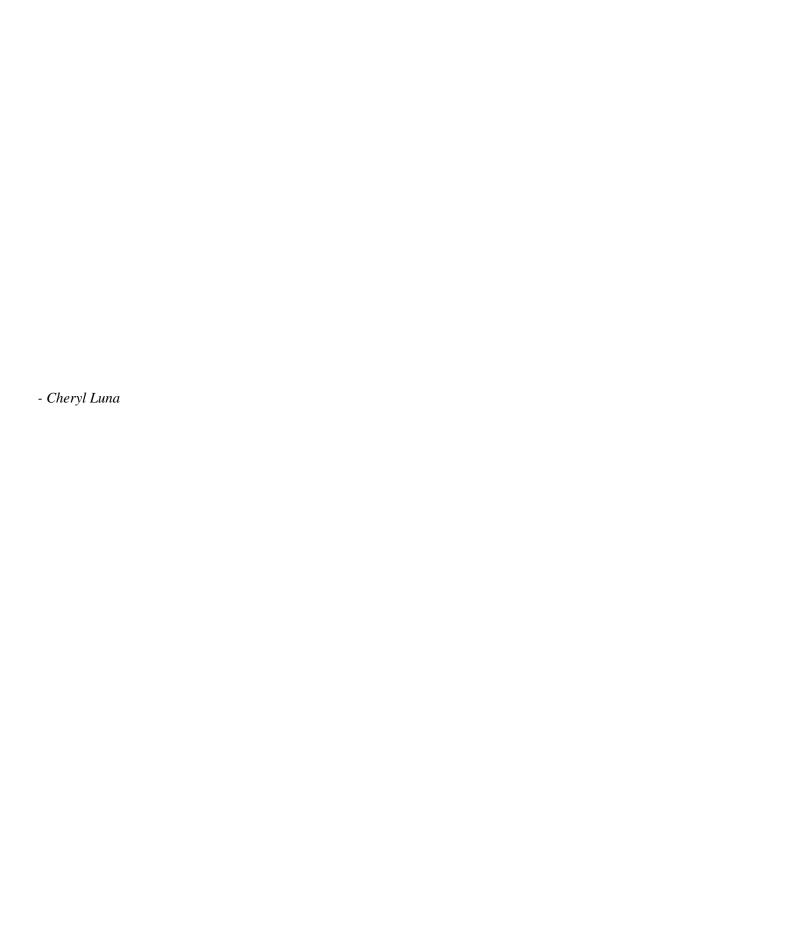




- Lucella T. Harrison



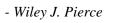






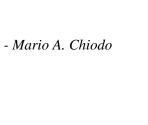








- Martin R. Sims



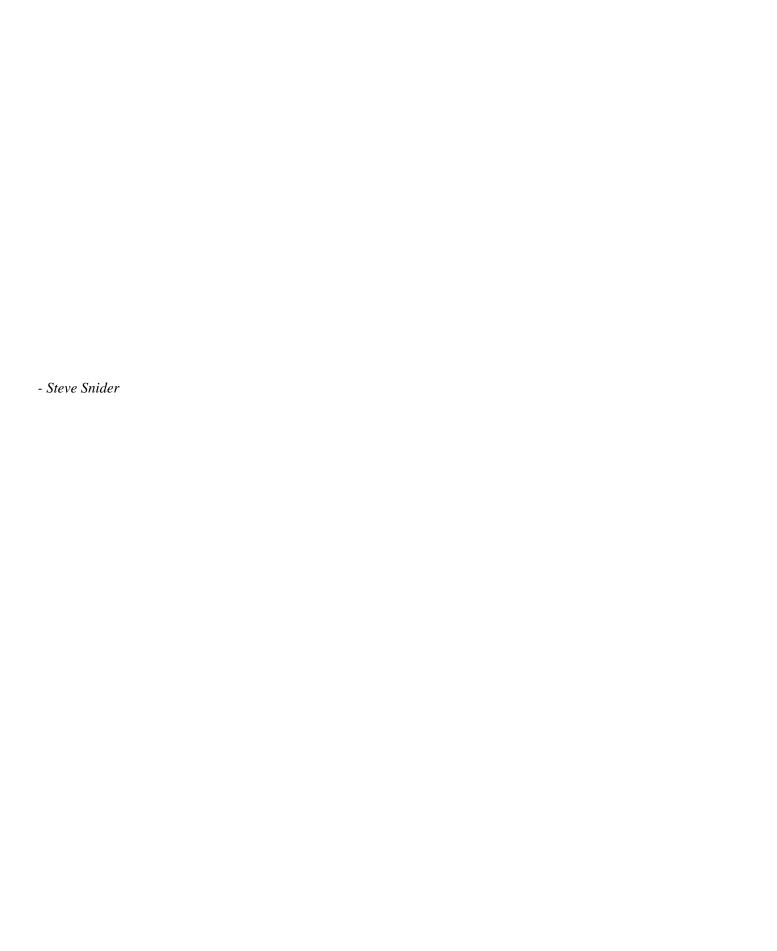














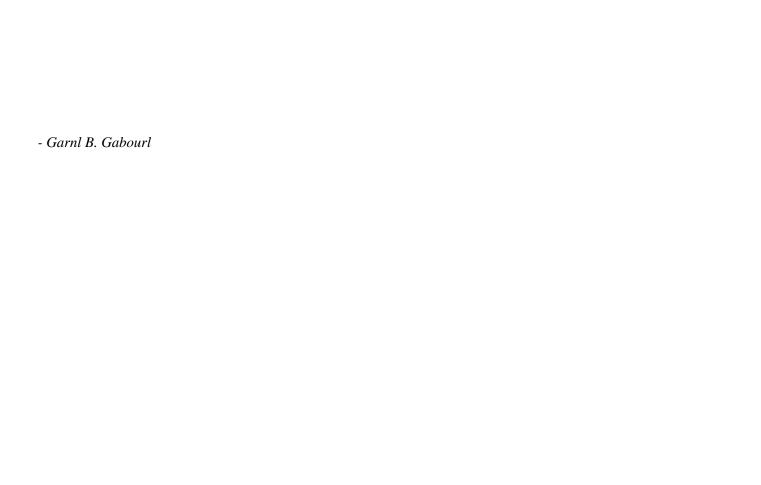




- Todd C. Vasko



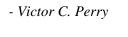






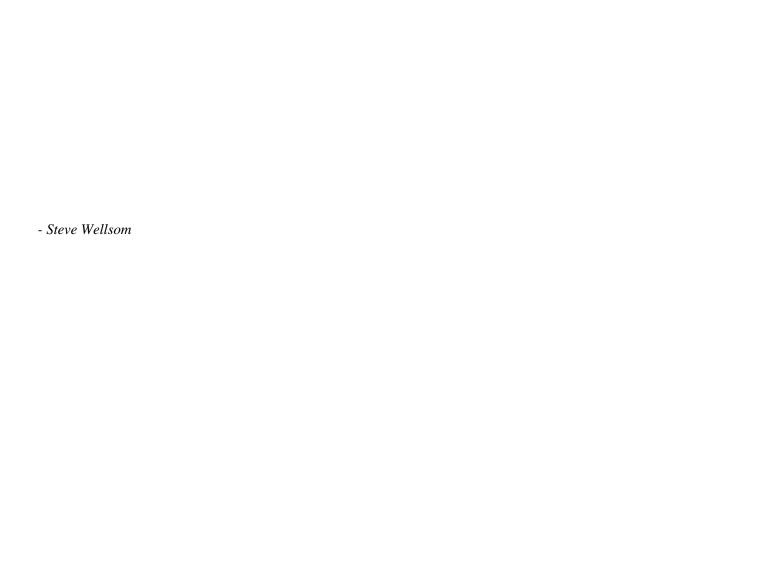












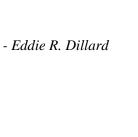
















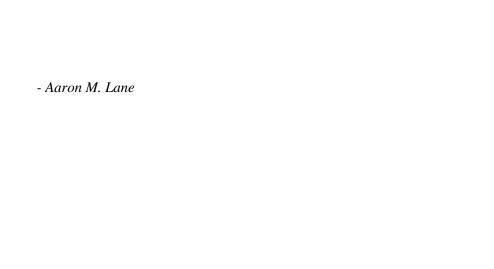


















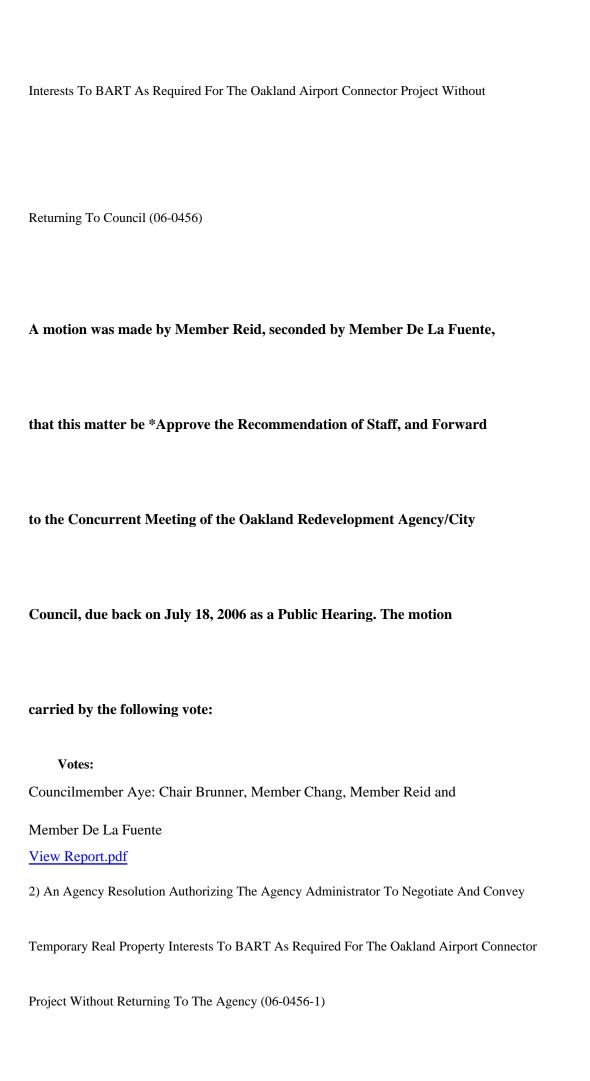
- Sanjiv Handa
View Report.pdf, View Supplemental Report.pdf 9
Subject: Coliseum Redevelopment Project - Public Improvements
From: Office of the City Administrator

Recommendation: Adopt The Following Pieces Of Legislation:
1) A Resolution Allocating Redevelopment Agency Funds Under The Cooperation Agreement
In An Amount Not To Exceed \$155,000 For Certain Public Improvements Within The
Coliseum Redevelopment Project Area Under The Neighborhood Project Initiative Program
(06-0407)
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 July 18, 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 View Report.pdf
2) An Agency Resolution Allocating Funding For Various Improvement Projects In An
Amount Not To Exceed \$180,000 Under The Coliseum Redevelopment Neighborhood Project
Initiative Program, Accepting And Appropriating A Contribution Of Agency Funds To The

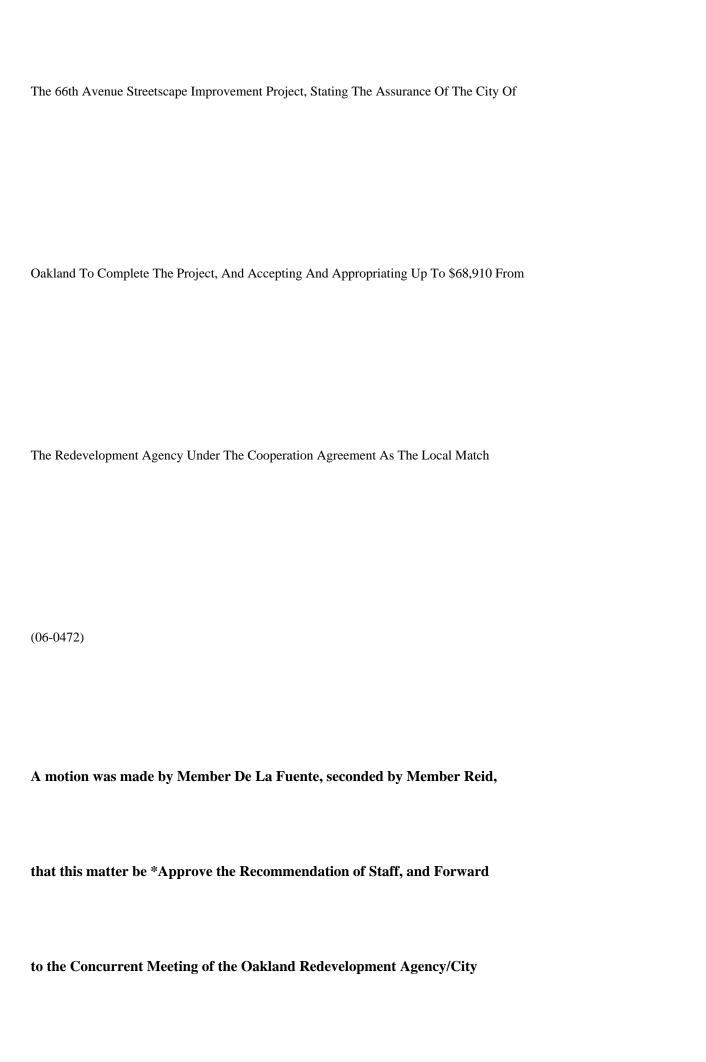
City Under The Cooperation Agreement In An Amount Not To Exceed \$155,000 For City
Public Improvements Under The Program, And Authorizing The Agency Administrator To
Enter Into Agreements With Project Sponsors And Make Necessary Expenditures To
Implement Projects Funded Under The Program Without Returning To The Agency
(06-0407-1)
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 July 18, 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	
View Report.pdf 10	
Subject: Oakland Airport Connector Project	
From: Community And Economic Development Agency	
Recommendation: Adopt The Following Pieces Of Legislation:	
recommendation. Adopt the Following Fleees of Legislation.	
1) An Ordinance Authorizing The City Administrator To Negotiate And Convey Real Property	



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 July 18, 2006 as a Public Hearing. 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
View Report.pdf 11
Subject: 66th Avenue Streetscape Improvement Project

From:	Community And Economic Development Committee
Recommen	ndation: Adopt The Following Pieces Of Legislation:
1) A Resol	lution Accepting And Appropriating \$530,300 Of Federal Surface Transportation
Funds Thr	ough The Metropolitan Transportation Commission's Housing Incentive Program For



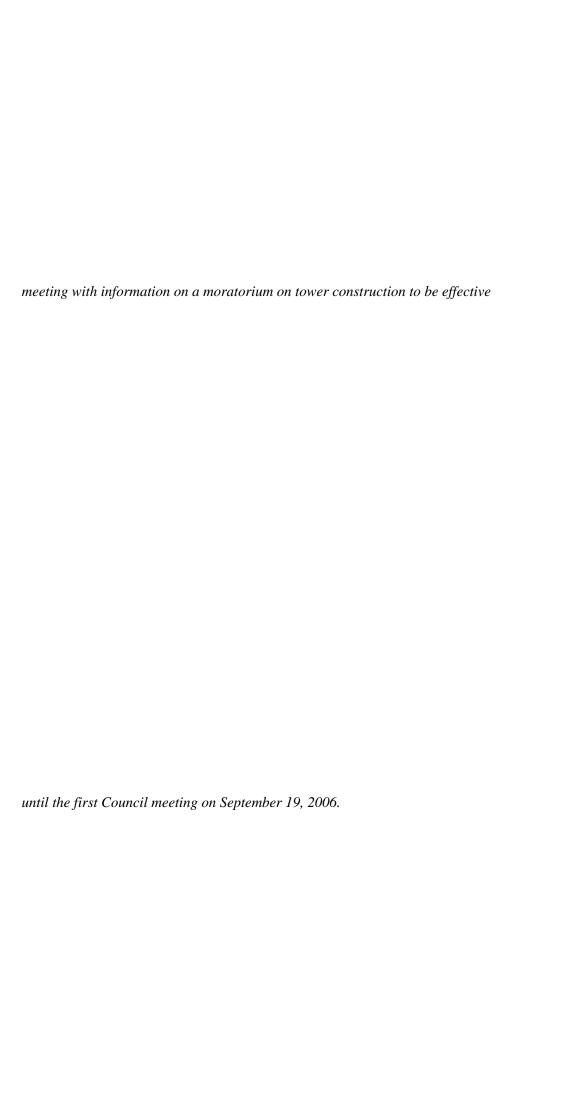
	ouncil, due back on July 18, 2006 as a Consent Calendar item. The
mo	otion carried by the following vote:
	Votes:
Co	uncilmember Aye: Chair Brunner, Member Chang, Member Reid and
Me	ember De La Fuente
Vi	ew Report.pdf
2) .	An Agency Resolution Authorizing A Contribution Of Up To \$68,910 In Redevelopment
Ag	ency Funds To The City Of Oakland Under The Cooperation Agreement As Matching Funds
Fo	A Metropolitan Transportation Commission's Housing Incentive Program Grant To Fund
Th	e 66th Avenue Streetscape Improvement Project (06-0472-1)
A 1	motion was made by Member De La Fuente, seconded by Member Reid,
tha	at this matter be *Approve as Amended the Recommendation of Staff,
an	d Forward to the Concurrent Meeting of the Oakland Redevelopment
Ag	gency/City Council, due back on July 18, 2006 as a Consent Calendar

Votes: Councilmember Aye: Chair Brunner, Member Chang, Member Reid and Member De La Fuente View Report.pdf DUE TO THE PRESENCE OF COUNCILMEMBER NADEL, A QUORUM OF THE CITY COUNCIL WAS NOTED, AND A MOTION WAS MADE AND SECONDED TO ADJOURN THE MEETING OF THE SPECIAL COMMUNITY AND ECONOMIC DEVELPMENT COMMITTEE, AND TO CONVENE AS A SPECIAL MEETING OF THE FULL COUNCIL AT 5:01 P.M.12 Subject: Telecommunications Facilities Permit Moratorium

item. The motion carried by the following vote:

From: Councilmembers Nadel And Reid
Recommendations: An Urgency Ordinance, Pursuant To Government Code Section 65858, By
The City Of Oakland, Establishing A Temporary Moratorium On The Approval Of
Applications To Construct, Modify Or Place Wireless Communication Facilities (06-0475)
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 June 27, 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







- Mark Theiding

- John Lloyd Lipp

- Rev. Christopher Jones

- Ronnie C. Spitzer

- Katherine E. Gibson-Hodriek

- Marian L. O'Brien

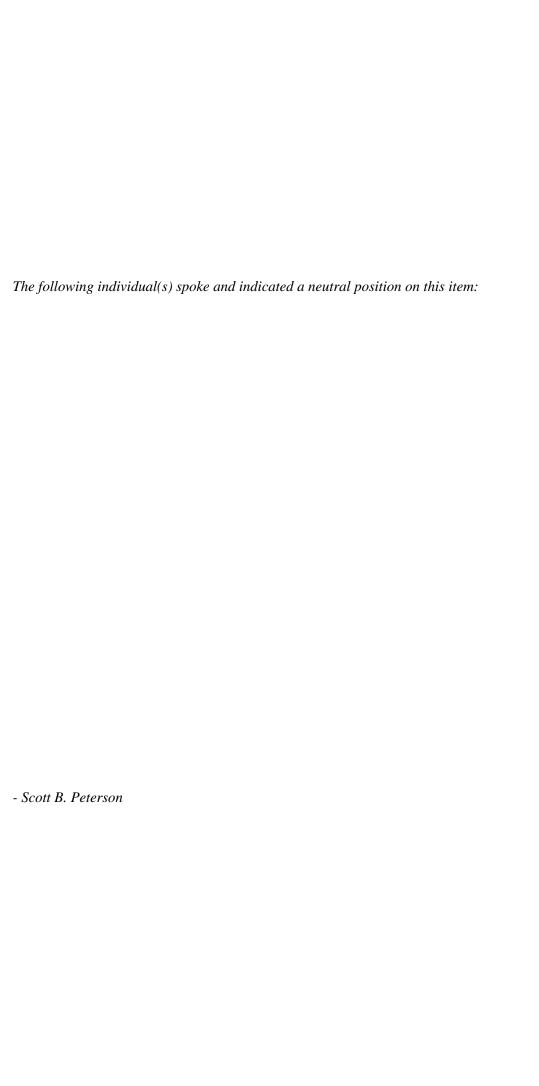




- Dan Joy

- Paul Albritton

- Misako Hill





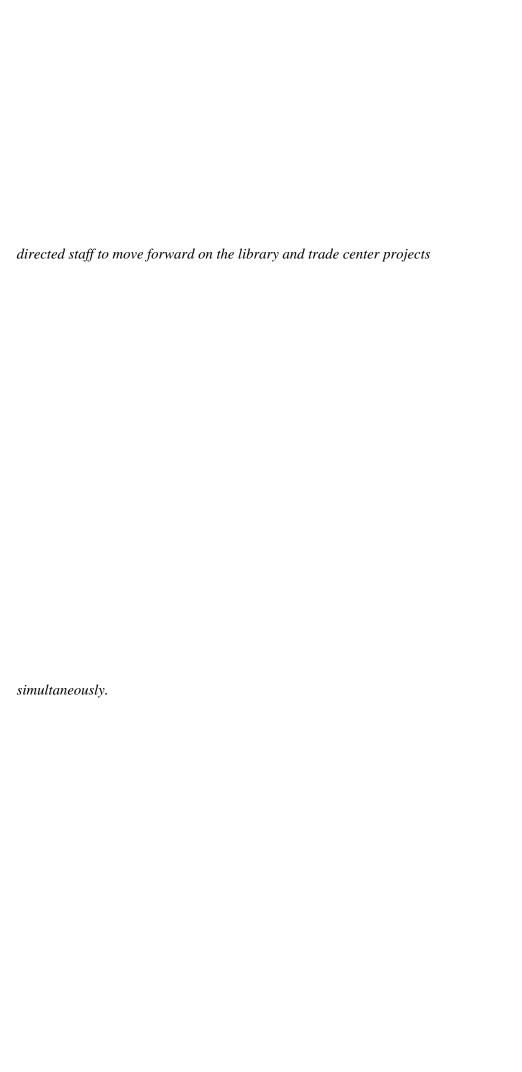
- Simon Waddington

- Paul Kuroda

- Rod De La Rosa
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12750 CMS.pdf 13
Subject: Henry J. Kaiser Convention Center - Long Term Lease
From: Community And Economic Development Agency
Recommendation: Action On A Report Requesting Council Direction Regarding Adaptive
Reuse Of The Henry J. Kaiser Convention Center With Regard To A Proposal By The Trade

Center Development Corp. And The Bay Area World Trade Center To Execute A Long-Term
Lease For The Henry J. Kaiser Convention Center (06-0512)
A motion was made by Member Chang, seconded by Member Reid, that
this matter be *Received and Forwarded to the Concurrent Meeting of the
Oakland Redevelopment Agency/City Council, due back on July 18, 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



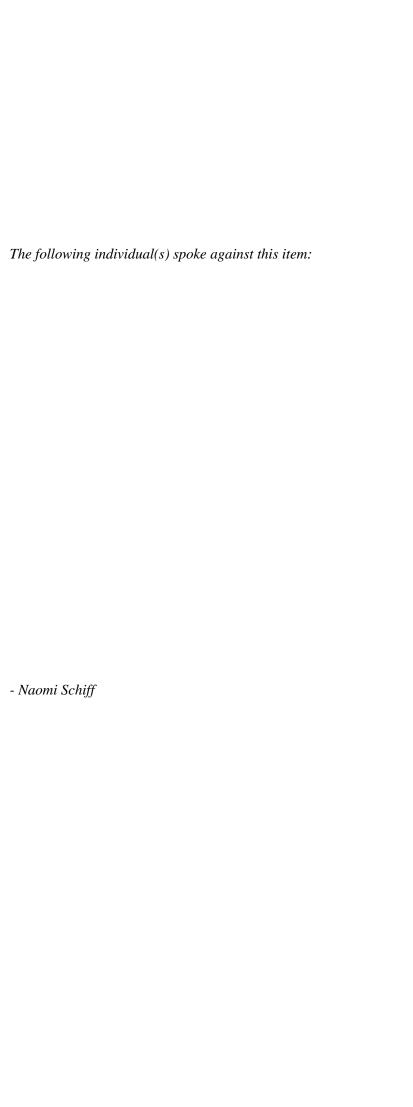




- Matt Davis

- Sylvester Grisby







- Scott B. Peterson

- Helen Hutchison



- Ed Oppel

- David Mix

- Jose Duenas

- Mayor Elihu Harris

- Sanjiv Handa
View Report.pdf Open Forum (TOTAL TIME AVAILABLE: 15 MINUTES)
The following individual(s) spoke under Open Forum:
- David Mix
- Venus R. Gist
- Sanjiv Handa
Adjournment
There being no further business, and upon the motion duly made, the Oakland

Cii	ty Council Special Community and Economic Development Committee
adj	journed the meeting at 5:50 p.m.
*	
In	the event of a quorum of the City Council participates on this Committee, the meeting is
not	ticed as a Special Meeting of the City Council; however no final City Council action can
be	taken.
NO	OTE:
An	nericans With Disabilities Act
Ify	you need special assistance to participate in Oakland City Council and Committee meetings
ple	ase 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 - Agenda Management Unit

Phone: (510) 238-6406

Fax: (510) 238-6699

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Telecommunications Display Device: (510) 839-6451 (TDD)

City Clerk and Clerk of the Council