

MINUTES OF THE SPECIAL MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD TUESDAY SEPTEMBER 14, 2004

The Oakland Housing Authority Board of Commissioners convened a Special Meeting /Work Session at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 12:44 p.m.

I. Roll Call

Commissioners present were Marion M. Mills, Robert J. Pittman, Jr., Richard E. Winnie and Chair Moses L. Mayne, Jr. Commissioners Melanie M. Shelby, Jacqueline Taylor and Alfred Lee were excused.

II. Modifications to the Agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.

Mr. Jon Gresley, Executive Director, asked the Board that Item D – “Consideration of staff recommendation for declaring two properties ...” under New Business be discussed first. Chair Mayne asked that Item C – “Discussion of inventory of land-banked property owned by the authority, ...” be the second item for discussion. Thereafter, Items A and B – “Briefing on and discussion of Coliseum Gardens HOPE VI items ...” and “Briefing on and discussion of status of commercial space at Mandela Gateway HOPE VI” would be discussed following these items.

III. New Business

D. Consideration of staff recommendation for declaring two properties: 2130 Linden Street and 1698 – 10<sup>th</sup> Street to be “Excess Properties” and for their disposition through the sale subject to Commission approval. (Tape Side A: Queue 11 - 219)

Mr. Gresley handed out to the Commissioners pictures of the two properties, as well as a list of the land-banked properties of the Authority. He discussed first the property at 1698 – 10<sup>th</sup> Street, Oakland, corner of 10<sup>th</sup> and Willow Streets in West Oakland, across from Campbell Village. Mr. Gresley provided a history of the Authority’s acquisition of the property. He indicated that it no longer

seemed prudent to own the property. He said that the house is a burden on the Authority as there have been some break-ins.

Mr. Gresley discussed the second property, 2130 Linden Street, Oakland. He said that the house was bought as a part of the original plan for Chestnut Court. After BRIDGE was selected as the Authority's partner, they proposed to substitute Linden Court for the plan to develop scattered sites in the neighborhood. Mr. Gresley said that the property remain an unused resource.

Mr. Gresley said that the two properties were appraised and he proposed to list them for bids and to sell them to the highest bidder. Discussion ensued. Commissioner Winnie asked if the 12 properties on the handout is a complete list of the Authority's properties. He also asked about some policy issues. Mr. Gresley said it was a complete list of those properties that are not a part of the Section 8 or public housing programs. After discussion, Commissioner Winnie moved approval to authorize the disposition and sale of the two properties at 2130 Linden Street and 1698 10<sup>th</sup> Street, Oakland. Commissioner Pittman seconded and the Board voted unanimous approval.

- C. Discussion of inventory of land-banked property owned by the Authority, including: 7526 MacArthur Blvd., 1440 Harrison Street, 1450 Harrison Street, 1500 Harrison Street, 1538 Harrison Street, 1633 Harrison Street, 1070 – 24<sup>th</sup> Street, 2127 Filbert Street, 2505 Filbert Street, 1035 West Grand Avenue, 1698 – 10<sup>th</sup> Street, and 2130 Linden Street. (Tape Side A: Queue 220 - 407)

Mr. Gresley called attention to the list of properties and noted that the Authority is not proposing to dispose any of the properties from No. 1 through No. 7 on the list of land-banked properties owned by the Authority. He concentrated his discussion on the three vacant sites, which are: 2127 Filbert, 2505 Filbert and 1035 West Grant Avenue. These are all vacant residential lots. He noted that none of these three vacant sites offer much opportunity for the Authority's development. He said that staff would like to develop a proposal for the Board's consideration to dispose of these sites to organizations what will develop them as affordable housing. Discussion followed. Commissioner Winnie suggested that a general criterion be made and moved forward to offer the three properties with a fixed price and the competition to be determined by their quality, and the proposals to be brought back to the Board for approval. Commissioner Pittman seconded the motion with a friendly amendment of "quality of product subject to an addendum which would be added later and brought back to the Commission." The Board voted unanimous approval.

- A. Briefing on and discussion of Coliseum Gardens HOPE VI items to be brought

to the Commission meeting of September 27, 2004 for approval. (Tape Sides A & B: Queue 419 - 957)

Mr. Gresley said that this item relates to Phase I of the Coliseum Gardens Primary Site development that will be presented to the Board for approval at the regular meeting on September 27, 2004. He called upon Mr. Phil Neville, Director of Development.

Mr. Neville first introduced his staff, Mr. Steve Hoppe and Ms. Bridget Galka, Project Managers for Coliseum, and Mr. Shad Small, Project Manager for Mandela Gateway. Then he introduced Ms. Michelle Brewer, Legal Counsel from Goldfarb & Lipman, Ms. Peg Stone from CSG Advisors, who has replaced Ms. Chris Gouig as Economic Advisor to the Authority, Ms. Nicole Graham Brown, also Economic Advisor from CSG Advisors, Mr. Carlos Castellanos, Project Manager from EBALDC, and Ms. Kim McKay, Project Manager from The Related Companies. Ms. Stone provided a brief introduction of herself. Mr. Neville said that staff hopes to have the Mixed-Finance Closing in early October. He went through the evidentiary documents and said that the key among the changes is the size of the HOPE VI loan amount, which is \$5.5 million. The changes are both reflected in both the Disposition and Development Agreement and the Master Development Agreement.

A discussion followed with questions from Commissioner Pittman relating to the Regulatory and Operating Agreement. Ms. McKay pointed out that more detailed information and requirements for management are included in the Management Plan and Management Agreement. Ms. Brewer indicated that she would take a look at the sections of concern to Commissioner Pittman and see if they could be tightened up.

D. Briefing on and discussion of status of commercial space at Mandela Gateway HOPE VI. (Tape Side B: Queue 958 - 1042)

Mr. Gresley noted that at the last Commissioners meeting, Ms. Dana Harvey of the West Oakland Food Collaborative was asking the Authority to sell to her organization the commercial space at Mandela Gateway. Mr. Gresley said that the question asked during that meeting was whether the Authority is in a position to consider the sale of that property. Ms. Jennifer Bell, General Counsel, prepared a memorandum in which she states that the Authority cannot sell the commercial space in the Mandela Gateway project. Mr. Gresley suggested that we direct Ms. Harvey to the broker who has been handling this. Chair Mayne thought that sending her a letter would be appropriate. Mr. Gresley said that he would send a letter to Ms. Harvey and provide her with a

copy of the Legal Counsel's memorandum indicating that it was discussed during this meeting.

IV. Recognition of people wishing to address the Commission

There were none.

V. Adjournment

Without any further business, the meeting was adjourned at 2:04 p.m.

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Chair

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Secretary