

1. Call to Order/Roll Call

The meeting was called to order at 5:03 p.m.

Present: Jeff Levin, Ronald Gerhard (in at 5:40pm), Anne Campbell Washington,
Tony Smith, Frank Tucker, Supervisor Keith Carson (in at 5:06 pm.)

Excused: Elsa Ortiz

Staff: Fred Blackwell, Sarah Schlenk, Dan Rossi, Pat Cashman

2. Approval of minutes for November 5, 2012 meeting

A motion was made by Tony Smith, seconded by Frank Tucker to accept the minutes from the meeting held November 5, 2012. The motion passed with a vote of 6 Ayes, 1 Excused – Ortiz 1 Absent – Gerhard

3. Adoption of a restated and amended resolution authorizing the Oakland Redevelopment Successor Agency to enter into a Disposition and Development Agreement with the City of Oakland and Sunfield, LLC. For the sale of property at Foothill Boulevard and Seminary Avenue for no less than \$6,000 for development as a retail shopping center and authorizing an agreement with the City of Oakland to provide \$150,000 for the remediation/demolition of the site

A motion was made by Tony Smith, seconded by Jeff Levin to adopt the resolution. The motion passed with a vote of 6 Ayes, 1 Excused – Ortiz, 1 Absent - Gerhard

4. Adoption of a resolution of the Oversight Board of the Successor Agency to the dissolved Redevelopment Agency of the City of Oakland, Pursuant to California Health and Safety Code Section 34181(a), approving the Oakland Redevelopment Successor Agency's ("ORSA") approval/ratification of the Lease Disposition and Development/Billboard Franchise Agreement, Ground Leases, Site Management Pass Through Lease, and related documents (collectively "LDDA") between the City of Oakland, and Prologis CCIG Oakland Global, LLC, a Delaware Limited Liability Company, for mixed-use development on approximately 130 acres in the Central, East, and West Gateway areas of the former Oakland Army Base ("OARB") and adoption of Ordinance No. 13131 C.M.S. ("LDDA Ordinance") in full

ORSA staff Pat Cashman provided a report to the board. Mr. Cashman explained that in order to retain TCIF grant funds for the Oakland Army Base project the construction must begin by December 2013. Mr. Cashman further explained that this project has been an enforceable obligation since 2002 and has binding agreements with the Port of Oakland and the developer. Mr. Cashman stated that these agreements and obligations make this project unlikely to be subject to the “clawback” provision of the Redevelopment dissolution law.

Chair Carson asked Mr. Cashman if there had been any DOF feedback regarding this project. Mr. Cashman stated that there had not been formal communication about this particular project, however the DOF seem to be familiar with the circumstances. Board Counsel Laurie Gustafson informed the Board that the State Controller is beginning to look at transfer for possible clawback and that the board should put forth its best case now.

Ms. Gustafson suggested that the board highlight the following facts to the State Controller:

1. revenue generating possibilities for taxing entities
2. number of restrictions on the property dating back to 2002
3. likelihood of selling property is low
4. length of time to recoup funds expended
5. urgency of project – possible loss TCIF Funds
6. Uniqueness of project
7. Loss of project is huge loss for the city

This item was continued to the December 17, 2012 meeting of the Oakland Oversight Board.

5. Oral report of recent communication with the Department of Finance

Oakland Successor Agency staff member Sarah Schlenk provided a report of her recent communication with the Department of Finance. Ms. Schlenk said that staff has until December 7, 2012 to request a meet and confer on disallowed items from the LMIHF due diligence review.

Ms. Schlenk also informed the board that the audit of transfers would begin December 19, 2012. Chair Carson asked if the DOF had provided and guidance for the development and disposition plan. Ms. Schlenk replied that they have not provided any guidance.

6. Informational report from Stein & Lubin on recent activities and amount invoiced to date

Ms. Gustafson presented the current invoice to the board.

7. Discussion of schedule for January 2013

At this time the following meetings were scheduled for January 2013:

January 7, 2013 – Due Diligence Review public comment session for all other funds
January 14, 2013 – special meeting

At 5:40 pm roll call was modified to show Ronald Gerhard as present.

7. Open Forum

There were no speakers during Open Forum.

8. Adjournment

The meeting was adjourned at 5:42 pm.