

OAKLAND OVERSIGHT BOARD

MEMORANDUM

TO: Oakland Oversight Board

FROM: Ava Jourdain

SUBJECT: A Resolution Authorizing Oakland
Redevelopment Successor Agency
(ORSA) To Enter Into Temporary
License Agreements For Parcels Located Near
The ORACLE Alameda-County Coliseum

DATE: January 28, 2013

ITEM: #4

EXECUTIVE SUMMARY

The Oakland Redevelopment Successor Agency (ORSA) Real Estate Services Division is seeking authorization from the Oversight Board to enter into license agreements for certain parcels (see table below) for overflow event parking and other temporary uses. The license agreements will pertain to the events and dates specified in the agreements, and will include standard provisions for ORSA's benefit and protection such as insurance, indemnification and the payment of a license fee.

Summary of Successor Agency's Land near the ORACLE Arena & Oakland-Alameda County Coliseum			
Parcel	Locations	Tax Assessors Parcel Numbers	Approximate Areas
1	633 Hegenberger Road	042-4326-001-16	12.37 acres or 538,837 square feet
2	711 71st Avenue	041-4170-001-02	1.39 acres or 60,548 square feet
3	796 66th Avenue	041-3901-004	4.53 acres or 197,326 square feet less 14,840 square feet of building (182,486 square feet)
4	905 66 th Avenue @ San Leandro Street	041-4056-004-04	6.30 Acres or 274,428 square feet
5	6775 Oakport Street	041-3902-021	3.63 acres or 158,122 square feet
6	Southeast Corner of 66th Ave. & Oakport St.	041-3902-005 & 041-3902-06	.55 acres or 23,958 square feet

Successor Agency staff is requesting Oversight Board approval of a resolution that provides the ORSA with the authority to enter into temporary license agreements for overflow parking and

Successor Agency staff is requesting Oversight Board approval of a resolution that provides the ORSA with the authority to enter into temporary license agreements for overflow parking and other temporary uses for terms not to exceed one year. The fees generated from such licensing will be distributed to the taxing entities.

BACKGROUND

The area surrounding the Oakland-Alameda County Coliseum Complex serves as the sports/entertainment destination for the East Bay and is located adjacent to a major local and regional transportation hub. The ORSA parcels in this report are included in the Coliseum City in an area slated for future development. The interim use for the vacant parcels has been as temporary overflow event parking and event gathering. Companies contacted the Real Estate Services Division in late winter to reserve the vacant lots for upcoming summer and fall events. The publication of the annual event schedule for the Oakland-Alameda Coliseum and the Oakland Arena prompts companies to contact the Real Estate Services Division with an offer to enter into temporary license agreements for certain parcels. The demand for the vacant parcels is concentrated on popular events held at the Oakland Coliseum and include Oakland Raiders home games, summer concerts, Monster Truck show, etc.

The duration of the license agreements are less than one year; therefore, the agreements do not require the approval of the City Council serving as the ORSA Board. (The City Council has delegated blanket authority to staff to license City property for terms less than one year, and ORSA has elected to follow the City's administrative rules including rules for the use of real property.) Since these properties are owned by ORSA, approval from the Oversight Board and review by the California Department of Finance is necessary.

FISCAL IMPACT

The fees from the license agreements will be paid to ORSA, and will then be distributed to the taxing entities.

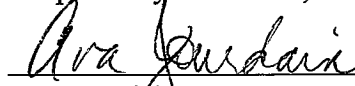
NEXT STEPS

Adoption of this legislation will authorize the Real Estate Services Division staff to inform vendors that the parcels are available for temporary use under license agreements.

OUTCOME

Approval of the proposed legislation will allow the Real Estate Services Division to conduct an informal process with companies interested in entering into license agreements for parking for certain events or use for other specific temporary uses.

Respectfully submitted,



Ava Jourdain

Acting Real Estate Services Manager

OAKLAND OVERSIGHT BOARD

RESOLUTION No. 2013-_____

**A RESOLUTION AUTHORIZING THE OAKLAND
REDEVELOPMENT SUCCESSOR AGENCY
(ORSA) TO ENTER INTO TEMPORARY LICENSE
AGREEMENTS FOR PARCELS LOCATED NEAR
THE ORACLE ARENA AND OAKLAND-ALAMEDA
COUNTY COLISEUM**

WHEREAS, the Oakland Redevelopment Successor Agency (ORSA) owns vacant parcels of land located near the Oakland-Alameda County Coliseum Complex and the Oracle Arena as shown on Exhibit A; and

WHEREAS, the City of Oakland's Real Estate Services Division in the past has entered into license agreements for overflow parking and other temporary uses for these parcels; and

WHEREAS, fees generated from license agreements will be distributed to taxing entities in Alameda County pursuant to state law, and will therefore directly benefit the taxing entities; now, therefore, be it

RESOLVED: That the Oakland Oversight Board hereby authorizes ORSA to enter into temporary license agreements for overflow event parking and other temporary uses, for license terms not to exceed one year, for the parcels shown in Exhibit A, which agreements shall include standard provisions for ORSA's benefit and protection such as insurance, indemnification and the payment of a license fee; and be it further

RESOLVED: That, pursuant to California Health and Safety Code Section 34179(h), this action by the Oakland Oversight Board shall be effective five business days from the date a copy of this Resolution is sent to the California Department of Finance unless the Department requests a review.

ADOPTED, OAKLAND, CALIFORNIA, _____, 2013

PASSED BY THE FOLLOWING VOTE:

AYES- CARSON, GERHARD, LEVIN, ORTIZ, QUAN, SMITH, TUCKER

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
SECRETARY, OAKLAND
OVERSIGHT BOARD