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CITY OF OAKLAND



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**THE OAKLAND CITY COUNCIL WILL  
HOLD A SPECIAL CLOSED SESSION ON  
TUESDAY, JUNE 2, 2015 FROM 1:00 P.M. to 5:00 P.M.  
OR AS SOON THEREAFTER AS THE DISCUSSION CONCLUDES  
IN HEARING ROOM 4**

**The City Council will Convene in Open Session Prior  
To Adjourning to Closed Session and will  
Report Out Any Final Decisions in City Council Chambers  
During the City Council's Open Session Meeting Agenda**

**1. Pursuant to California Government Code Section 54956.9(a) & 54956.9(d)(1):**

**CONFERENCE WITH CITY ATTORNEY – PENDING LITIGATION**

- a) **Delphine Allen v. City of Oakland**  
United States District Court Case No. C00-4599 TEH
- b) **James Ellis Brown, dba Quantum General Contractors v. City of Oakland, et al.**  
Alameda County Superior Court Case No. RG09-455950,  
Court of Appeals Case No. A140761
- c) **Linda D. Ruano v. City of Oakland, et al.**  
Alameda County Superior Court Case No. RG13692524
- d) **Elizabeth Paloma Gonzalez v. City of Oakland, et al.**  
Alameda County Superior Court Case No. RG13677698
- e) **Gene Hazzard v. City of Oakland, et al.**  
Alameda County Superior Court Case No. RG12642082

**2. Pursuant to California Government Code Section 54956.8:**

**CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

- a) **Property:** 2100 Telegraph Avenue
- Agency Negotiators:** Patrick Lane, Jens Hillmer, Krishna Pettitt
- Negotiating Parties:** TB2 Development Team (a Partnership between Phelps Development Corporation and Strategic Urban Development Alliance, LLC): Alan E. Dones
- Under Negotiation:** Price and terms of payment and disposition of property (Exclusive Negotiating Agreement)

- b) **Property:** **12<sup>th</sup> Street Remainder, portion of the block bounded by E12<sup>th</sup> Street, 2<sup>nd</sup> Avenue, and Lake Merritt Boulevard**
- City Negotiators:** John Flores, Patrick Lane, Hui-Chang Li, Dan Rossi, Dianne Millner
- Negotiating Parties:** UrbanCore Development, LLC
- Under Negotiation:** Price and terms for disposition of property
- c) **Property:** **Coliseum City properties (various City and/or County owned properties bounded by San Leandro Street, 66th Avenue, I-880, and Hegenberger Road)**
- City Negotiators:** John Flores, Claudia Cappio, Henry Gardner, Mark Sawicki, Pat Cashman, Larry Gallegos, Barbara Parker, Daniel Rossi
- Negotiating Parties:** New City Development LLC, County of Alameda, Oakland Raiders, Oakland Athletics
- Under Negotiation:** Price and terms for disposition of property
- d) **Property:** **Caltrans surplus property in West Oakland adjacent to Target store, bounded by Beach Street, 32nd Street, Ettie Street and Mandela Parkway**
- City Negotiators:** Mark Sawicki, Patrick Lane, Hui-Chang Li, Rafael Mandelman
- Negotiating Parties:** Caltrans,  
Mr. Alam Khan and Mr. Felix Wong, Allegro Ballroom  
Mr. Roland Spongberg, El Pollo Loco & Krispy Kreme  
Ms. Jacky Li, Granite Expo  
Ms. Mina Nathu, Ram Hotel
- Under Negotiation:** Price and terms for disposition of property
- e) **Property:** **2315 Valdez Street and 2330 Webster Street parcels, portion of the block bounded by Webster Street, 23rd Street, Valdez Street, and 24th Street**
- City Negotiators:** Claudia Cappio, Mark Sawicki, Patrick Lane, Jens Hillmer, Rafael Mandelman, Esther Chan
- Negotiating Parties:** TDP-Webster, LLC; Bruce Dorfman, Stephanie Hill
- Under Negotiations:** Price and terms for disposition of property

**3. Pursuant to California Government Code Section 54957.6:**

**CONFERENCE WITH LABOR NEGOTIATORS**

- a) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** Oakland Police Officers Association (OPOA)  
**Under Negotiation:** Terms and conditions of employment

- b) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** Oakland Police Management Association (OPMA)  
**Under Negotiation:** Terms and conditions of employment
- c) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** Services Employees International Union (SEIU), Local 1021  
**Under Negotiation:** Terms and conditions of employment
- d) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** International Federation Professional and Technical Engineers, (IFPTE) Local 21  
**Under Negotiation:** Terms and conditions of employment
- e) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** Confidential Management Employees Association (CMEA)  
**Under Negotiation:** Terms and conditions of employment
- f) **Agency Designated Representative:** John Flores, Renee Mayne  
**Employee Organization:** International Brotherhood of Electrical Workers (IBEW) Local 1245  
**Under Negotiation:** Terms and conditions of employment

4. Pursuant to California Government Code Section 54957(a):

**SAFETY OF PUBLIC ACCESS TO PUBLIC SERVICES AND FACILITIES**

**Consultation with:** Oakland Police Department, Oakland Chief, Oakland Fire Department, Fire Chief, City Administrator's Office, City Administrator and City Attorney's Office, City Attorney

Respectfully submitted,

  
BARBARA J. PARKER  
City Attorney

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**Claims And Contemporaneous Writings Of Threatened Litigation Required For Items Appearing Under Government Code Sections 54956.9(e)(3) Or 54956.9(e)(5) May Be Viewed In Office Of The City Attorney, 1 Frank H. Ogawa Plaza, 6<sup>th</sup> Floor, Oakland California, During Regular Business Hours Monday Through Friday From 8:30 a.m. to 5:00 p.m.**