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CITY OF OAKLAND



ONE FRANK H. OGAWA PLAZA 6TH FLOOR • OAKLAND, CALIFORNIA 94612

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HONORABLE RULES COMMITTEE
Oakland, California


**THE RULES COMMITTEE OF THE OAKLAND CITY COUNCIL
WILL HOLD A SPECIAL CLOSED SESSION ON
THURSDAY, JULY 2, 2015 AT 10:30 A.M.,
IN CITY HALL, BUILDING BRIDGES ROOM, 3RD FLOOR**

**The Rules Committee will convene in open session
prior to adjourning to closed session and will report
on any final decisions in open session**

PURPOSE:

To set the closed session agenda for the Oakland City Council meeting of Tuesday, July 7, 2015.

Respectfully submitted,


BARBARA J. PARKER
City Attorney

Attachment A: Draft of the Tuesday, July 7, 2015 Closed Session Agenda

**ITEM NO. 1
RULES AND LEGISLATION COMMITTEE**

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7/2/2015

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**THE OAKLAND CITY COUNCIL WILL
HOLD A SPECIAL CLOSED SESSION ON
TUESDAY, JULY 7, 2015 FROM 2:00 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 Williams v. City of Oakland

Alameda County Superior Court Case No. RG14734547

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: 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

- c) **Property:** **City owned property at 10451 MacArthur between Byron Avenue and 106th Avenue**
- City Negotiators:** Larry Gallegos, Theresa Lopez, and Krishna Pettitt
- Negotiating Parties:** AMG & Associates in partnership with Pacific West Communities, Inc., Alexis Gevorgian
- Under Negotiation:** Price and terms for disposition of property
- d) **Property:** **City owned property at 3050 International Blvd between 31st Avenue and Derby Street and corresponding 9,000 sf parking lot located directly across on Derby Street**
- City Negotiators:** Larry Gallegos, Theresa Lopez, and Krishna Pettitt
- Negotiating Parties:** 3050 International Blvd: Primestor Development, Inc., Arturo Sneider;
Derby Street parking lot: The Pacific Companies, Mike Kelley
- Under Negotiation:** Price and terms for disposition of property
- e) **Property:** **City owned property at 8280 MacArthur Boulevard between 82nd and 84th Avenues)**
- City Negotiators:** Larry Gallegos, Theresa Lopez, and Krishna Pettitt
- Negotiating Parties:** Bay Area Urban Development, Stuart Rickard
- Under Negotiation:** Price and terms for disposition of property
- f) **Property:** **Metropolitan Golf Links Course**
- City Negotiators:** Audree Jones-Taylor, Robert Davila, Amber Macaulay
- Negotiating Parties:** Port of Oakland (property owner and lessor), City of Oakland (property lessee), and Oakland Golf, LLC (sub lessee and Golf Course operator)
- Under Negotiation:** Price and terms for disposition of property
- g) **Property:** **Henry J. Kaiser Convention Center, also known as the Oakland Municipal Auditorium, an approximately 215,000 square feet building located at 10 10th Street**
- Agency Negotiators:** Kelley Kahn, Patrick Lane, Claudia Cappio, Rachel Flynn, Mark Sawicki, Dianne Millner and Rafael Mandelman
- Negotiating Parties:** Jeremy Liu, Creative Development Partners
James Madsen, Orton Development, Inc.
- Under Negotiation:** Price and terms for a proposed ground lease for the property (Exclusive Negotiating Agreement).

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

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, 6th Floor, Oakland California, During Regular Business Hours Monday Through Friday From 8:30 a.m. to 5:00 p.m.