

Project Implementation Division

On June 29, 2011 Governor Jerry Brown signed legislation eliminating redevelopment agencies (RDAs) and directing the resolution of their activities while simultaneously creating an alternative voluntary redevelopment program. These bills, titled ABx1 26 and ABx1 27 respectively were sent to the State's highest court for further consideration.

On December 29, 2011, the California Supreme Court delivered its decision in the California Redevelopment Association v. Matosantos case, finding AB1x26 constitutional and AB1x 27 unconstitutional.

The Court's decision effectively dissolved all RDAs, as of February 1, 2012, under the constitutional Dissolution Act. Further no RDA will have the opportunity to opt into continued existence under the unconstitutional Alternative Redevelopment Program Act.

As of February 1, 2012, the City of Oakland Redevelopment Agency ceased to exist. The Redevelopment Successor Agency has been created to complete the activities of the former Redevelopment Agency.

The Redevelopment Successor Agency

([/Government/o/CityAdministration/d/NeighborhoodInvestment/o/SuccessorAgency/index.htm](#)) is housed within the Project Implementation Division.

[City of Oakland - Finding of Completion \(/Government/o/CityAdministration/d/NeighborhoodInvestment/OAK048484\)](#)

Oakland Army Base

With the completion of the eastern span of the Bay Bridge, the former Oakland Army Base is poised to become the gateway to Oakland and the greater East Bay area. Redevelopment of the Army Base will restore Oakland's working waterfront, enhance the visual environment, increase access to the Oakland shoreline and to the new Bay Bridge, and improve the physical environment with underground cleanup efforts. Redevelopment will also benefit the community through job creation, expanded business opportunities and services, improved efficiency of Port operations and environmental sustainability.

On July 3, 2012, the Oakland City Council approved a master plan for the development of a mixed-use project of commercial, maritime, rail, and open space uses on approximately 360 acres of the former Army Base and adjacent Port property (the "Oakland Army Base Project"). Since then, the City has accomplished the following major milestones:

- On October 23, 2012, the City executed a Lease Disposition and Development Agreement (LDDA) with Prologis CCG Oakland Global to develop the public infrastructure and approximately 120 acres of the former Army Base. The LDDA spells out the financial terms, the scope of development, and other considerations for developing the Army Base. ([Click here to see the LDDA and related documents \(/Government/o/CityAdministration/d/NeighborhoodInvestment/OAK038485.\)](#)) Construction of the public infrastructure, the first phase of the multi-phased project, began November 1, 2013.
- On May 7, 2013, the California Transportation Commission (CTC) executed a grant agreement to provide the City with approximately \$176.3 million from the Trade Corridor Improvement Fund (TCIF) for the construction of public improvements.
- On May 7, 2013, and again on April 2, 2014, the City extended the Exclusive Negotiation Agreement (ENA) with California Waste Solutions (CWS) and Custom Alloy Scrap Sales (CASS) for the development of approximately 22 acres in the North Gateway Area of the Army Base. The ENA expires in December 2014, and staff expects to be in a Disposition and Development Agreement (DDA) with either CWS or CASS prior to the first quarter of 2015.
- On July 30, 2014, the City executed an LDDA with OMSS to develop approximately 17 acres of the Army Base

for Ancillary Maritime Support (AMS) services. The LDDA spells out the financial terms, scope of development, and other considerations for developing the AMS project. ([Click here to see the OMSS LDDA](http://www2.oaklandnet.com/Government/o/CityAdministration/d/NeighborhoodInvestment/OAK049460) (<http://www2.oaklandnet.com/Government/o/CityAdministration/d/NeighborhoodInvestment/OAK049460>.) Construction of the project is anticipated to begin in the fourth quarter of 2016.

Since the first LDDA was approved by the City Council in 2012, the City has successfully met a number of challenges. A major one was the negotiation of favorable terms for the City in the TCIF grant agreement with CTC. Per the terms of the agreement, the State is reimbursing the City for the construction of the public improvements and allowing outlays by developers for private improvements to serve as match funding. The City is required to provide the State with a final report on the Project's Public Improvements (the "Funded Segment" of the TCIF grant) prior to April 16, 2019, and a final report on the Project's Private Improvements (the "Matching Segment" of the TCIF grant) prior to June 30, 2020.

Recent Oakland Army Base News and Helpful Links:

- [Oakland Global](http://www.oaklandglobal.com/index.php/project/about/project-overview) (<http://www.oaklandglobal.com/index.php/project/about/project-overview>)
- [Port of Oakland Global Trade and Logistics Center](http://www.portofoakland.com/maritime/oab.aspx) (<http://www.portofoakland.com/maritime/oab.aspx>)
- [Gateway Park](http://baybridgegatewaypark.com/) (<http://baybridgegatewaypark.com/>)
- [Oakland Army Base Makes Headway as Logistics Center](http://www.oaklandmagazine.com/Oakland-Magazine/March-2014/Oakland-Army-Base-Makes-Headway-as-Logistics-Center/) (<http://www.oaklandmagazine.com/Oakland-Magazine/March-2014/Oakland-Army-Base-Makes-Headway-as-Logistics-Center/>)
- [Project Underway to Transform Oakland Army Base into Cargo Hub](http://sanfrancisco.cbslocal.com/2013/11/01/project-underway-to-transform-oakland-army-base-into-cargo-hub/) (<http://sanfrancisco.cbslocal.com/2013/11/01/project-underway-to-transform-oakland-army-base-into-cargo-hub/>)
- [Former Oakland Army Base Kicks Off \\$500 Million First Phase](http://www.bizjournals.com/sanfrancisco/blog/realestate/2013/10/oakland-army-base-construction-starts.html?page=all) (<http://www.bizjournals.com/sanfrancisco/blog/realestate/2013/10/oakland-army-base-construction-starts.html?page=all>)
- [First Phase of Massive \\$1.2 Billion Oakland Army Base Project Begins](http://oaklandlocal.com/2013/11/first-phase-of-massive-1-2-billion-oakland-army-base-project-begins-east-bay-citizen/) (<http://oaklandlocal.com/2013/11/first-phase-of-massive-1-2-billion-oakland-army-base-project-begins-east-bay-citizen/>)
- [City Council Greenlights Oakland Army Base Project](http://oakca1/groups/cityadministrator/documents/pressrelease/oak036752.pdf) ([/oakca1/groups/cityadministrator/documents/pressrelease/oak036752.pdf](http://oakca1/groups/cityadministrator/documents/pressrelease/oak036752.pdf))
- [Congresswoman Barbara Lee Announces \\$15 Million TIGER Grant Award for the Port of Oakland](http://technews.tmcnet.com/news/2012/06/20/6384587.htm) (<http://technews.tmcnet.com/news/2012/06/20/6384587.htm>)

Real Estate



The Real Estate Services Division provides excellent, cost-effective and professional real estate services to all City departments, the Oakland Redevelopment Agency, City Administrator, the Mayor and City Council.

Follow this link to the [Real Estate Page](#) ([/Government/o/CityAdministration/d/NeighborhoodInvestment/o/RealEstate/index.htm](#))

Recognized Obligation Payment Schedule

Pursuant to ABX 26, the state legislation dissolving redevelopment agencies, the City as successor agency to the Redevelopment Agency has prepared a Recognized Obligation Payment Schedule ([/Government/o/CityAdministration/d/NeighborhoodInvestment/OAK050713](#)) ("ROPS"), which must be updated and adopted every 6 months.

The ROPS is a list of the enforceable obligations of the former Redevelopment Agency, along with estimated payments for those obligations during the ROPS period and the source of funds for those payments. The ROPS must then be approved by the successor agency oversight board, subject to review by the California Department of Finance, before any eligible payments can be made.

The Department of Finance approved the City of Oakland ROPS. [Click here](#) ([/Government/o/CityAdministration/d/NeighborhoodInvestment/OAK050712](#)) to view the official approval letter.

Enforceable Obligation Payment Schedule

On August 25, 2011, the former Oakland Redevelopment Agency adopted a resolution approving a document entitled, the Enforceable Obligation Payment Schedule (EOPS) which lists all debt, project and staffing obligations.

If you are interested in what projects have been adopted by Council to move forward, you can [download the schedule](#) ([/oakca1/groups/ceda/documents/report/oak033050.pdf](#)).

The Redevelopment Successor Agency is obligated to resolve the following;

- Bonds
 - Loans borrowed by the Agency
 - Federal, state or employee pension obligations
 - Judgments or settlements
 - Consultants under professional services contracts
 - Contractors under construction contracts
 - Borrowers under commercial and affordable housing loans
 - Grantees under the Façade, Tenant Improvement, Basement Backfill and Neighborhood Project Initiative Programs
 - Any other costs of the Agency or the City under the Funding Agreement that are enforceable obligations, i.e. third party obligations
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Archive: Oakland Redevelopment Agency Information

The Oakland Redevelopment Agency was created on October 10, 1956 and dissolved on February 1, 2012.

For more information about the former Oakland Redevelopment Agency and the numerous projects and programs within its eight active Redevelopment Project Areas, please click here: [Redevelopment Successor Agency Page](#) ([/Government/o/CityAdministration/d/NeighborhoodInvestment/o/SuccessorAgency/index.htm](#)).