



Oakland-Alameda County
Coliseum Authority

OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY

AMENDED

NOTICE AND AGENDA
BOARD OF COMMISSIONERS
OAKLAND ARENA PLAZA CLUB
7000 COLISEUM WAY
OAKLAND CA 94621

Friday November 17, 2023
8:30 A.M.

REMOTE ATTENDANCE

Commissioner David Haubert
Scott Haggerty Heritage House
4501 Pleasanton Ave
Pleasanton, CA 94566

Commissioner Nate Miley
1033 Charlela Lane
#201
Elk Grove, IL 60007

You are invited to a Zoom webinar.

When: Nov 17, 2023 08:30 AM Pacific Time (US and Canada)

Topic: OACCA Board Meeting 11.17.23

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83436143362?pwd=c1yezJQcx5a0OCF1DUHY-BeRJEjOgg.ZWJCGhD6Ti6RC09E>

Passcode: 544134

Or One tap mobile :

+16694449171,,83436143362#,,,,*544134# US

+16699006833,,83436143362#,,,,*544134# US (San Jose)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 669 444 9171 US+1 669 900 6833 US (San Jose)+1 346 248 7799 US (Houston)

+1 719 359 4580 US+1 253 205 0468 US+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)+1 305 224 1968 US+1 309 205 3325 US

+1 312 626 6799 US (Chicago)+1 360 209 5623 US+1 386 347 5053 US

+1 507 473 4847 US+1 564 217 2000 US+1 646 931 3860 US

+1 689 278 1000 US+1 929 205 6099 US (New York)

Webinar ID: 834 3614 3362

Passcode: 544134

International numbers available: <https://us06web.zoom.us/j/kd3dxLMlu0>

1. CALL TO ORDER



Oakland-Alameda County
Coliseum Authority

OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY

2. ROLL CALL

3. OPEN FORUM

4. APPROVAL OF MINUTES

5. REPORTS

5a. Executive Director Report

- 1. Creation of an Advisory Board**
- 2. Major Capital Projects for FY 2023-24**

5b. General Manager Report

6. DISCUSSION and Presentation Enhanced Infrastructure Financing District "EIFD"

- **Coliseum Area Specific Plan -Chair Kaplan**
- **Resolutions to create EIFD.**
- **JPA EIFD How To Presentation**

7. ADJOURNMENT



Oakland-Alameda County
Coliseum Authority

Oakland-Alameda County Coliseum Authority
October 20, 2023
Board Meeting Minutes

CALL TO ORDER

Chair Kaplan called the meeting to order at 8:47 a.m.

ROLL CALL

Chair Kaplan

Commissioner Haubert

Commissioner Baker (joined 8:52 a.m.)

V. Chair Miley

Commissioner Jenkins

Commissioner Vukasin

The agenda was taken out of order.

6. NEW BUSINESS

RESOLUTION ASSIGNING THE BUDGET SURPLUS FOR FISCAL YEAR 2022-2023 OF THE OAKLAND-ALAMEDA COUNTY COLISEUM AUTHORITY TO THE CONTRIBUTION OF THE CITY OF OAKLAND AND THE COUNTY OF ALAMEDA FOR FISCAL YEAR 2023-2024 IN THE AMOUNT OF \$10,000,000 was submitted for approval. Commissioner Jenkins moved to approve, and V. Chair Miley seconded the motion. Roll Call: Commissioners Baker, Haubert, Jenkins, Vukasin, Miley, and Kaplan approved. The motion was approved by 6 votes.

REPORTS

5a2 Executive Director Henry Gardner explained the different options of how the budget surplus could be used.

OPEN FORUM

ED Henry Gardner and Commissioners Haubert and Jenkins acknowledged the AEG team for doing an outstanding job.

Zennie Abraham stated that the funds should be re-invested in the Coliseum Complex and objected to the motion of the resolution.

REPORTS

5a1. Executive Director Gardner gave a summary of the Oakland A's and the marketing of Stadium 2025 events. The A's make yearly payments for upgrades

OPEN FORUM

V. Chair Miley questioned the A's plans after their agreement expires. Miley agreed to contact the A's to inquire. Commissioner Baker and Haubert agreed the A's need to be contacted directly from the JPA and separately from the Mayor's office.

Chair Kaplan explained there is an opportunity for the Coliseum to host the World Soccer Tournament.

Zennie Abraham questioned the A's occupancy. Zennie questioned the upgrades and repairs needed at the Coliseum facility in the upcoming years. He recommended starting a Sports advisory Board . Zennie suggested the Board should have a direct 5–10-year plan for the future of the Coliseum Complex.

ED Gardner replied there are numerous things to be considered, including change of ownership and if the structure can be repaired or would need to be demolished.

5b. General Manager Nicole Strange updated the Board on the past and upcoming events. General Manager Strange addressed and read a letter to the OACCA Commissioners which is included in the Board Package. GM Strange informed the Board on the progress of upgrades taking place at the Coliseum Complex.

OPEN FORUM

Commissioner Haubert questioned the current upgrades and capital improvements. Commissioner Miley acknowledged and commended AEG on being in the top 10 financially profitable venues.

APPROVAL OF MINUTES

The meeting minutes for September 15, 2023, were submitted for approval. Commissioner Vukasin moved to approve, and Commissioner Jenkins seconded the motion Roll Call: Baker, Jenkins, Vukasin, Miley, and Kaplan approved. The motion was approved by five aye votes.

PRESENTATION and DISCUSSION

ENHANCED INFRASTRUCTURE FINANCING DISTRICT

Executive Henry Gardner reviewed and summarized the meaning and impact of an Enhanced Infrastructure Financing District "EIFD"

ADJOURNMENT

The meeting adjourned at 10:43 a.m.

Erin Roseman / Secretary

November 17, 2023

Honorable Chairperson Rebecca Kaplan and Commissioners of the Authority

5.a

Creation of an Advisory Board

At the October Board meeting staff was directed to prepare the appropriate legislation to create a Sports and Entertainment Advisory Board. Existing authorization allows for creating an advisory board with membership up to 20. In order to advance this item, staff needs more direction from the Board:

How many members should be on the board?

How would the board be staffed, if at all?

Would the board be subject to the Brown Act? Question for Counsel

Would the board be abolished once the Joint Powers Authority cease to exist?

The idea of creating an Advisory Board was included in the originating documents when there were 3 major national sports teams in the Coliseum; however, the board was never created. Its purpose needs to be clearly defined in any resolution we develop, since the circumstances under which the idea was introduced have substantially changed over the last years.

The Joint Exercise of Powers Agreement provides for the following:

Advisory Board

“The Authority may establish a Coliseum Advisory Board of an even number up to 20 members to provide to the Authority advice and recommendations on any matters it deems appropriate relating to the operation of the Coliseum Complex. The City Council of the City of Oakland and the Board of Supervisors of the County of Alameda shall each appoint one-half the members of the Coliseum Advisory Board. Each member of the advisory Board shall serve a two-year term and may be reappointed.

Members of the Coliseum Advisory Board shall receive no compensation for their services and shall have no right to vote on any matters before the Authority or to control the operations of the Authority or the Coliseum Complex.”

Staff needs further discussion and clarification of how the resolution might be developed.

Major Capital Projects for FY 2023-24

The current budget includes capital projects totaling \$7,255,000. These projects range from a few thousand dollars to one that exceeds a million dollars. Because of the press of time when the budget is presented for adoption, we did not discuss the projects in detail. I think it would be helpful to highlight the major capital projects and explain what they are and why they are important. We are cautious about undertaking major capital improvements in the Stadium until we have a clearer determination of how the Stadium will be used in the short-term. I hope this discussion will allow for time to understand how these projects are prioritized. The major projects are presented in the AEG General Manager Report.

Respectfully submitted,

Henry L. Gardner

ASM Global Oakland
General Manager's Board Report
November 17, 2023

Event Activity

Added Events:

- Gabriel Iglesias – (November 17, 2023)
- Rod Wave – (November 30, 2023)
- Stadium Links – (December 1-3, 2023) (Stadium)
- Jhene Aiko – (December 2, 2023)
- Anita Baker – (December 23, 2023)
- 90s Pop Tour USA – (February 4, 2024)
- WWE - February 17, 2024
- Disney on Ice – (Feb 22-25, 2024)
- IVE – (March 16, 2024)
- We Them One's Comedy Tour – (April 6, 2024)
- Los Angeles Azules – (April 13, 2024)
- Melanie Martinez – (May 12, 2024)
- Zach Bryan – (May 31, 2024) (Stadium)
- NBA All Star Events – (Feb. 2025)

Postponed Events (new date):

- Pancho Barraza – (March 2, 2024)
- 85 South – (TBD)

Canceled:

- Aniversario De La Raza – (October 14, 2023)

Major Capital Projects for the Current Fiscal Year (complete list enclosed)

Stadium Capital Budget – Fiscal Year 2023-2024

Project #	Project	Budget Allocation
S2401	General Maintenance & Repairs	100,000
S2402	A'S CAPITAL MANDATE	150,000
S2403	Field Lighting Mass Change	17,000
S2404	Resurfacing Concourse & Water Proofing	250,000
S2405	Spall repairs	50,000
S2406	Soil Stabilization	250,000
S2407	Elevator upgrades	300,000
S2408	Emergency Power Outfield Pump room	100,000
S2409	Electrical Testing/Repairs	100,000
S2410	Field Light Tower Inspections	45,000
S2411	Contingency	100,750
	Total	1,462,750

Arena Capital Budget – Fiscal Year 2023-2024

Project #	Project	Budget Allocation
A2401	General Maintenance & Repairs	100,000
A2402	Up lights for BOH	10,000
A2403	Padded Arena Chairs	40,000
A2404	New arena POS equipment	625,000
A2405	Signage for plaza deltas	25,000
A2406	(2) Strong Super Trouper Spotlights	42,000
A2407	Nor Core Arena floor	25,000
A2408	New rolling stage	350,000
A2409	New stage barricade	45,000
A2410	North kitchen floor renovation	50,000
A2411	Signage	30,000
A2412	Hand sinks to be compliant with new locations	16,000
A2413	Roof Center Section	1,600,000
A2414	Contingency	117,750
A2415	Elastomeric Coating	100,000
A2416	Elevator upgrades	200,000
	Total	3,375,750

Shared Capital Budget – Fiscal Year 2023-2024

Project #	Project	Budget Allocation
B2401	General Maintenance & Repairs	100,000
B2402	Parking Lot Maintenance	500,000
B2403	Network Hardware Upgrades	300,000
B2404	CCTV Upgrades/Repairs	300,000
B2405	Lot Signage (Suites, Platinum, Exit etc.)	5,000
B2406	Upgrade Perimeter Fence line Gates (4 total)	50,000
B2407	Handheld Metal Detectors	17,000
B2408	3 Stream Waste Bins (phase 3)	75,000
B2409	Facility Guard Uniforms	6,000
B2410	Cooling Tower Pit Emergency Pump setup	11,000
B2411	Plaza membrane	726,000
B2412	Golf Cart - flat bed (Engineers)	14,500
B2413	K-lot/North & South Walkway/Plaza lighting	21,000
B2414	Shop Tools (Engineering) (3)	8,000
B2415	(20) 8' & (30) 6' MityLite tables	25,000
B2416	Contingency	100,000
B2417	3-yard dumpsters (10)	35,000
B2418	Forklift (maintenance)	50,000
B2419	(8) Dehumidifier Units	20,000
B2420	Golf/utility carts 2 (maintenance)	29,000
B2421	Golf Carts for Security	24,000
	Totals	2,416,500

Coliseum Area Specific Plan



The Coliseum Area Specific Plan (CASP) envisions a comprehensive transformation of the area surrounding the Oakland-Alameda County Coliseum into a dynamic and active sports, entertainment, residential and job-generating business district. It is intended to provide both a short-term development plan for the accommodation of the City's professional sports teams, as well as a longer term, 20- to 25-year, planning document. The Final CASP and its Environmental Impact Report, which incorporate valuable input from the community and other City partners, were adopted by City Council on March 31, 2015. New Coliseum area zoning goes into effect on May 21, 2015.

COMMUNITY AND ECONOMIC DEVELOPMENT BENEFITS

- Up to three new multi-functional sports and entertainment venues, along with new hotels, restaurants, and retail
- Increased opportunities for existing businesses in the Coliseum area
- Up to 20,000 new permanent jobs and 24,000 shorter-term construction jobs
- Up to 8 million square feet of new commercial and office space
- Up to 5,700 housing units
- Up to 875 new hotel rooms
- New parks, trails and restored natural habitat



COLISEUM AREA GOALS



Goal 1: Retain Oakland's sports teams, and maximize the economic benefit of the sports teams and their facilities for Oakland and Alameda County.



Goal 2: Create a regionally significant employment area that can expand Oakland's ability to attract new businesses. Participate in the Bay Area's "innovation economy," and attract new businesses and job opportunities to the area.



Goal 3: Invest in transportation and transit infrastructure. Create residential and commercial Transit Oriented Development, increasing Oakland's ability to capture a larger share of the region's housing and job growth.



Goal 4: Create a vibrant urban mixed-use district with a strong sense of place. The area will feature active streets and public spaces that enhance the pedestrian experience and site security.



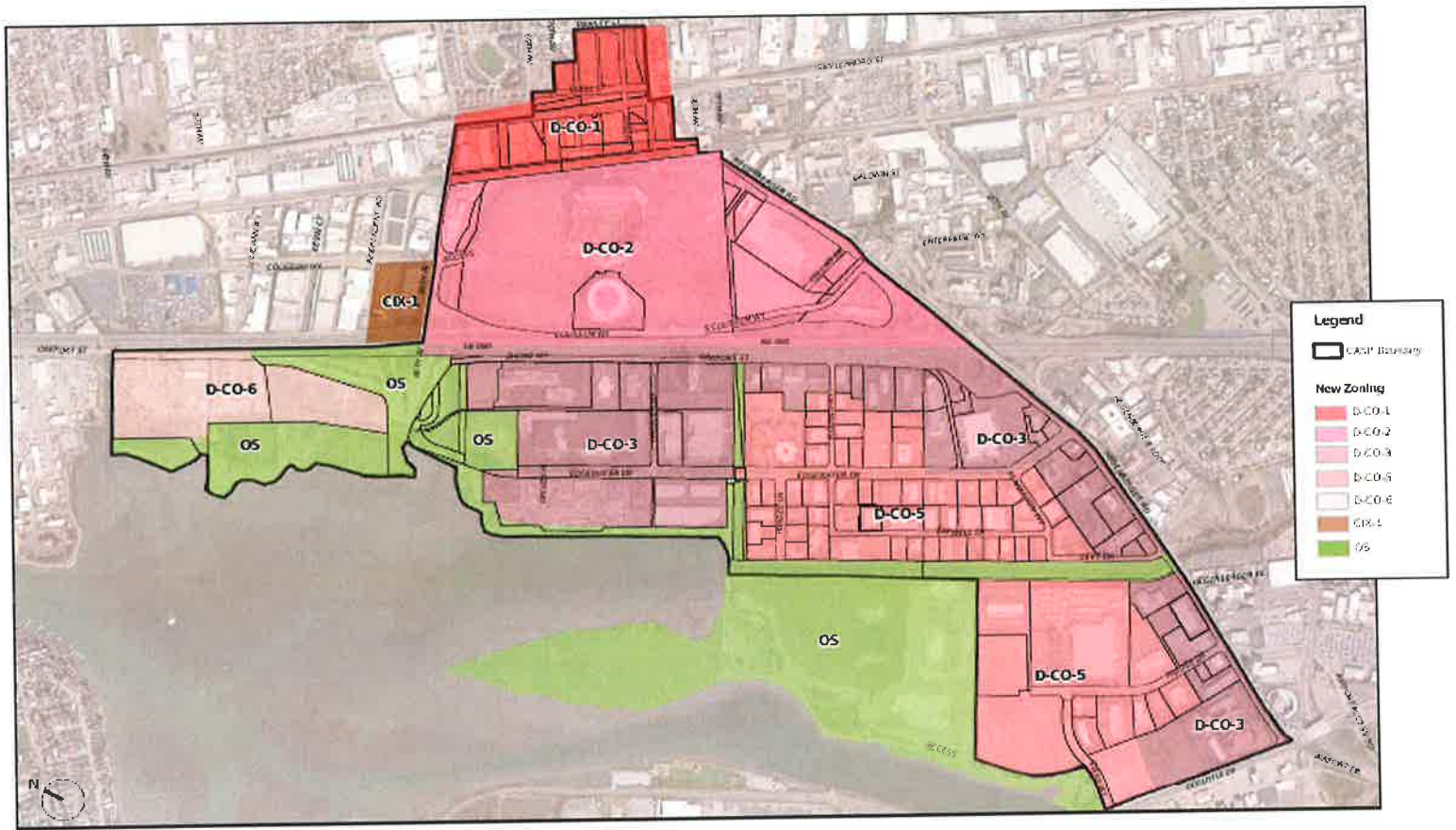
Goal 5: Create enhanced open space, Bay access, and restored natural habitat, offering additional recreational and public educational opportunities for Oakland and Bay Area residents.



Goal 6: Build upon and promote Oakland's recognized leadership in protecting the urban environment, through the use of building techniques which require fewer natural resources, and create a place which is committed to sustainability.

PROJECT AREA

The approximately 800-acre Plan Area is bounded by 66th Avenue to the north; San Leandro Street & Hawley Street to the east; Hegenberger Road to the south; and San Leandro Bay & the Oakland International Airport to the west. It includes the existing Oakland-Alameda County Coliseum & Arena, the Coliseum BART station and the Oakland Airport Business Park.



NEW ZONING

- **D-CO-1 Coliseum Area Transit Oriented Development District Zone-1** (Coliseum BART/San Leandro St.) allows high-density residential, civic, commercial, light-industrial, and mixed-use developments near transit nodes, encouraging a safe and pleasant pedestrian-oriented environment.
- **D-CO-2 Coliseum Area Commercial District Zone-2** (Coliseum District) allows a broad mix of residential, retail, commercial, office and light industrial uses, to create regional centers of sports, entertainment and business activities.
- **D-CO-3 Coliseum Area Commercial District Zone-3** (Airport Business Park; Oakport South/Hegenberger Road) allows for a wide variety of retail, commercial, and industrial operations along the Oakport South and Hegenberger Road corridors and in region-drawing centers of commercial and light industrial activities.
- **D-CO-5 Coliseum Area Commercial Industrial Mix District Zone-5** (Airport Business Park; Edgewater South/Pardee Drive) allows for a wide variety of office, commercial, industrial, and logistics activities near Pardee Drive and within the Airport Business Park.
- **D-CO-6 Coliseum Area Commercial Industrial Mix District Zone-6** (Oakport North) allows for higher-intensity commercial and light industrial land uses and development types within existing commercial, industrial and institutional areas.
- **OS** is Open Space Zoning intended to preserve and enhance land for open space and promote park uses which are compatible with surrounding land uses and the city's natural environment.

PROJECT INFORMATION

To learn more about the Coliseum Area Specific Plan, contact the Oakland Strategic Planning Division at (510)238-7299 or visit www.oaklandnet.com/coliseumcity



Coliseum Area Specific Plan

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF ALAMEDA, STATE OF CALIFORNIA**

**RESOLUTION OF INTENT OF THE MEMBER OF THE ALAMEDA
COUNTY BOARD OF SUPERVISORS TO PARTICIPATE IN THE
PROPOSED ENHANCED INFRASTRUCTURE FINANCING DISTRICT
(EIFD) IN THE CITY OF OAKLAND AND TO JOIN THE PUBLIC
FINANCING AUTHORITY**

WHEREAS, on _____ (date), the City Council of the City of Oakland (“City Council”) approved Resolution No. _____ which is attached to this Resolution as Exhibit A (“Exhibit A”); and

WHEREAS, pursuant to Chapter 2.99 of Part 1 of Division 2 of the Title 5 of the California Government Code (commencing with Section 53398.50) (the “EIFD Law”) Exhibit A authorized the initiation of a process to establish an Enhanced Infrastructure Financing District (“EIFD”) whose proposed name is the “Oakland Enhanced Infrastructure Financing District” (“Oakland EIFD”);

WHEREAS, the proposed boundaries of the Oakland EIFD are identified on a map entitled “Proposed Boundaries of Oakland EIFD” a copy which is on file in the office the City Clerk of the City of Oakland and is attached to this Resolution as Exhibit B; and

WHEREAS, the proposed Oakland EIFD will be used to finance certain public facilities within the proposed boundaries of the Oakland EIFD; and

WHEREAS, The Oakland City Council also adopted a Resolution to establish a Public Financing Authority (“PFA”) to serve as the governing body of the proposed EIFD and which will also be responsible for implementing the Infrastructure Financing Plan required under EIFD Law; and

WHEREAS, the City Council has proposed, as stated in Exhibit A, that the county of Alameda participate with the City of Oakland in the proposed Oakland EIFD as a taxing entity; and

WHEREAS, the Oakland City Council, As stated in Exhibit A, has proposed that if the County of Alameda participates in the proposed Oakland EIFD as a taxing entity the County shall have membership in the PFA.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, AS FOLLOWS

Section 1. Recitals. The foregoing recitals are true and correct and this Board hereby so finds and determines.

Section 2. Intentions to Participate in the Enhanced Infrastructure Financing District. The Board intends that the County of Alameda will participate in the Oakland EIFD as described in Exhibit A as a taxing entity if the Board of Supervisors approves the Infrastructure Financing Plan at a later hearing date.

Section 3. Participation in the Public Financing Authority. Pursuant to Exhibit A, as a potential participating taxing entity in the proposed Oakland EIFD, the County of Alameda will have memberships in the newly formed Public Financing Authority described in Exhibit A. The Board Supervisors shall designate two Supervisors to serve on the PFA. In addition, the Board of Supervisors shall designate one public member to serve on the PFA, and shall, jointly with the City of Oakland, designate an additional public member to serve on the PFA>

Section 4. Preparation of Infrastructure Financing Plan. Oakland City staff will undertake lead coordination of the work, in consultation with expert consultants and Alameda County personnel and public input, to prepare an Infrastructure Financing Plan ("IFP") in accordance with EIFD Law.

Section 5. County Approval of infrastructure Financing Plan. Once prepared, the IFP will be presented to the Board of Supervisors, for approval.

Section 6. Required Approval of Infrastructure Financing Plan. The IFP must be approved by the Board of Supervisors before any incremental tax revenue from the county of Alameda will be used by the proposed Oakland EIFD. The IFP must also be approved by the Board of Supervisors before a public hearing is held for formation of the proposed Oakland EIFD and approval of the IFP by the PFA.

Section 7. Distribution of Infrastructure Financing Plan. As stated in Exhibit A, Oakland City staff will be responsible for the distribution of the IFP, and any required California Environmental Quality Act reports, to the PFA, the Oakland City Planning Commission, land owners within the boundaries of the proposal Oakland EIFD (as defined under EIFD law), and each affected taxing entity (as defined under EIFD law) as required under California Government Code Section 53398.64 for formation of the proposed Oakland EIFD.

Section 8. Responsibility for Mailing and Publication of Notice. As States in Exhibit A, the Oakland City Clerk is responsible for the mailing and publication of notice, as required under EIFD law (California Government Code Sections 53398.60, 53398.61 and 53398.66), for formation of the proposed Oakland EIFD. The County of Alameda, and its staff, will have no responsibilities for the required mailing and publication of notice.

Section 9. Public Hearing. The PFA will hold a public hearing for the establishment of the proposed Oakland EIFD and approval of the IFP at the Oakland City Council Chambers. Under no condition, will the PFA hold the public hearing for the establishment of the proposed Oakland EIFD and approval of the IFP until the Board of Supervisors has formally approved the IFP.

Section 10. No Obligation of Incremental Tax Revenue. This Resolution in no way obligates the County of Alameda to use incremental tax revenue to finance public facilities in the proposed Oakland EIFD until the Board of Supervisors approves the IFP.

Section 11. Establishment of the Oakland EIFD. This Resolution in no way obligates the PFA to establish the proposed Oakland EIFD. As stated in Exhibit A, the establishment of the proposed Oakland EIFD and approval of the IFP is contingent upon the approval by the PFA by resolution and ordinance following a public hearing.

Section 12. Effective Date. This Resolution shall take effect immediately upon its approval by the Board of Supervisors of the County.

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION OF THE OAKLAND CITY COUNCIL ESTABLISHING THE ENHANCED INFRASTRUCTURE FINANCE DISTRICT (EIFD) PUBLIC FINANCING AUTHORITY (PFA) AS THE LEGISLATIVE BODY OF THE OAKLAND'S ENHANCED INFRASTRUCTURE FINANCING DISTRICT

WHEREAS, the City Council of the City of Oakland ("City") is authorized to initiate the process to establish an enhanced infrastructure financing district pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 53398.50 ("EIFD Law"); and

WHEREAS, on the date hereof, the City Council adopted a resolution ("Resolution of Intention") declaring its intention to establish the City of Oakland Enhanced Infrastructure Financing District ("EIFD") and to invite Alameda County to join in it; and

WHEREAS, the EIFD shall be a legally constituted governmental entity separate and distinct from the City and County and its purpose shall be to finance public capital facilities and projects of communitywide significance described in the Resolution of Intention; and

WHEREAS, the EIFD Law requires the City Council to establish a public financing authority to serve as the governing body of the EIFD at the same time that it adopts a resolution of intention to create the EIFD.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Oakland orders as follows:

1. Recitals. The foregoing recitals are true and correct.

2. Establishment of the Public Financing Authority. The City Council hereby establishes the EIFD Public Financing Authority ("Public Financing Authority") to serve as the governing board of the EIFD, in accordance with the EIFD Law.

The Public Financing Authority shall have the powers and duties set forth in the EIFD Law.

3. Membership of the Public Financing Authority. The membership of the Public Financing Authority shall consist of seven members, including:

- A. Two members of the City Council.
- B. Two members of the Board of Supervisors of the County of Alameda ("County").
- C. Three members of the public.

One public member shall be appointed by the City Council, one public member shall be appointed by the Board of Supervisors and one public member shall be appointed by both the City Council and the Board of Supervisors, each in accordance with California Government Code Sections 54970 and 54972.

Each of the City Council and the Board of Supervisors may also appoint one of its members to be an alternate member who may serve and vote in place of a member who is absent or disqualifies themselves from participating in a meeting of the Public Financing Authority.

Members shall serve at the pleasure of their respective appointing legislative bodies and shall serve until their successor assumes office.

4. Changes in the Composition of the Public Financing Authority. If the County elects not to allocate property tax revenue to the EIFD, then (a) the number of members of the Public Financing Authority shall be reduced from seven to five, consisting of three members of the City Council and two members of the public appointed by the City Council, (b) the term of the members of the Board of Supervisors shall automatically terminate, (c) the City Council shall appoint a third member of the City Council to serve on the Public Financing Authority and (d) the term of the public member appointed by the Board of Supervisors shall automatically terminate.

5. Organization. The City Council hereby authorizes and directs the Public Financing Authority to adopt such bylaws, rules, regulations and procedures as the Public Financing Authority requires or desires for the proper performance of its duties. Any such actions shall be in accordance with all applicable laws, including but not limited to the Ralph M. Brown Act, the California Public Records Act and the Political Reform Act of 1974.

6. Support for the Public Financing Authority. The City Council hereby finds that the proposed formation and operation of the EIFD serves a direct and substantial public purpose.

The City Council further hereby: (a) authorizes the City Manager, the Chief Financial Officer, the City Clerk and the City Attorney, their designees, and any other City employees as directed by their department heads, to assist the Public Financing Authority in carrying out the purposes of the Public Financing Authority and the EIFD; (b) allocate City staff and budgeted City resources to support the formation and implementation of the EIFD, including contracting for consultant services; and (c) authorizes the City Manager to assign a "Designated Official" to prepare the Infrastructure Finance Plan ("IFP") for the EIFD. The assignment of the Designated Official shall be subject to the approval of the PFA, in accordance with Government Code Sections 53398.51(d) and 53398.62.

7. Preparation of the IFP. The City Council hereby requests the PFA to designate and direct the Designated Official to prepare the IFP in accordance with Government Code Sections 53398.62 and 53398.63.

8. Effective Date. This Resolution shall take effect from and after the date of approval and adoption thereof.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES – FIFE, GALLO, JENKINS, KALB, KAPLAN, RAMACHANDRAN, REID, AND
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

ATTEST: -

ASHA REED
City Clerk and
Clerk of the Council of the City of Oakland

OAKLAND CITY COUNCIL
RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLAND DECLARING THE INTENTION TO ESTABLISH CITY OF OAKLAND ENHANCED INFRASTRUCTURE FINANCING DISTRICT(S) TO FINANCE PUBLIC CAPITAL FACILITIES AND PROJECTS OF COMMUNITYWIDE SIGNIFICANCE AND OTHER AUTHORIZED COSTS, AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Oakland (the “City”) wishes to further the development of community vitality, quality infrastructure, maintain and improve public facilities and amenities; and

WHEREAS, the City Council is authorized to initiate the process to establish an enhanced infrastructure financing district pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 53398.50 ("EIFD Law"); and

WHEREAS, the City Council seeks to establish EIFDs consisting of multiple noncontiguous parcels pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 53398.55(b) ("EIFD Law"); and

WHEREAS, the City Council seeks to work together and collaboratively with Alameda County in the pursuit of these efforts, and to invite Alameda County to join in the EIFD, and to create a governance structure (PFA) made up of a majority of representatives coming from the governmental bodies of the City of Oakland and the County of Alameda; and

WHEREAS, the locations of the proposed EIFDs qualify for designations as “Transit Priority” and “Transit Oriented Development” projects pursuant to Cal. Pub. Resources Code § 21155, and also pursuant to Chapter 2.99 of Part 1 of Division 2 of Title 5 of the California Government Code, commencing with Section 53398.75(c) ("EIFD Law"); and

WHEREAS, the City Council recognizes that there are benefits of establishing an EIFD presiding over multiple noncontiguous parcels, or EIFDs, with such benefits relating to their effectiveness, and operational dynamics, which include; strategically leveraging the collective financial strength of the parcels to achieve more flexibility in fund allocations; achieving administrative efficiencies and reduced Costs; integrating sustainable Transit Oriented Development Strategies; and creating greater and more broadly dispersed economic benefits; and

WHEREAS, the City Council intends to establish City of Oakland Enhanced Infrastructure Financing District(s) (“EIFDs”) , commencing one or more district(s) which

encompass – (a) Coliseum Area, (b) Uptown Project Area, (c) West Oakland BART Area, (d) Broadway Area, to finance (i) the purchase, construction, expansion, improvement, seismic retrofit or rehabilitation of certain real or other tangible property with an estimated useful life of 15 years or longer that are projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community, including any directly-related planning and design work, (ii) the costs described in Government Code Sections 53398.56, 53398.55, 53398.57, 53398.58, and 53398.75 (as applicable) and (iii) the ongoing or capitalized costs to maintain public capital facilities financed in whole or in part by the EIFD, all as more fully described in Exhibit A attached hereto; and

WHEREAS, the EIFD shall be a legally constituted governmental entity separate and distinct from the City and County and its sole purpose shall be to finance public capital facilities and projects of communitywide significance and other eligible uses, as described in the Attachment; and

WHEREAS, the EIFD will be governed by a legislative body to be known as the EIFD Public Financing Authority (“PFA”), and the Public Financing Authority will be established by a resolution of the City Council to be considered for approval concurrently with this resolution, and will be submitted for approval to the Alameda County Board of Supervisors, for the inclusion of Alameda County in funding and governance of the EIFD, including in serving on the PFA; and

WHEREAS, the Public Financing Authority will be responsible for causing preparation of the infrastructure financing plan for the EIFD (“IFP”), which will describe, among other things, the allocation by the City and County to the EIFD of certain incremental property tax revenue for the purpose of funding public capital facilities and other specified projects of communitywide significance that provide significant benefits to the EIFD or the surrounding community and the issuance by the EIFD of bonds and other debt; and

WHEREAS, the IFP will be subject to the review and approval by resolution of the City Council following a public hearing, review and approval by resolution of the Board of Supervisors of Alameda County (“County”), and adoption and implementation by the Public Financing Authority following three public hearings. And,

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Oakland orders as follows:

1. Recitals. The foregoing recitals are true and correct.
2. Intention to Establish EIFD. That the City Council hereby proposes and intends to cause the establishment of one or more an EIFD(s) under the provisions of the EIFD Law, As follows: (a) Coliseum Area, (b) Uptown Project Area, (c) West Oakland BART Area, (d) Broadway Area.
3. Proposed Boundaries of the EIFD(s). The City Council hereby determines that the proposed boundaries of the EIFD(s) are as described and shown on the map of the

EIFD(s) on file with the City Clerk and attached hereto as Exhibit B, which boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars.

The City Council hereby determines and finds that the boundaries of the proposed EIFDs include a portion of a former redevelopment project area that was created pursuant to Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code.

4. Type of Public Facilities and Other Projects of Communitywide Significance. The City Council hereby determines and finds that the types of public capital facilities and other projects of communitywide significance to be financed by the EIFD shall consist of those described on Exhibit A hereto and hereby incorporated herein (the "Facilities"), that the Facilities are authorized to be financed by the EIFD under Government Code Sections 53398.52 and 53398.55(b), and that each of the Facilities (a) constitutes real or other tangible property with an estimated useful life of 15 years or longer that is of communitywide significance and provides significant benefits to the EIFD or the surrounding community, (b) is in addition to those facilities provided in the territory of the EIFD before the EIFD was created, (c) will not supplant facilities already available within the proposed boundaries of the EIFD, although the Facilities may supplement, rehabilitate or upgrade such facilities or make such facilities more sustainable and (d) if it is located outside the boundaries of the proposed EIFD, it has a tangible connection to the work of the EIFD

5. Need for the EIFD; EIFD Goals. The City Council hereby declares that the City's goal in proposing establishment of the EIFD is to help address a shortfall in funding for the provision of public capital facilities, as well as for vitally needed affordable housing and other projects of communitywide significance that provide significant benefits and promote economic development within the boundaries of the EIFD or the surrounding community and, for those facilities located outside the EIFD boundaries which also have a tangible connection to the work of the properties within the EIFD. The Council hereby finds that the EIFD will advance the City's goal by providing dedicated funding for such purposes.

6. Use of Incremental Property Tax Revenue. The City Council hereby declares that, pursuant to the EIFD Law, if the EIFD is approved by the Public Financing Authority in accordance with the EIFD Law, and if the IFP is approved by resolution of the City Council and by resolution of the Board of Supervisors of the County pursuant to Government Code Section 53398.68, in each case after any public hearings required by the EIFD Law, the incremental property tax revenue that is allocated by the City and the County to the EIFD may be used to finance Facilities and other authorized costs and to pay debt service on bonds and other debt of the EIFD(s).

7. Public Hearing. That the City Council hereby authorizes the City Administrator (or their designee) to establish the time and date for a public hearing of the City Council on the proposed IFP and to cause the City Clerk to provide notice of such public hearing in accordance with the EIFD Law.

8. Distribution of Resolution of Intention. Pursuant to Government Code Section 53398.60, the City Council hereby directs the City Clerk to mail a copy of this Resolution to (a)

each owner of land within the proposed EIFD (although the Director of Finance is hereby authorized to instead mail a notice of intention to create the EIFD in accordance with Government Code Section 53398.60(b)), (b) each affected taxing entity and (c) the Public Financing Authority.

9. California Environmental Quality Act. The adoption of this Resolution is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) and 15378 in that there is no possibility that the implementation of this action may have significant effects on the environment, and no further environmental review is required.

10. Additional Authorization. That the Mayor, the City Administrator, the Director of Finance, the Economic and Workforce Development Director, the City Clerk and any and all other officers of the City are hereby authorized, for and in the name of and on behalf of the City, to do any and all things and take any and all actions, including execution and delivery of any and all documents, assignments, certificates, requisitions, agreements, notices, consents, instruments of conveyance, warrants and documents, which they, or any of them, may deem necessary or advisable in order to effectuate the purposes of this Resolution; provided however that any such actions be solely intended to further the purposes of this Resolution, and are subject in all respects to the terms of the Resolution.

11. No Obligation. This Resolution in no way obligates the City Council or the Public Financing Authority to form the EIFD(s). The establishment of the EIFD(s) is subject to all requirements of the EIFD Law, including: (a) the City Council's approval of a proposed IFP following a public hearing, to the extent required by the EIFD Law; (b) the Board of Supervisors' approval of a proposed IFP; and (c) the Public Financing Authority's approval of the IFP following three public hearings conducted pursuant to EIFD Law.

And be it Further Resolved that:

The City Council Of The City Of Oakland Hereby Declares The Intention To Establish City Of Oakland Enhanced Infrastructure Financing District(S) To Finance Public Capital Facilities And Projects Of Communitywide Significance And Other Authorized Costs.

Effective Date.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES – FIFE, GALLO, JENKINS, KALB, KAPLAN, RAMACHANDRAN, REID, AND
PRESIDENT FORTUNATO BAS

NOES –

ABSENT –

ABSTENTION –

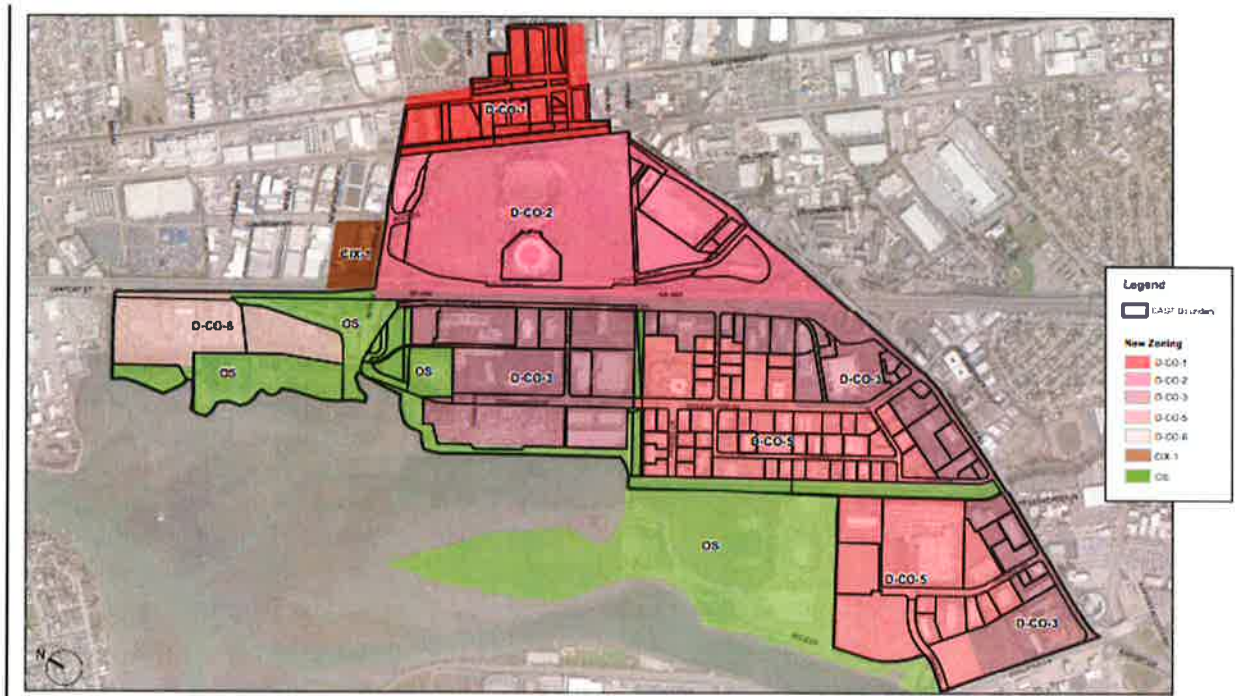
ATTEST:

ASHA REED

City Clerk and

Clerk of the Council of the City of Oakland

EXHIBIT C – Coliseum Area Specific Plan Map



Source: <https://oaklandca.s3.us-west-1.amazonaws.com/SpecificPlans/oak054976.pdf>

ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)






WHAT IS AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT?

- A portion of property tax increase revenues from a specific defined area to finance public infrastructure and economic development projects of community-wide significance.
- EIFD legislation was passed in 2014 following the dissolution of redevelopment agencies in 2012.
- No new taxes or fees to property owners.
- Schools are not impacted by use of tax increments.



PUBLIC FINANCING AUTHORITY (PFA)

- Authorizes, develops and implements the Infrastructure Finance Plan (IFP).
- The affected taxing entities, typically city and county, make up a majority of the membership, but also includes public members.
- PFA decides when to sell bonds; must meet minimum debt service coverage.
- May not sell bonds until some development has occurred and generating tax increments.
- General fund of city and County not used to meet debt service.



TAX INCREMENT FINANCING (TIF)

- Baseline property value is established when the district is created, freezing the appraised value of the properties in the district.
- The increase is determined between the frozen value and the annualized updated appraised value.
- Over time, the increments are generally sufficient to issue bonds in an amount to finance some of the infrastructure projects.
- It typically takes several years to generate the necessary increments to issue bonds.



WHAT IS AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT? (CONTINUED)

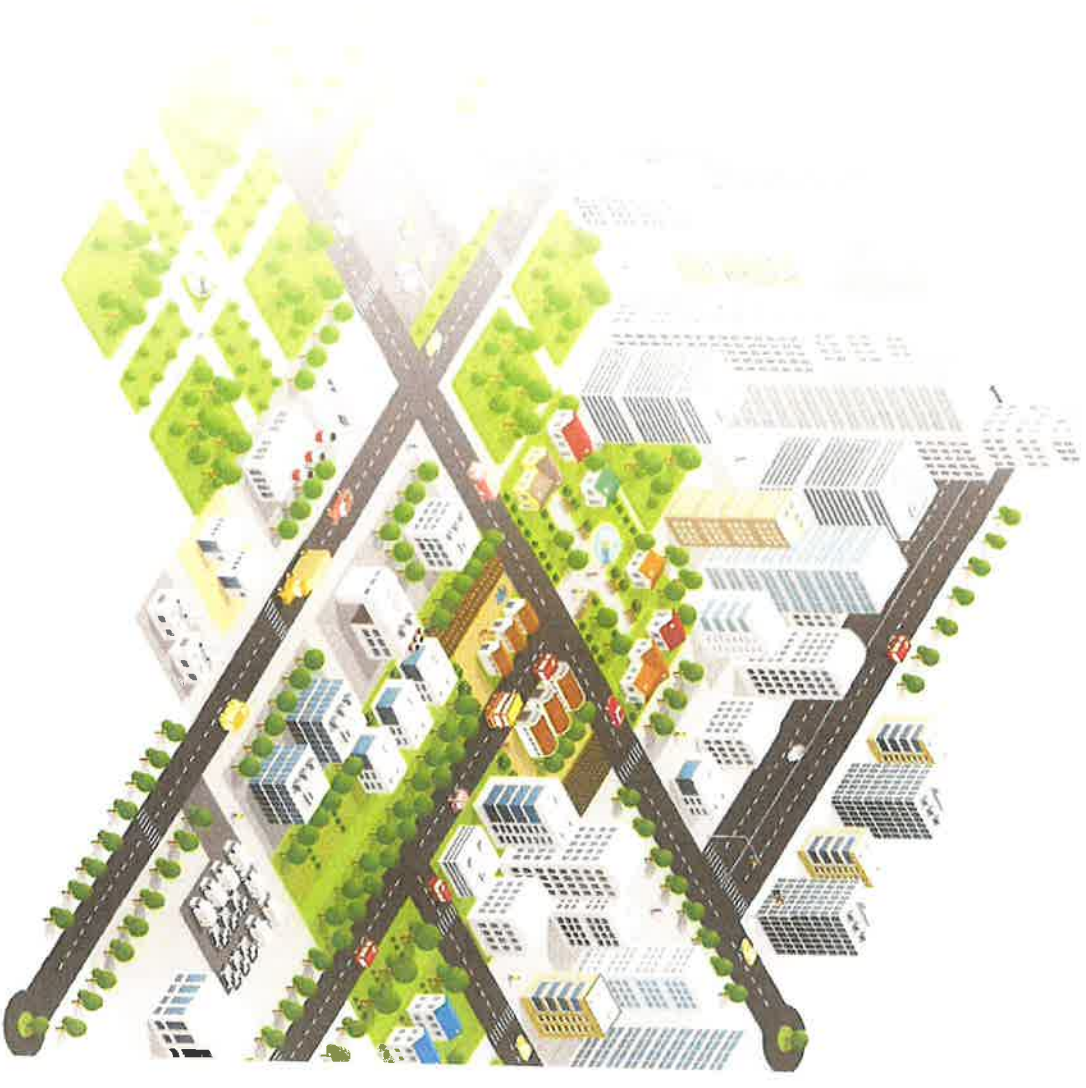
- EIFDs expire 45 years after the first bonds are issued. At that point, the increments go away, and the City and County began to collect all the growth on property taxes and use them for general fund purposes.
- Many infrastructure projects are eligible for tax increment financing: streets and roads, wastewater and sewer projects, affordable housing, parks and recreation.



WHAT IS AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT? (CONTINUED)

- SB 628 has been modified several times since it was passed in 2014.
- AB 733 was passed in 2017 and allows funds for climate change adaptation projects, projects that address impacts on public health, sea level rise and wildfires.
- SB 1145 was passed in 2018 and allows funds for infrastructure maintenance costs; AB 116 was passed in 2019 and allows for issuance of bonds without public vote but requires increased public engagement.

ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)



Oakland Coliseum JPA EIFD How- To Presentation

The Process Toward An Oakland Coliseum EIFD

By Zenophon Abraham

CEO, Zennie62Media, Inc.

Oakland Coliseum JPA EIFD How-To Presentation

This slide presentation is written to expand on the October 15th, 2023 Oakland Coliseum JPA EIFD Discussion.

It presents a step-by-step process drawn primarily from EIFD documents for San Jose, Santa Rosa, Sacramento, as well as California EIFD legislation SB628 Bealle (2015), SB293 Skinner (2019), AB464 Mullen (2021), and AB336 Villapudua (2021).

This slide presentation is also the first document of its kind to present a step-by-step process and takes AB 464 Mullen (2021) into account.

AB 464 Mullen allows the use of tax increment financing revenue to finance programs to help small businesses in the EIFD, and also community-wide (depending on how the Infrastructure Financing Plan is written), recover from the COVID-19 Pandemic.

Regarding TIF, this presentation was also based on a calculation process that mates TIF revenue with municipal bond sizing: the TIF revenue stream and debt coverage ratio determine the size of the bond to be issued. The Public Financing Authority can then determine what projects can “fit” in that revenue envelope as a prelude to the creation of the bond issue. No more guessing.

Oakland Coliseum JPA EIFD How-To Presentation

The Enhanced Infrastructure Financing District or EIFD was established in 2014 by California Senator Jim Bealle and signed into law by California Governor Jerry Brown. It is designed to reintroduce tax increment financing to California municipalities to be used as a tool to catalyze the creation of various types of development.

This document points to a special law AB 336 from 2021, which allows members of a joint powers authority to sit on the Public Financing Authority of an Enhanced Infrastructure Financing District. In other words, for the organization to be both JPA and EIFD.

This document lays the ground work for the creation of the Oakland Alameda County Coliseum JPA / EIFD.

Basically, the PFA is the governing body of the JPA / EIFD.

Oakland Coliseum JPA EIFD How-To Presentation

Step One: Formation Team:

- Economic Development Representative
- Legal Counsel
- Financial Advisor
- TIF Consultant
- Oakland Coliseum JPA Exec Dir, Manager, City, County, Business Rep
- Business Task Force (Advocacy Group).

Oakland Coliseum JPA EIFD How-To Presentation

Step Two: Formation Team Work:

1. Define/Refine Boundaries
2. Develop Preliminary Priority Project Funding Cost Estimate
3. Determine Bond Size Requirement For Project
4. Calculate Tax Increment Revenue from EIFD Boundary
5. Determine Size of Bond Issue, Bond Issue Debt Service Based on TIF Revenue & Debt Cov Ratio, Bond Interest Rates
6. Size Preliminary Priority Project Funding Cost Estimate with respect to TIF Revenue
7. Identify Funding Sources in Addition to Tax Increment

Oakland Coliseum JPA EIFD How-To Presentation

Step Three: Conduct Outreach:

1. Electeds
 2. Other Taxing Entities
 3. Affected Residents and Property Owners
1. Explore potential projects to be funded by the EIFD that would entice participation of the County or other taxing agencies
 2. Educate stakeholders about EIFDs – not a new tax, not a lien on property
 3. Identify property owners who will advocate for formation (Here's where the Business Advocacy Group helps).

Oakland Coliseum JPA EIFD How-To Presentation

Step Four: Start Public Financing Authority

1. Determine who sits on Public Financing Authority, (Merge Coliseum JPA Members with New Seats) – for City Council vote as part of PFA Resolution.

2. Assemble Resolution of Intention and PFA Formation documents (based on Santa Rosa Model):

- A. Staff Report On EIFD Formation To City Council

- B. **Resolution of Intention (Approved Boundaries and list of improvements and projects) for City Council Vote**

- C. **Public Financing Authority Resolution including Infrastructure Financing Plan for City Council**

Vote.

- D. **City Council votes on B and C which establishes PFA EIFD Presentation**

Oakland Coliseum JPA EIFD How-To Presentation

Step Five: EIFD Formation Process

Public Financing Authority:

- Holds 3 public hearings at least 30 days apart.

Board of Supervisors & City Council:

- Each adopt Resolutions approving the Infrastructure Financing Plan

Statement of Boundary Change

- Filed by Public Financing Authority with CA State Board of Equalization

Oakland Coliseum JPA EIFD How-To Presentation

Step Six: EIFD Formation Process, Cont'd

No election is required unless 25% of property owners protest at third PFA public hearing.

 An EIFD is abandoned if over 50% of property owners protest the formation.

- Council approves the IFP by resolution

 The **PFA adopts the IFP and approves the Resolution of Formation** establishing EIFD at the third public hearing.

• **PFA files “Statement of Boundary Change”** with California Board of Equalization

NOTE:

- Unlike old redevelopment districts that utilized tax increment financing, there is no blighted area requirement to establish an EIFD

Oakland Coliseum JPA EIFD How-To Presentation

Step Seven: EIFD Bonds

- WHO: Public Financing Authority makes the decision to sell bonds
- WHEN: Public Financing Authority may decide to sell bonds based on tax increment revenue versus project cost need as expressed in IFP

- Minimum debt service coverage is 125%

- Bonds cannot be sold until predetermined level of tax increment is generated that's sufficient to meet annual bond debt service

- HOW: Bonds are secured only by tax increment generated within the EIFD, NOT by the City's General Fund.

NOTE:

- Proceeds may be utilized to fund any public improvement with a useful life of 15 years or more that provide community benefit

Oakland Coliseum JPA EIFD How-To Presentation

Step Eight: EIFD Eligible Public Improvements

- Roads, highways, streets/streetscapes, parking facilities, and transit facilities
- Affordable housing
- Small businesses impacted by COVID-19 Pandemic
- Internet access services
- Childcare facilities
- Libraries
- Parks, open space, and recreational facilities
- Improvements related to fighting climate change
- Brownfield restoration and other environmental mitigation
- Transit priority facilities
- Sewer, reclamation, and water facilities
- Solid waste facilities
- Flood control facilities, retention bases, and drainage channels

Oakland Coliseum JPA EIFD How-To Presentation

Step Nine: Santa Rosa EIFD Timeline Example

2023

April 25 Santa Rosa City Council (Council): Resolution of Intention + Resolution to form Public Financing Authority (PFA)

May 23 Council: PFA Appointments made

July 18 Sonoma County Board of Supervisors (BoS) Meeting
PFA appointments

December PFA Public Meeting #1

Pre-public hearings adopt bylaws; address administrative needs; public discussions; direct staff to develop Infrastructure Finance Plan (IFP)

2024

January PFA Public Meeting #2 - Pre-public hearings

Intro of draft IFP, answer questions, consider comments

March PFA holds public hearing #1

No actions; will hear public comments

April

PFA holds public hearing #2

Reject or modify IFP based on public comments

April 30 or

May 7 Council + BoS meetings to approve Resolutions approving IFP

May PFA holds public hearing #3

Meeting to approve the IFP and adopt Resolution of Formation or schedule vote pending outcome of protests

No later than

Nov. 30 Request for Jurisdictional Boundary Change with the California State Board of Equalization

Oakland Coliseum JPA EIFD How-To Presentation

Step Ten: **The End**

Thank you.

Questions or comments:

Zennie Abraham at Zennie@Zennie62.com