

OMAR BENJAMIN
Executive Director

DOUGLAS WARING
Deputy Executive Director

JOE WONG
Deputy Executive Director

DAVID L. ALEXANDER
Port Attorney

JOHN T. BETTERTON
Secretary of the Board

PORT OF OAKLAND
BOARD OF PORT COMMISSIONERS
530 Water Street • Oakland, California 94607

Telephone: (510) 627-1100
Facsimile: (510) 451-5914

e-Mail: board@portoakland.com
Website: www.portofoakland.com

ANTHONY A. BATARSE, JR.
President

MARK McCLURE
First Vice President

DARLENE AYERS-JOHNSON
Second Vice President

MARGARET GORDON
Commissioner

KENNETH S. KATZOFF
Commissioner

PATRICIA A. SCATES
Commissioner

VICTOR UNO
Commissioner

A G E N D A

Regular Meeting of the Commercial Real Estate Committee **Wednesday, November 7, 2007 – 12:00 Noon** **Boardroom**

Roll Call

Commissioner Mark **McClure**, Chair
Commissioner Patricia **Scates**
Commissioner Kenneth **Katzoff**

OPEN SESSION – 12:00 p.m.

Reports

1. Informational Report on the Status of the Jack London Square Phase II Development Project.

OPEN FORUM

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

CLOSED SESSION – 12:20 p.m.

1. Conference With Legal Counsel – Existing Litigation. Pursuant to subdivision (a) of Section 54956.9. Names of cases: None
2. Conference With Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: (2 Matters)

3. Conference With Real Property Negotiator. Government Code Section 54956.8.

Property: Various Parcels in Jack London Square
Negotiating Parties: Port of Oakland and Ellis Partners
Agency Negotiator: Director of Commercial Real Estate
Under Negotiation: Price and Terms of Payment

Property: Oak to Ninth Area, Oakland
Negotiating Parties: Port of Oakland and Oakland Harbor Partners, LLC
Agency Negotiator: Director of Commercial Real Estate
Under Negotiation: Price and Terms of Payment

Property: 409 Water Street, Oakland
Negotiating Parties: Port of Oakland and California Canoe Kayak, Inc.
Agency Negotiator: Director of Commercial Real Estate
Under Negotiation: Price and Terms of Payment

The Committee will receive public comment on non-agenda items during this time. Please fill out a speaker card and present it to the Committee Secretary.

ADJOURNMENT

The next regular meeting will be held on Wednesday, December 5, 2007, at 12:00 Noon

Public Participation

This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter or assistive listening device, please call the Board Secretary, John Betterton, at 510-627-1696 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who experience chemical sensitivities may attend.

You may speak on any item appearing on the Agenda. Please fill out a Speaker's Card and give it to the Board Secretary before the start of the meeting. All speakers will be allotted a minimum of two minutes.

Should you have questions or concerns regarding this agenda, or wish to review any of the Agenda Related Materials, please contact the Board Secretary, John Betterton, at 510-627-1696, or visit our web page at www.portofoakland.com.

To receive Port Agendas and Agenda Related Materials by email, please email your request to board@portoakland.com

ITEM 1

AGENDA REPORT

TITLE: Informational Report on the Status of the Jack London Square Phase II Development Project

AMOUNT: N/A

PARTIES INVOLVED: Port of Oakland and Jack London Square Partners LLC; Ellis Partners, LLC; EPI – JLS II, LLC; CEP-JLS II, LLC; and their Assignees

Corporate Name/Principal	Location
Jack London Square Partners LLC Harold A. Ellis, Principal James D. Falaschi, Principal James Ellis, Principal Melinda Ellis, Principal	San Francisco, CA
Ellis Partners, LLC same as above	San Francisco, CA
Jack London Square Investors II, LC same as above	San Francisco, CA
Jack London Square Investors I, LC same as above	San Francisco, CA

TYPE OF ACTION: Informational Presentation

SUBMITTED BY: Joyce Washington, Director of Commercial Real Estate

COMMITTEE ASSIGNED: Commercial Real Estate

SCHEDULED FOR COMMITTEE: November 7, 2007

APPROVED BY: Omar Benjamin, Executive Director

BACKGROUND AND ANALYSIS

On May 1, 2005 the Port of Oakland and Jack London Square Partners (“JLSP”) executed several documents related to the Jack London Square Phase II Development Project, including five Ground Leases and two Purchase and Sale Agreements for various properties in Jack London Square. Since execution of those Agreements various actions have occurred on the sites. Parcel D was sold to the Developer in May of 2006, Parcel F-2 is scheduled for close of escrow on the sale in December of 2007, Parcel C and Parcel F-1 are currently under construction, and Parcel G is anticipated to commence construction by December 1, 2007. A map indicating the location of the various Parcels within the project is attached to this report for reference. The ground leases for the five Phase II properties require that the Developer commence construction on each site by December 31, 2007.

The Developer intends to provide an oral report update on the status of the overall Phase II project as well as the individual development parcels in terms of their construction schedules, marketing efforts and financing plans to date at the Committee meeting of November 7th.

This item is an informational report only and no action is requested or required of the Committee.

BUDGET & FINANCIAL IMPACT

N/A

STAFFING IMPACT

N/A.

SUSTAINABILITY

N/A.

ENVIRONMENTAL

N/A.

MARITIME AND AVIATION PROJECT LABOR AGREEMENT (MAPLA)

MAPLA does not apply to Commercial Real Estate projects.

OWNER CONTROLLED INSURANCE PROGRAM (OCIP)

N/A.

GENERAL PLAN

N/A.

LIVING WAGE

N/A.

OPTIONS

N/A

RECOMMENDATION

It is recommended that the Committee accept the informational report.

Development Sites

