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Memo

To Board of Education

From Kyla Johnson-Trammell, Superintendent
Jody Talkington, Senior Director of Strategic Projects
Tadashi Nakadagawa, Deputy Chief of Facilities

Board Meeting Date January 13, 2021

Subject Public Hearing on the Proposal for the Former Tilden Child Development Center, 4551 Steele Street, Oakland, CA, 94619-2743, a District surplus property.

Action The Board of Education will hold a public hearing prior to entering into negotiations, the governing board shall hold a public hearing where members of the public, including labor organizations, can discuss possible uses of the surplus property and share concerns regarding any impact on the community.

Background

In June 2019, The Board of Education directed the Superintendent to convene a 7-11 Committee to review 5 properties that have been vacant for 5-10 years.

In January, 2020, The 7-11 Committee recommended surplusing two of the properties to pursue a long term lease; the former Tilden CDC and the former Edward Shands Adult Education Center. This recommendation was consistent with the District’s Asset Management Policy. The 7-11 Committee also indicated the recommended priority use for each site based on public hearings with the community. The recommended use for Tilden was a community park for children or affordable/workforce housing. The recommended use for Shands was affordable/workforce housing and housing development.

In February, 2020, the Board passed resolutions to surplus the former Tilden CDC through Resolution Number 1920-0207 and surplus the former Edward Shands Adult Education Center through Resolution

1920-0206 and to pursue long term leases for those properties in alignment with the priority uses.

On Oct. 9, 2020, the District posted an RFP for proposals for a long term lease for the former Tilden CDC and the former Edward Shands Adult Education Center, including requirements that proposals incorporate a recommended priority use as summarized by the 7-11 Committee. All proposals were due on Nov. 9.

On Nov. 18, 2020, the Board officially announced acceptance of all proposals that were submitted on time.

On Dec. 9, 2020, the Board reviewed the proposals.

On Dec. 18, 2020, the Board selected the proposal by Eagle Environmental Construction & Development (EECD), Oakland, CA, for a Long-Term Ground Lease of the Former Tilden Child Development Center, 4551 Steele Street, Oakland, CA, 94619-2743, a District surplus property. The selection was based on the proposed use being a benefit to the community and in alignment with the recommendations of the 7-11 Committee. Another factor in the decision was the availability of stable or non-contingent financing for the proposed project.

Discussion

Prior to entering into lease negotiations, the Governing Board shall hold a public hearing where members of the public, including labor organizations, can discuss possible uses of the surplus property and share concerns regarding any impact on the community.

Fiscal Impact

Revenue from a long term lease of the property will be determined in negotiations.

Attachment

[Resolution 1920-0207 to surplus the former Tilden CDC](#)
[7-11 Committee Report to the Board of Education](#)
[Board Policy 7350](#)