

CITY OF ALAMEDA RESOLUTION NO. _____

ESTABLISHING A POLICY REGARDING PROJECT STABILIZATION AGREEMENTS FOR DEVELOPMENT AGREEMENTS AND PUBLIC WORKS PROJECTS WITHIN ALAMEDA POINT AND AUTHORIZING STAFF TO NEGOTIATE WITH THE ALAMEDA BUILDING TRADES COUNCIL

WHEREAS, in June, 2013, the United States of America, acting by and through the Department of the Navy, conveyed to the City of Alameda the property known as the Alameda Naval Air Station, which shall be referred to herein as “Alameda Point”; and

WHEREAS, the City of Alameda recognizes that the development of Alameda Point provides a unique opportunity to bring economic opportunities to the City of Alameda through short term construction and skilled trade jobs, along with long-term retail, manufacturing, office space and other revenue- generating uses; and

WHEREAS, the City has a desire to create new economic opportunities for local residents, including disadvantaged populations and veterans; and

WHEREAS, the construction industry is one of the few industries providing a path to middle-class careers for individuals without advanced degrees or facing barriers to quality employment, and is therefore a crucial component of the effort to build economic opportunities for residents of the region, particularly low-income and underrepresented workers; and

WHEREAS, the City desires to encourage low-income and disadvantaged workers to enter the various building and construction trades in order to elevate historically disadvantaged populations throughout the region; and

WHEREAS, the City has the responsibility to promote efficient project delivery and the efficient use of public funds; and

WHEREAS, the City recognizes that Project Labor Agreements (PLAs) can support efficient project delivery, provide labor stability, and can encourage local hiring and the utilization of apprenticeship programs to train local workers to perform construction jobs in public works and projects undertaken through development agreements; and

WHEREAS the City desires to adopt a policy requiring PLAs at Alameda Point, with local hire and apprenticeship provisions, to the extent allowed by law, for city-sponsored public works projects and Development Agreements, as defined in California Government Code Section 65865, exceeding [\$2.5 million, or _____],

subject to reasonable exclusions to be determined by the City through negotiations with the Alameda Building Trades Council (BTC).

NOW, THEREFORE, BE IT RESOLVED, that to the extent permitted by law, the City will require as a condition of final approval for any new development agreement within Alameda Point, subject to the exclusions to be decided through the negotiation process with BTC, with final approval by a majority of the City Council; and

BE IT FURTHER RESOLVED that the Council hereby directs staff to negotiate the terms of a model PLA with local hire and apprenticeship provisions, to the extent allowable by law, that could be used between a developer or development team and the BTC, or between a contractor and his or her subcontractors working on a public works project and the BTC, for projects over [\$2.5 million or _____], with reasonable exclusions to be negotiated and finally decided by a majority of the City Council; and

BE IT FURTHER RESOLVED that it is the intention of this policy to require a PLA for Alameda Point Projects, but that this policy shall not apply if the application of the policy would jeopardize the project's financial feasibility.

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I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 3rd day of December, 2013, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this 4th day of December, 2013.

Lara Weisiger, City Clerk
City of Alameda