



**CITY OF OAKLAND
COMMUNITY JOBS OVERSIGHT COMMISSION
MEETING MINUTES
Thursday, March 19, 2026
4:00 p.m. - 6:00 p.m.
In Person and Tele-Conference**

Meeting Attendees:

Commissioners- Kate O'Hara, Len Turner, Brian Beveridge, Saabir Lockett

Commission Staff- Sheranita Mayo

City of Oakland Staff: Emylene Aspillia, Juliet Huang, Laurel Moeslein, John Monetta, Brendan Moriarity, Kelley Kahn, Johanna Le-Penn

West Oakland Jobs Resource Center Staff: Joyce Guy and Tarecq Amer

Members of the Public: Mario Wagner, Hannah Zucherman

Absent Commissioners: Margaret Gordon

1. Call to Order and Roll Call: Staff called the Community Jobs Commission Meeting to order at 4:04 PM. A quorum was established.
2. Adoption of the Agenda: Agenda was adopted without modification.
3. Introductions and Staffing Updates: Commissioners and staff introduced themselves. City of Oakland Department of Workplace and Employment Standards (DWES) new staff member, Johanna Le-Penn, was introduced.
4. Presentation to CJOC Commissioners on ENA Development Process for Costco:
 - Emylene Aspillia, DWES Director gave context, noting that this presentation is for this group to understand the process of developing and signing an Exclusive Negotiation (ENA) Process and this is not the time to share direct feedback on potential community benefits for a Costco development. Director Aspillia committed to facilitating vision-level comments from the commission to City Council or the City Administrator as appropriate.
 - Brendan Moriarty and staff will review the Army Base good-jobs policies and past ENA precedents and incorporate relevant jobs and community-benefit language into the ENA materials provided to the City Administrator and Council.
 - The Job Center (Joyce Guy) will engage with staff and Costco to support implementation and verification of jobs-policy commitments and to assist with employer onboarding processes, as is existing procedure.
 - Brendan Moriarty began the presentation clarified the commission's oversight role is limited to workforce training compliance and cannot set ENA vision, which is a

City Council responsibility.

- Staff identified the project site as the North Gateway parcels at the Oakland Army Base, noted the Caltrans-owned land with a city easement beneath the freeway, and explained the December 2025 Council resolution that directed staff to negotiate an ENA with Costco.
- The Council resolution provided policy direction to pursue exclusive negotiations specifically with Costco and tasked the Economic and Workforce Development Department to lead negotiations with institutional support from long-time Army Base staff.
- Councilmember Fife hosted January–February community forums where many attendees expressed enthusiasm for Costco, and recurring community concerns included recycling relocation, traffic, cyclist access, and small-business impacts.
- Staff described the pre-ENA phase focused on ENA parameters (duration and fee), clarified that business terms (sale vs. ground lease, rent) are not being negotiated at this stage, and outlined the ENA’s role in pausing other offers while parties negotiate a lease/disposition and CEQA approvals.
- Staff outlined the approval path—CEQA and land-use entitlements, staff recommendation to Council for a lease and disposition agreement, execution of an LDA and ground lease, and a construction timeline that could total roughly three-plus years including an 18–24 month ENA and about a year of construction after permits.
- Commissioners reviewed the Army Base’s longstanding good-jobs policies and urged that these policies be embedded in ENA exhibits and negotiations; staff acknowledged they are studying the policies and precedent and will work to include community-benefit language, while the Job Center offered operational support for verification and implementation with employers like Costco.
- Joyce Guy described prior experience hosting hiring fairs and offered assistance to ease Costco's transition into the community. Commissioner Saabir Lockett highlighted the policies’ role in creating revenue, jobs, and access for historically excluded residents and formerly incarcerated individuals, and stressed employment’s stabilizing benefits.
- President O’Hara thanked participants, recapped the importance of community engagement, and offered continued partnership and access to commissioners’ institutional knowledge as the project moves through development. Commissioners and staff expressed appreciation and readiness to continue conversations.
- Commissioner Beveridge asked whether prior traffic routing (moving traffic from Engineer Road to Maritime) remains the model and which agencies will review the project, including DTSC and the air district. Brendan Moriarty responded that no Costco conceptual proposals have been received and that staff is aware of recyclers’ concerns but is awaiting policy direction from Councilmember Fife.

5. Compliance Reports

- West Oakland Job Resource Center presented on current activities. Joyce Guy reported January metrics of 10 hires, 71 referrals, 33 orientation attendees, and 27 pre-apprenticeship enrollments, and February metrics of roughly 100 referrals, 52 orientation attendees, 27 enrollments, and 23 completions, and noted placements across transportation, security, and construction roles.
- Joyce Guy also noted that a new Board member, Sharon Cornu, is being recommended to her Board and she asked for support from DWES with appointment.

6. Adjournment: The meeting was adjourned at 4:54 PM.