

**BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT
PROJECT AREA COMMITTEE**

**Thursday, January 10, 2008
7:00 – 9:00pm
Beebe Memorial Church
Multi-Purpose Room
3900 Telegraph Avenue, Oakland, CA**

MINUTES

Present

Edric Kwan, Chairperson
Michele Coit, Vice Chairperson
Josephine Lee
Walter Springer
Charles Porter

Walter Miles
Seth Katz
Christopher Waters
Lee Cherry
Sandy Wilson

Absent

Darlene Rios Drapkin
Bill McLetchie
Rebeccah Prastein
Marlene Elbin

Andrea Goldman
Willie Lockett
Paula Price

Excused

Sylvia Tellez
Uma Thomas
Shirley Edding

Mary Mayberry
Wendy Tao
Aaron Reaven

City Staff Present:

CEDA Redevelopment: Kathy Kleinbaum, CEDA Housing Division: Marge Gladman,
CEDA Economic Development: Keira Williams, CEDA Planning: Kerry Jo Ricketts-Ferris

I. ROLL CALL

The meeting was called to order. Roll was taken by Edric Kwan, Chairperson. There was no quorum at the meeting.

II. OPEN FORUM

Staff announced that Mayor Dellums would be giving a “State of the City” Address on Monday January 14th at the Oakland Marriott. Members of the public are encouraged to attend.

III. APPROVAL OF MINUTES

There was no quorum so the minutes could not be approved.

IV. BEEBE MEMORIAL CHURCH FAMILY CENTER PROPOSAL

Tim Moppin, the Chairman of the Trustee Board of Beebe Memorial Church, gave a presentation on the Church’s plans for a Family Life Center. The proposal involves

building a new day care center and adding offices and classrooms above the existing gym space. In addition, the parking lots will be upgraded and landscaped. The Church is still fund raising for the project and hope to break ground in 2 years.

PAC members thanked the Church for allowing us to use the meeting space and asked if the Church would be eligible for a façade grant. Staff said that they are eligible and encouraged them to look into the program.

V. **LAND ACQUISITION UPDATE/GROVE PARK PROPERTY PURCHASE**

Marge Gladman of the CEDA, Housing Development Division asked the PAC for support in using a portion of the Land Acquisition funds to purchase the former Grove Park project property at 3801-3807 MLK from AF Evans. Following the purchase of the property, staff would issue a Request for Proposals (RFP) to select an affordable housing developer to do an affordable family rental housing project. The selected developer would then apply for funding, with staff's assistance, to the City's annual NOFA program in 2009. The NOFA funding award would include a repayment to the Land Acquisition fund (including interest).

Staff stated that preserving this site for affordable housing is critical since the Broadway/MacArthur/Area already has a deficit of 60 affordable units based on current construction totals and that the deficit was projected to increase due to recently entitled privately developed market rate projects.

A motion was made to support the item. Since there was no quorum, no formal vote could be taken. However, during a straw poll, no members of the PAC stated opposition to using the Land Acquisition funds for this property purchase.

VI. **BROADWAY AUTO ROW/UPPER BROADWAY SPECIFIC PLAN**

Keira Williams from the CEDA, Economic Development Division and Kerry Jo Ricketts-Ferris from the CEDA, Planning Division gave a presentation about the City's plans to complete a Specific Plan for mixed-use retail and residential development on Broadway Auto Row. Staff outlined which development sites are expected to be available in the next 5 years based on planned relocations to the Army Base and also on leased surface parking properties that are anticipated to be sold.

The Specific Plan and accompanying environmental review are estimated to cost \$1.5 million. The funding for sources for the Specific Plan have not yet been determined. The City plans to apply to grant programs to cover a portion of the funding. The remainder will likely need to be shared by the Broadway/MacArthur/San Pablo and the Central District Redevelopment areas. The funding for the work will not be committed until a consultant is selected and the approval for the contract goes before City Council, which is estimated to be in 6 months.

The PAC was asked if they would support the use of Broadway/MacArthur/San Pablo Redevelopment funds to fund up to \$750,000 of the total contract amount, which is the worse case scenario total, assuming no other funding sources other than redevelopment are identified. Since there was no quorum, no formal vote could be taken on this item. However, during a straw poll, 2 members of the PAC opposed funding this item.

VII. TAX INCREMENT COLLECTION HISTORY

Staff presented an update on the tax increment collection history in the redevelopment area and how those funds have been allocated between personnel, debt service on bond issuances, and programs and projects.

VIII. UPDATES FROM REDEVELOPMENT STAFF

40th Street Streetscape Project

Construction was scheduled to start on January 7, 2008 but was delayed due to rain. Construction will begin the following week.

Mills Act Applications

Staff distributed brochures and applications for the Mills Act Program which provides tax breaks to owners of historic properties if they agree to repair and maintain them.

Neighborhood Projects Initiative Program

Staff is continuing to implement the 2007 projects. Staff will keep the PAC updated on the progress of these projects. In addition, work on the 2006 Golden Gate Recreation Center Lighting project will start construction in the next month.

MacArthur Transit Village

The Draft EIR will be published in late-January. Several public meetings and formal hearings will be held in the next couple of months. Staff will inform the PAC of all meeting dates.

IX. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

At the January 10, 2008 meeting, the PAC requested that the following items be placed on the March 6, 2008 Agenda:

- Green Incentives Presentation by Grid Alternatives
- Use of Redevelopment Funds for Sewage Pipe Repairs

There being no further business to discuss, the meeting was adjourned at 9:15 p.m.

*****Next meeting scheduled for March 6, 2008*****