

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

**Thursday, May 5, 2005
6:30 – 8:30 p.m.**

**Beebe Memorial Church
Multi Purpose Room
3900 Telegraph Ave., Oakland, CA**

AGENDA

(Times for each item are estimates only)

- | | | |
|-------|--|----------|
| I. | Roll Call | (5 min) |
| II. | Open Forum | (10 min) |
| III. | Review of March Minutes | (5 min) |
| IV. | Form 700 –Statement of Economic Interests | (10 min) |
| V. | Annual Meeting Elections
<i>(PAC Action Required)</i> | (20 min) |
| VI. | Discussion on Change in Meeting Time
<i>(PAC Action Required)</i> | (15 min) |
| VII. | Redevelopment Plan Amendment Updates | (20 min) |
| VIII. | Review of Draft Preliminary Redevelopment Plan for
Amendment <i>(PAC Action Required)</i> | (20 min) |
| IX. | Updates from Redevelopment Staff
a. MacArthur Transit Village
b. San Pablo RFP Update
c. Auto Row Banners | (10 min) |
| X. | Agenda Discussion and Scheduling of Next
Meeting & Adjourn | (5 min) |

Please call Kathy Kleinbaum of the CEDA, Redevelopment Division if you have any questions about this meeting at (510) 637-0247 or email her at kkleinbaum@oaklandnet.com

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

**Thursday, May 5, 2005
6:30 – 8:30pm
Beebe Memorial Church
Multi-Purpose Room
3900 Telegraph Avenue, Oakland, CA**

MINUTES

Present

Paul Winans, Chairperson
Charles Porter, Vice Chairperson
Walter Miles
Aaron Reaven
Josephine Lee
Tom Huebner

Walter Springer
Marlene Elbin
Lee Cherry
Aaron Carpenter
Uma Thomas
Michele Coit
Rebecca Prastein

Absent

Shirley Edding
Sylvia Tellez

Paula Price
Norman Clayton

Excused

Bill McLetchie
Mike Ramstrom

Mary Mayberry

City Staff Present:

Kathy Kleinbaum, CEDA Redevelopment
Christine Lebron, CEDA Redevelopment

Guests

Colleen Vetter

I. ROLL CALL

The meeting was called to order. Roll was taken by Paul Winans, Chairperson.

II. OPEN FORUM

Walter Springer passed out an informational article about a Supreme Court case about the use of eminent domain in New London, CT. The outcome of this case may have implications on the use of eminent domain by redevelopment agencies nationwide.

Charles Porter announced and passed out a flyer for the upcoming NCPC workshop on May 21st and invited the PAC to attend.

Josephine Lee announced that fellow PAC member Tom Huebner will be performing in Emeryville on September 10th.

Walter Miles announced that the City was awarded an \$825,000 MTC grant for the 40th Street Improvement Project. Staff mentioned that staff would return to the PAC to discuss funding the required match for the grant in July. Walter mentioned that the next CPC meeting will be held on May 18th on the MacArthur Transit Village project and invited the PAC to attend. He also announced In addition, he announced that he was elected president of the Market Street Corridor group.

Colleen Vetter asked about the housing units and parking ration proposed for the Transit Village. Staff gave the latest update of 450 to 700 units with a parking ration of 1.25 per unit.

III. APPROVAL OF MINUTES

“A motion was made to approve the March 3, 2005 minutes.” The motion was approved.

IV. FORM 700 – STATEMENT OF ECONOMIC INTEREST

Staff announced that the PAC should have received Form 700 by mail and in their PAC packets. The form should be mailed in to the City Clerk or to staff as soon as possible. The City Clerk’s office has stated that they are unlikely to charge a fee for late submittals.

V. ANNUAL MEETING ELECTIONS

The current chairperson, Paul Winans, announced that he would be unable to serve as chair for this next year. Charles Porter was nominated as the new Chair of the PAC, and Michelle Coit was nominated as the new Vice Chair of the PAC. Since there was only one nominee per position, no election was required.

“A motion was made to elect Charles Porter to be the Chairperson and Michelle Coit to be the Vice Chairperson of the Broadway/MacArthur/San Pablo PAC.” The motion was approved.

VI. REDEVELOPMENT PLAN AMENDMENT UPDATES

Staff announced the Town Hall community meeting on May 9, 2005 for the proposed plan amendment and mentioned that the Agency expects opposition and hopes that PAC members will attend to give input about their experience with Redevelopment in North Oakland.

Staff also announced that City Council is slated to adopt the amendment survey area on May 24th but that if there is significant opposition at the May 9th community meeting, this adoption will be delayed and more community outreach will be undertaken. Staff announced that, if the plan amendment does not go forward, the current PAC would expire July 25, 2005 and that the decision to extent the PAC another year would need to be made at the next meeting.

Staff discussed the expansion of the PAC, if the amendment goes forward, and the possibility of moving seats around within the PAC to accommodate new members and rid the present vacancies. Aaron Reaven expressed concern about the proposed temporary imbalance that would be created allowing one of the residential tenant positions to be temporarily filled by a business owner until one of the business owners decides to leave

the PAC. He suggested allowing there to be an extra business owner on the PAC and retaining both residential tenant positions. The rest of PAC supported Aaron's suggestion.

Aaron Reaven asked if the new PAC members would be formally elected. Staff replied that formal elections will be held if there are enough candidates for the new positions.

VII. DISCUSSION ON CHANGE IN MEETING TIME

Members of the PAC requested that the meeting time be pushed later to better accommodate their work schedules. A few members of the PAC expressed that they would prefer to keep the earlier time since they did not want to have to end at 9 p.m. Michelle Coit and Charles Porter suggested that all Action Items be placed early on the agenda so that members who have to leave early would be able to vote. Staff and the PAC agreed to write the agenda accordingly. The PAC also agreed to aim for an unofficial end-time of 8:30pm despite the change.

“A motion was made to move the meeting time from 6:30-8:30pm to 7:00pm-9:00pm.” The motion was approved.

VIII. REVIEW OF DRAFT PRELIMINARY PLAN FOR AMENDMENT

The Draft Preliminary Plan was reviewed by the PAC. Rebecca Prastein asked for clarification about whether the Draft Preliminary Plan is just a template. Staff replied that it is just a template with the only unique section being the proposed eminent domain policy. The actual Redevelopment Plan for this area will contain much more legal language and details about the activities in the newly adopted area.

“A motion was made to support the Draft Preliminary Plan.” The motion was approved.

IX. UPDATES FROM REDEVELOPMENT STAFF

a. MacArthur Transit Village

Staff announced that, due to the costs of land acquisition, the development team is considering scaling the project down to exclude the parcels surrounding the BART parking lot and focusing on the existing parking lot only.

PAC members discussed the issue of an anchor grocery tenant and asked if the surgery center was going to stay. Staff stated that the developers are having difficulty finding an anchor grocery tenant and that the question of the surgery center is still unclear but that Summit bought the surgery center and may choose to relocate them to the Summit campus. Walter Miles rallied high density and community serving retailers and services that would also serve as a destination at the Transit Village. Tom Huebner supported the idea of a mixed-use development with ground floor retail and housing above.

b. San Pablo RFP Update

Staff announced that the property owner of 6101 San Pablo dropped out of the proposed development deal.

Josephine Lee announced that she is happy that the Paul Parkman project at 65th street and San Pablo has broken ground and that the developer has agreed to include sidewalk lighting along San Pablo in the project.

c. Auto Row Banners

Staff announced that the new Auto Row banners are two weeks behind schedule but that the proofs are in and look great. The banners should be in place by mid-May.

X. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

The PAC requested that the following items will be placed on the Agenda for upcoming PAC meeting:

- Plan Amendment update
- Extension of the PAC
- Report on May 9th Town Hall meeting
- Decision to start meeting monthly

There being no further business to discuss, the meeting was adjourned at 8:00 pm.

*******Next meeting scheduled for July 7, 2005*******