

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

**Thursday, September 6, 2007  
7:00 p.m. - 9:00 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 August Minutes   | (5 min)  |
| IV.   | Robert's Rules of Order Training<br>(Daniel Purnell, Oakland Public Ethics Commission)   | (30 min) |
| V.    | Neighborhood Projects Initiative Program Funding Recommendations<br><i>PAC Action Required</i>   | (15 min) |
| VI.   | Rebuilding Oakland Together Funding Partnership Request<br>(John Caner, Executive Director, Rebuilding Oakland Together)<br><i>PAC Action Required</i>             | (20 min) |
| VII.  | 40 <sup>th</sup> Street Streetscape<br><i>PAC Action Required</i>  | (10 min) |
| VIII. | Land Acquisition<br><i>PAC Action Required</i>   | (10 min) |
| IX.   | Updates from Redevelopment Staff<br>A. MacArthur Transit Village<br>B. San Pablo Streetlights<br>C. OPD Enhanced Security Funding<br>D. Redevelopment PAC Training | (10 min) |
| X.    | Agenda Discussion and Scheduling of Next Meeting<br>& Adjourn  | (5 min)  |

Please call Kathy Kleinbaum of the CEDA, Redevelopment Division if you have any questions about this meeting at (510) 238-7185 or email her at [kkleinbaum@oaklandnet.com](mailto:kkleinbaum@oaklandnet.com).



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PROJECT AREA COMMITTEE**

**Thursday, September 6, 2007  
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  
Lee Cherry  
Christopher Waters  
Wendy Tao

Walter Miles  
Rebeccah Prastein  
Sylvia Tellez  
Marlene Elbin  
Mary Mayberry  
Aaron Reaven

Absent

Shirley Edding  
Darlene Rios Drapkin  
Bill McLetchie

Charles Porter  
Paula Price  
Willie Locket

Excused

Uma Thomas  
Andrea Goldman

Seth Katz

City Staff Present:

CEDA Redevelopment: Kathy Kleinbaum, Christine Lebron  
Public Ethics Commission: Dan Purnell

**I. ROLL CALL**

The meeting was called to order. Roll was taken by Edric Kwan, Chairperson. Edric reviewed the ground rules for the meeting.

**II. OPEN FORUM**

Staff introduced new Sub Area 1 residential tenant PAC member Wendy Tao and prospective Sub Area 1 residential tenant PAC member Sandra Wilson.

Aaron Reaven read a letter from resident Carla Paliaga thanking the PAC for funding her NPI application for the Mosswood Tot Lot and asking the PAC to consider Strehle's Auto Body at 494 36<sup>th</sup> Street as a potential site for acquisition and redevelopment.

**III. APPROVAL OF MINUTES**

**A motion was made to approve the August 2, 2007 minutes.** The motion was approved.

**IV. ROBERT'S RULES OF ORDER TRAINING**

Daniel Purnell from the Oakland Public Ethics Commission gave a brief training on Robert's Rules of Order and the Brown Act and answered PAC questions about meeting conduct. He requested that PAC members contact him if they have any further questions at 238-3593.

**V. NEIGHBORHOOD PROJECTS INITIATIVE PROGRAM FUNDING RECOMMENDATIONS**

Staff presented the NPI subcommittee's 2007 funding recommendation in a memo and matrix and asked for the full PAC to vote on the recommendation. Approval of the grant awards is going before the CED Committee on September 11<sup>th</sup> and the full City Council on September 18<sup>th</sup>.

**A motion was made to approve the NPI subcommittee's funding recommendations for the 2007 round of the NPI projects.** The motion was approved.

**VI. REBUILDING TOGETHER OAKLAND FUNDING PARTNERSHIP REQUEST**

John Caner, Executive Director of Rebuilding Together Oakland, presented his organization's program to the PAC and requested a funding partnership in the amount of \$50,000 for Rebuild Together Oakland projects in the Broadway/MacArthur/San Pablo Redevelopment Project Area. Rebuilding Together Oakland is a volunteer based organization that completes home improvements for low-income seniors and persons with disabilities. The \$50,000 in Broadway/MacArthur/San Pablo redevelopment funds would go toward the improvement of 4 properties located in the Project Area including one low-income residential facility and 3 single family homes owned by low-income senior and/or disabled persons.

**A motion was made to approve \$50,000 in Broadway/MacArthur/San Pablo Redevelopment funds to rehabilitate 4 homes within the Project Area through the Rebuilding Together Oakland program.** The motion was approved.

**VII. 40<sup>TH</sup> STREET STREETScape**

Staff announced that the construction bids for the project came in over the engineer's cost estimate and that the full \$550,000 originally allocated for the 40<sup>th</sup> Street Streetscape project will be needed to complete the project. If funded, construction is scheduled to begin in December 2007.

**A motion was made to authorize up to \$550,000 in Broadway/MacArthur/San Pablo Redevelopment funds for the 40<sup>th</sup> Street Streetscape project.** The motion was approved.

**VIII. LAND ACQUISITION**

Staff updated the PAC on the land acquisition project and announced that two more

properties that meet the criteria set by the PAC have come to the attention of staff as potential sites for acquisition. If the PAC approves the two additional sites for targeting, staff will include letters to the owners of those sites as well as the others.

**A motion was made to add the Chaparral Motel at 5425 San Pablo Avenue and Strehle's Auto Body Shop at 490-494 36<sup>th</sup> Street to the list of target properties to approach for land acquisition.** The motion was approved.

**IX. UPDATES FROM REDEVELOPMENT STAFF**

MacArthur Transit Village

The next community meeting on the MacArthur Transit Village will be on Wednesday, September 19<sup>th</sup> at 7pm at Beebe Memorial Church. The development team will update the community on the project design and process.

San Pablo Street Lights Project

Staff will be presenting the project at the Wednesday, September 19<sup>th</sup> Golden Gate Area NCPC meeting at 7pm at the Golden Gate Recreation Center. The community will be encouraged to provide feedback on the style of light fixtures, paint color, and timing of the sidewalk lighting.

OPD Enhanced Security Funding

Staff announced that another staff member is working on a joint report on the citywide OPD Enhanced Security Program and that staff will keep the PAC updated on the progress of the report.

Redevelopment PAC Training

Staff announced that the Central City East PAC is working to organize a citywide PAC training hosted by the California Redevelopment Association (CRA) and that all three PACs will be invited to attend. The PAC requested that topics of bricks & mortar projects versus other projects be discussed and requested time for open sharing between PACs. PAC members requested that the event be held on a weekend during the day.

**VI. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN**

At the September 6, 2007 meeting, the PAC requested that the following items be placed on the November 8, 2007 Agenda:

- Green Incentives Presentation by Grid Alternatives (30 minutes)
- Land Acquisition Update
- B/M/SP Funds Available Update
- Information on PAC Communications Outside of Meetings

There being no further business to discuss, the meeting was adjourned at 9:00 p.m.

\*\*\*\*\*Next meeting scheduled for November 1, 2007\*\*\*\*\*