

Central City East Project Area Committee Minutes
Monday, January 10, 2005, 6:30 p.m.
Patten University, 2433 Coolidge Avenue, Student Activity Center

Carol Urzi, Chair of the Central City East Project Area Committee, chaired the meeting.

I. Roll Call

See attached roster of attendance.

Theresa Navarro-Lopez asked CCE PAC members to make sure that their attendance is noted on the roster sheet if they are late to a meeting. Theresa will make an announcement at the end of the meeting for those that arrive late so that they are aware of their responsibility.

Jerry Henderson, East Bay Asian Local Development Corporation, Neighborhood Revitalization Coordinator, 23rd Avenue Corridor, attended as an alternate for Jennie Mollica of the Lao Family Development Corporation.

II. Open Forum

CEDA intern, Jessica Zenk, is leaving to work as an instructor for UC Berkeley. Carol Urzi thanked her on behalf of the PAC for her excellent service.

Carol Urzi stated her regret that Danny Wan is leaving office and expressed her support for Pat Kernighan, Chief of Staff, who will run for City Council member Wan's District 2 seat in May 2005.

Carol Urzi asked if any community organizations have announcements to make and recommended that a permanent place on the agenda be made for PAC community organizations to report their activities.

Frank Rose asked how the City might assist small businesses to open up new retail spaces in the city. At Frank's invitation an Elmhurst business owner attended the meeting.

III. Approval of the Minutes

a. Action: approval of the minutes of December 6, 2004

Discussion

There were no corrections to the minutes.

Motion: To approve the minutes of December 6, 2004.

Vote: 16 Ayes, 0 Nays, and 4 Abstentions. Motion passed.

IV. Administrative Items

a. Vote: Proposed amendments to the CCE PAC By-laws to:

1. Article I, Section 3 (a) (4): Representatives of Existing Community Organizations.

A proposed amendment to Article I, Section 3 (a) (4) stating “community organizations may select an alternate to represent them when their appointee is not able to attend a PAC meeting. The alternate shall have all the authority of the appointee.” The business owner, residential tenant, and residential owner-occupant positions cannot assign alternates to vote and take actions at the PAC meetings.

Motion: To approve the amendment to the By-laws as stated above.

Vote: 20 Ayes, 0 Nays, and 0 Abstentions. Motion passed.

2. Article III, Section 10: Unexcused Absences.

A proposed amendment to do away with separate excused and unexcused absence categories and state that after 4 absences during a 12 month period a PAC member will be notified of potential termination of membership to the PAC.

The following revision was proposed:

“After four absences during a calendar year (12 months), one of the following will occur:

1. If the PAC member is an elected/individual representative, he/she will be notified of potential removal. If that representative wishes to remain on the PAC, he/she will have the opportunity to make a case to the PAC. The PAC will have discretion to remove the member.
2. If the PAC member is an appointed representative from a community organization, the organization and the councilperson that appointed the member will be notified of their absences.”

Motion: To approve the amendment as proposed.

Vote: 18 Ayes, 2 Nays, and 0 Abstentions. Motion passed.

Discussion: After the vote was taken a PAC member asked that the City Attorney review the language to make sure that the wording is legal.

Motion: To have the City Attorney review the proposed amendment and recommend the appropriate language to the PAC at the next meeting.

Vote: 8 Ayes, 4 Nays, and 4 Abstentions. Motion passed.

[PAC will need to withdraw the first motion at the next meeting]

b. An explanation of the procedures for replacing elected positions including the nomination process and a submittal of a candidate’s statement.

Theresa Navarro-Lopez explained the process and noted that prospective PAC members should first check their addresses for eligibility with Theresa.

Regarding PAC members who recently resigned, Carol Urzi asked that Theresa send a thank you letter to Evelyn Luluiqiesen and Karis Griffin for their service to the PAC.

c. An action item to accept nominations for the Elmhurst Residential Tenant position, the Fruitvale/San Antonio Residential Tenant position, the Eastlake/San Antonio Residential Tenant position, and the Central East Oakland Residential Tenant position.

Theresa Navarro-Lopez provided a recruiting handout to be used for the Residential Tenant positions. There were no nominations for these positions.

d. An announcement of the Public Hearing of the Redevelopment Agency/City of Oakland on the Amendment to the CCE Five Year Implementation Plan to take place on January 18, 2005 at 7:01 p.m. in the Council Chambers located at One Frank Ogawa Plaza, 3rd Floor, Oakland, CA, 94612.

CEDA staff announced the Public Hearing for January 18, 2005. Carol Urzi asked PAC members to attend and express support for approval of the amendment.

V. Presentation on the Homeownership Rehabilitation Program

Discussion

Teresa Andrews, Manager of the Housing Rehabilitation Services Program, presented the Homeownership Rehabilitation Program's goals, description, and relationship to other housing programs. The redevelopment program will be available to higher income individuals than the existing program and will likely have more ownership participation in the process. Teresa explained the list of eligible versus ineligible items for the Homeownership Rehabilitation Program. Teresa asked PAC members for input and comments on these items.

[Please direct comments to either Theresa Navarro-Lopez at tmnavarro@oaklandnet.com or Salud Dacumos at sdacumos@oaklandnet.com.]

Action: PAC members are to review the marketing plan for the homeownership program and e-mail comments to Salud Dacumos.

VI. Presentation on the Façade Improvement Program (FIP) and the Tenant Improvement Program (TIP)

Stephanie Floyd-Johnson presented an overview of the Façade Improvement Program (FIP). PAC members inquired about the types of businesses the FIP will work with.

[Please direct comments to either Theresa Navarro-Lopez at tmnavarro@oaklandnet.com or Stephanie Floyd-Johnson at sdfloyd@oaklandnet.com.]

Action: PAC members are to review the marketing plan for the Tenant Improvement Program and Façade Improvement Program and e-mail comments to Stephanie Floyd Johnson.

The Tenant Improvement Program – discussion tabled to February meeting.

VII. Procedures for Presenting Projects to CCE PAC

Tabled to February meeting

VII. Proposed items for the next meeting of February 7, 2005

- a. Presentation on Billboard Ordinance
- b. Oak to Ninth Project
- c. Update on Streetscape Program
- d. Measure DD- Kerry Joe Rickett-Ferris

IX. Adjournment

The meeting was adjourned.

Respectfully submitted,

Theresa Navarro-Lopez, Project Manager
Redevelopment Division
Community and Economic Development
Agency