

**CENTRAL CITY EAST PROJECT AREA COMMITTEE**  
**Monday, January 7, 2008 PAC meeting**  
**Patten University, 2433 Coolidge Avenue, Student Activity Center**

**(The minutes are in draft form until approved by the PAC)**

Art Clark, Chair of the Project Area Committee (PAC), chaired the meeting. The meeting started at 6:35 p.m.

**I. Roll Call**

See attached roster of attendance.

**II. Open Forum**

Art Clark made a general comment regarding his desire to govern the meeting according to Robert's Rules of Order (RRO). He felt that there was too much discussion on the items and RRO requires discussion when linked to a motion. Art stated a preference to have the presentations, a motion, and then a discussion on the motion. Any PAC member who needed a copy of the Concise Robert's Rules of Order could contact Theresa Navarro-Lopez.

Councilmember Desley Brooks spoke on Item VI, which is requesting up to \$700,000 for Sunshine Court improvements. She gave the location and history of Sunshine court, spoke of the residents and their struggles, and spoke of the two-year long process that staff has taken in order to find the best way to address the situation.

Gloria Jeffery wanted clarification on the process. Councilmember Brooks stated that the Agency would acquire the parcels, fix the road, and then dedicate it to the City to maintain the street. Kenneth Harvey wanted clarification on the negative impact the improvements may have on the residents' property taxes. Councilmember Brooks replied that she did not believe this would happen. The street would become a public street. Art stated that more discussion could be had when the item was presented.

**III. Approval of the Minutes**

Jean Blacksher wanted an addition to page 7 after paragraph 4, where she believed that someone made a statement regarding the effect on securing future bonds. She would like that revision to minutes. CCE staff's further review of that discussion found that Tom Thurston had made a comment regarding a need for an increase in the tax base in order to positively impact CCE's borrowing capacity.

**Motion (by David Means, seconded by Tom Thurston): to approve the minutes of the December 3, 2007 meeting with the corrections.**

**Vote: 11 Ayes, 0 Nays, and 3 Abstentions. Motion passed.**

#### **IV. Administrative Items**

##### **a. Nominations to fill PAC vacancies**

None were made.

##### **b. Announcements from PAC community organizations**

No announcements.

##### **c. Nominations for CCE Vice Chair**

Art Clark opened up the nominations for Vice Chair. Jean Blacksher nominated Charles Chiles. Preston Turner nominated Gloria Jeffery. Gloria declined the nomination. No other nominations were submitted and Art closed the nominations for that time. The vote will be held at the February 4, 2008 meeting and additional nominations can be accepted then.

#### **V. Request for \$10,000 from CCE funds to be used to abate illegal encampments and illegal dumping in CCE.**

Larry Gallegos presented. He discussed the illegal encampments throughout Oakland and within the Central City East (CCE) Redevelopment Area. He also discussed the impact of illegal dumping. Staff is working on a Pilot program to address these concerns and is requesting \$10,000 in PAC funding. The Oakland Redevelopment Agency will contribute a total of \$75,000 towards this pilot program to address this problem including the fencing off of certain areas, the removal of trash, and the abatement of illegal dumping. The funding will come from the following sources: the CCE area will contribute \$10,000; Central District will contribute \$15,000; and the West Oakland and Coliseum Redevelopment Areas will contribute \$25,000 each.

The PAC had some questions:

Ken Harvey wanted to know what contributions have been made so far from other areas. Larry Gallegos replied that the item has yet to go to the City Council and no contributions have been secured. However, the West Oakland PAC approved the \$25,000 and the other 2 districts will fund the program as well.

#### **Motion (by Tom Thurston, seconded by Corona Rivera): to accept staff recommendation to approve this program as funded by the operating expense funds.**

Preston Turner wanted to clarify whether that the pilot program will be applied throughout the entire CCE Redevelopment Area. Preston had questions about the success rate of this approach. Larry Gallegos responded that staff can review and provide notices to the appropriate parties for the entire area. The public can also call in and recommend sites. Redevelopment staff will be working with Public Works staff to provide training and to coincide with other programs that provide education and other resources.

Gloria Jeffery wanted to know where the \$10,000 will be applied and what happens when the funds run out. Larry responded that the \$10,000 will be utilized throughout CCE and that these funds are augmenting an existing Public Works Agency program, so the services will still be provided.

Jennie Mollica had concerns about what will happen to the people when they are displaced from their encampments. Larry responded that Health & Human Services Staff could not attend but they are aware of the concerns and are addressing the education and training aspects. This is not a “cure-all” and staff is exploring other options.

Robert Klinger had questions about how this pilot will be evaluated separately from the existing Public Works Agency program. Larry responded that any recommendation from Redevelopment staff can be tracked, but it will be difficult to track recommendations from the public.

**Vote: 11 Ayes, 6 Nays, and 2 Abstentions. Motion passed.**

**VI. Request for \$700,000 to make improvements to Sunshine Court.**

Kimani Rogers, CCE staff, presented the request for \$700,000 from taxable bond funds for improvements to a street located at Sunshine Court. The property contains three separate parcels that will be made into one, once the properties are purchased and improved by the Agency. It is a residential road that contains 19 properties in total along the street. The street is dilapidated with potholes, has drainage issues, and the entry is from International Boulevard. CCE staff presented the concern about Sunshine Court initially in 2006 to inform the PAC about the problem and the need to address this street. The Agency is acquiring the private parcels through a Chapter 8 acquisition tax default process. The Agency purchased the third parcel from the private property owner. The City needs to have possession when the street is brought up to City standards. The Public Works Agency will not accept the street unless it is up to City standards. The cost estimated for the improvements to Sunshine Court are \$1.3 million half the cost will be paid by the Coliseum Redevelopment area of \$700,000 and the other half which is the request to the PAC tonight is \$700,000 from Central City East Redevelopment Funds. The funds will come from the CCE Taxable Bond funds.

Tom Thurston asked a question about the whether tax revenue will be generated by this type of improvement.

Robert Klinger asked a question about what the City standards are and the required improvements.

Sheryl Walton stated that she is concerned about approving funds for a street that is not in the targeted areas that the PAC initially targeted such as the CCE commercial corridors.

Jennie Mollica asked if CCE staff can put together information about where we are with the opportunity sites and how much funding is being used from the taxable bond funds for this purpose. Once this is done, the PAC can assess whether to use this for Sunshine Court.

**Motion (by Robert Klinger, seconded by unknown) to reject recommendation from CCE staff to fund Sunshine Court from taxable bond funds.**

Al Parham made a friendly motion to amend the vote until current plans for the taxable bond funds are clarified.

Jennie Mollica asked if the item could be tabled for the next meeting until the PAC is provided with more information.

This could not be done until a vote was taken on the motion made by Robert Klinger.

**Vote: 9 Ayes, 7 Nays, and 2 Abstentions. Motion passed.**

**VII. Recommendation to fund up to \$200,000 for CCE Commercial Safety Program.**

Theresa Navarro-Lopez presented. The funding will come from Oak Knoll tax increment, not the other \$11 million CCE is due from Oak Knoll. The program will assist in addressing blight and deterring crime in the CCE area. There are 3 planned components: 1) funding for surveys and marketing of materials; 2) community service grant program which will provide \$5,000 matching grants to merchants for cameras; and 3) armed security service, which can be paid for with police approval. The costs for FY 2007-2008 will be: \$5,000 for survey and marketing materials; \$15,000 for community security grants; and \$80,000 for the armed security service. Larry Gallegos discussed the current focus of the Oakland Police Department on MacArthur and Foothill Boulevards which is from Monday through Saturday from 12:00 pm to 10:00 pm on MacArthur Boulevard from 73<sup>rd</sup> to 106<sup>th</sup> and along Foothill Boulevard from 37<sup>th</sup> to 73<sup>rd</sup> Avenues. Larry discussed how the proposed program will augment the existing enhance police services.

The PAC had some questions.

Preston Turner had concerns about the program's success and how it would be measured. Larry responded that the Oakland Police Department has provided staff with a breakdown regarding arrests and stops. CCE staff will set up a tracking mechanism for the program.

Multiple PAC members expressed concern regarding the targeted areas for this new program and the desire to address all of the CCE area.

Robert Klinger had concerns that the PAC is paying for something the police are supposed to be doing and asked about Measure Y funding for this proposed program. Larry stated that he was unclear regarding all of Measure Y, but currently the police cannot fill all the requested positions due to lack of qualified applicants. The Coliseum Redevelopment Area also has an existing program similar to the proposal presented to the PAC tonight.

**Motion (by Preston Turner, seconded by Al Parham): to approve the program with an amendment to expand the targeted area from Durant to the San Leandro border. Friendly Amendment (from Bari Scott) to expand the area from East 27<sup>th</sup> Street to East**

**28<sup>th</sup> Street; Preston accepts. Friendly amendment #2 (from Sheryl Walton) that the PAC will receive six month evaluation reports; Preston accepts.**

**Vote: 17 Ayes, 1 Nay, and 0 Abstentions. Motion passed.**

Gloria Jeffery wanted to know if the PAC could stop funding the program based upon a lack of performance after the six month evaluation. Larry responded that the PAC has the ability to stop funding.

### **VIII. Update on Retreat, Strategic Plan and 5-Year Implementation Plan**

Art Clark informed the PAC that the subcommittee met to discuss retreat options. Theresa Navarro-Lopez proposed a 2 day retreat targeted for February 16<sup>th</sup> and February 17<sup>th</sup>. She presented the proposed agenda for both days. She also stated that Jim Burns will work with the PAC to work on the 5-Year Implementation Plan.

The PAC made statements and asked questions. Some examples:

Jean Blacksher (and others) expressed a desire for a moratorium on other project funding proposals throughout the duration of the PAC's work on the 5-Year Implementation Plan which would be from March until May.

Sheryl Walton requested that previous community input and suggestions be reintroduced to the PAC at the retreat.

Gloria Jeffery stated that Jim needs to bring a framework to the subcommittee before the retreat and be able to incorporate what the PAC requests into the framework.

Various PAC members wanted to discuss reviewing the available dates for the retreat. Discussion centered around the retreat moving to February 9<sup>th</sup> and 10<sup>th</sup>. Suzanne Kunkel wanted to spread the meetings between one Saturday each in February, March, and April. Art Clark and Gloria Jeffrey responded that the subcommittee felt it was best to have the retreat in one weekend. The PAC will continue to work on the plan in subsequent meetings. The Plan needs to be completed by May 2008. The PAC evaluated which set of dates most members not be available to attend. Four members stated that they are unavailable February 9<sup>th</sup> and 10<sup>th</sup>; two members stated they were unavailable February 16<sup>th</sup> and 17<sup>th</sup>. The PAC agreed to the February 16<sup>th</sup> and 17<sup>th</sup> dates for the retreat.

Robert Klinger requested that Jim become aware of what other projects will be presented from the other speakers, that Jim become aware of other projects that are occurring in the City of Oakland, and that Jim be able to put it all together to present and explain it to the PAC. Robert would like to have the goal and vision completed first and then work on the 5-Year Implementation Plan later. Art reiterated that the retreat is just the beginning of the discussion; the PAC will continue to focus on the goal, vision, and the Plan for March and April's meetings as well.

Sheryl requested that an external, professional facilitator be utilized to help with the strategic planning. For the breakout sessions, each sub-area should have a facilitator.

Suzanne requested that they be very specific. Suzanne wants a clear vision and mission statement to define who and what we are. Tom Thurston requested that the PAC have the mission statement from the last Plan for the PAC to review and discuss.

**IX. Continued discussion of CCE Budget & Update on CCE Affordable Housing funds**

Item was tabled to the next meeting.

**X. Items for the next PAC meeting on February 4, 2008**

A Presentation on Measure Y, once the PAC is done working on the 5-Year Implementation Plan (post May).

Jennie requested a status update on all Opportunity Sites and staff's progress with site acquisition.

Suzanne requested a status update of the original nine opportunity sites that the PAC had identified.

**XI. Adjournment**

The meeting was adjourned at 8:40 pm.