

Central City East Project Area Committee Minutes
Monday, February 7, 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.

II. Open Forum:

Jenny Kassan made two announcements: (1) the Unity Council has a new gardening business that will operate as a worker's cooperative; and (2) a Fruitvale Alive meeting will take place at Patten University on February 16, 2005. The focus of the meeting is on traffic and pedestrian safety concerns along Fruitvale Avenue.

Andy Nelson (Urban Strategies Council) described the work of the Oak-to-Ninth Community Benefits Coalition. The coalition's goal is to ensure that community benefits are secured from the development of the Oak-to-Ninth area. The coalition is made up of 20 organizations that include 1,500 members who live in the lower San Antonio area. The coalition considers the Oak-to-Ninth project an opportunity and wants to ensure that the project is mixed-use with affordable housing units, provides construction jobs for area residents, small business opportunities, waterfront access, and a revenue stream for the Central City East (CCE) Project Area.

III. Approval of the Minutes

Motion: To approve the minutes of January 10, 2004.

Vote: 15 Ayes, 0 Nays, and 4 Abstentions. Motion passed.

IV. Oak to Ninth area

a. Update on Project

Mike Ghielmetti (Signature Properties) described the proposed Oak-to-Ninth development. The existing conditions and challenges are: contaminants, old unviable buildings, and is separation from other sections of Oakland by the railroads, Interstate 880, and the Bay Area Rapid Transit line.

The developers, the Oak Harbor LLC (Signature Properties, Reynolds and Brown, and Smart Growth Fund 1), propose to develop mixed-use housing with 3,100 residential units consisting of a mixture of sale and rental units, 200,000 square feet of retail space, and permanent open space along the waterfront. Mr. Ghielmetti stated that the Oak Harbor LLC has a contract with the Port of Oakland which binds them to provide local hiring, in accordance with the Ports local hire provision.

Ghielmetti stated no affordable housing units are proposed because he must restore infrastructure and clean up contamination. He asserted that the \$100 million in tax increment from the project meets the 25% set aside requirement for affordable housing.

Mr. Ghielmetti explained the Environmental Impact Review (EIR) process and stated that the draft EIR should be released for public review by June 2005. There will be public hearings by the Bay Conservation and Development Commission (BCDC) Design Review Board and the Planning Commission, during the summer. The final EIR is scheduled to be released in late 2005 which will respond to comments made on the draft. [Marge Stanzione (Planning and Zoning Division) was unable to attend the meeting.]

PAC members asked the following questions:

PAC: (1) How will you improve the link between Eastlake and the project?
MG: Oakland Harbor LLC is working with Caltrans to address this concern.

PAC: (2) When will the build out take place?
MG: It will take several years to get to the build out stage. The development needs approval from the Bay Conservation and Development Commission (BCDC), State Lands Commission, and Department of Toxic Substance Contaminants (DTSC) which should take three years. Mike expects the first phase to begin in approximately in 2008.

Contact Information:

Mike Ghielmetti, President, Signature Properties, 4670 Willow Road, Suite 200, Pleasanton, CA 94588, (925) 463-1122, fax (925) 463-0832, and e-mail address: mghielmetti@sigprop.com

A discussion took place regarding appointing Stefan Seum as PAC liaison to the Oak-to-Ninth Project for the purpose of gathering information.

Motion: To approve Stefan Seum as CCE PAC liaison to the Oak-to-Ninth Project and the Community Benefits Coalition.

Vote: 8 Ayes, 2 Nays, and 8 Abstentions. The motion did not pass.

IV. Revenue Update

Discussion

Gregory Hunter, Area Manager for the Central City Redevelopment Area and the Coliseum Redevelopment area, explained that the City of Oakland was notified by Alameda County that the tax increment for the CCE Project Area is higher than the projected amounts expected for FY 2005-07. Mr. Hunter will provide further information at the March 7, 2005 meeting.

VI. Follow up and conclusion to the Façade Improvement Program (FIP), the Tenant Improvement Program (TIP), and the Homeownership Program

Carol Urzi noted that the City Council approved the amendment to the implementation plan, as proposed by the Project Area Committee, on January 18, 2005.

A presentation and some discussion about the Façade Improvement Program took place. Dan Vanderprieem, Director of Redevelopment, Economic Development, Housing and Community Development, asked to table the item to the March 7, 2005 meeting to allow CEDA staff to clarify the information presented for the FIP, TIP, and the Homeownership Rehabilitation Program.

Action: A subcommittee chaired by Jennifer Kassan was appointed to review policy issues regarding the Façade Improvement Program.

Action: In response to a PAC member’s request, CEDA staff will provide the PAC with a list of active Façade Improvement Projects.

Action: The item was tabled to the March 7, 2005 meeting.

VII. Procedures for Presenting Projects to CCE PAC

Stefan Seum presented a flow chart of the proposed procedures for reviewing a project’s eligibility for funding.

Motion: To approve the proposed rules and procedures for submitting projects to the PAC.

Vote: 17 Ayes, 0 Nays, and 0 Abstentions. Motion passed.

VIII. Administrative Items

These items were tabled to the next meeting.

IX. Adjournment

The meeting was adjourned.

Respectfully submitted,

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