

**Central City East Project Area Committee
Monday January 5, 2009 PAC Meeting
Patten University, 2433 Coolidge Avenue, Student Activity Center**

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

Tom Thurston, Chair of the Project Area Committee (PAC), chaired the meeting. The meeting started at 6:37 pm.

I. Roll Call

- a. See attached roster of attendance.

II. Open Forum

No speakers

III. Approval of Minutes

- a. Kimani Rogers informed the PAC that there would be minor administrative changes to the minutes. On p5, Item VI, section h, line 2 the text “and/or neglected” would be changed to “because of a foreclosure.” The other change would occur on the same page, item and section, but on line 3-4, the text “Also, the foreclosure will not definitely impact the tenants; it will change the ownership of the properties” would be changed to “The potential foreclosure will change the ownership of the properties.”

Motion (by Laura Jerrard, seconded by Eugene Smith): To approve the December 7th, 2008 PAC Meeting minutes, with the aforementioned changes.

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

IV. Administrative Items

- a. Nominations for PAC positions.
Emilia Otero was previously nominated for the Fruitvale/San Antonio Business Owner position.

Motion (by Suzanne Kunkel, seconded by Kathy Chao): to accept Emilia Otero as the Fruitvale/San Antonio Business Owner representative.

Vote: 12 Ayes, 0 Nays and 0 Abstentions. Motion unanimously passed.

Etha Jones applied for the Central East Oakland Residential Tenant position and presented her qualifications and background. Chair Tom Thurston pointed out to the

PAC the option of either reviewing Ms. Jones' qualifications and voting on her appointment to the PAC in the following month's meeting, or voting on her appointment at this meeting, as based on the PAC bylaws. The PAC chose to vote on her appointment at this meeting.

Motion (by Al Parham, seconded by Jean Blacksher): to accept Etha Jones as the Central East Oakland Residential Tenant representative.

Vote: 9 Ayes, 0 Nays and 3 Abstentions. Motion passed.

b. Announcements from PAC community organizations.

- i. Gloria Jeffery stated that the MacArthur NCPC will have a meeting Thursday, January 22nd from 6:30-8:30pm at the Eastmont Police Station in which members of the committee/staff working on the MacArthur Underground project will explain the funding gap of \$451,000 for the project. Larry Gallegos confirmed that there was a funding gap due to the expiration and need for renewal or the establishment of new contracts.
- ii. Kathy Chao stated that on Saturday January 10th Lao Family will be hosting a foreclosure intervention session at their offices on 2325 East 12th Street. They are expecting between 40-90 people, and will provide information on bankruptcy, the foreclosure process, the rights of the public, etc. The time of the workshop would be either from 10am-12pm or 12-2pm.
- iii. Frank Rose stated that the Elmhurst Library, located at 1427 88th Avenue, would host a lawyer that would provide legal advice to the public, on the second Monday of each month. Those who are interested can call 615-5727 to schedule an appointment. Charles Chiles responded that Eastmont Library does something similar, but that he did not have the specifics.

c. Council item updates and other Staff administration

- i. Theresa Navarro-Lopez gave quick status updates on the status of the Lake Merritt BART Station planning grant and the Neighborhood Project Initiative item, both of which are currently in the Committee phase of the legislative process.
- ii. Hagu Solomon gave an update on the PAC Visioning Workshop on January 10, 2009. Information about parking, facilities and attendees was provided.

V. Presentation on Opportunity Sites and other sites of interest within CCE.

- a. Larry Gallegos presented. He provided an update on the Agency's current efforts for site acquisition of previous identified sites. He spoke of the limitation of the Agency to acquire due to the need to discover and adhere to assessed property values, as well as the limits of the use of eminent domain in the CCE Project Area. Staff was also

- proposing adding to the original list of approximately 40 Opportunity sites with alternative sites as communicated by PAC members, Council members and aides, etc. Staff would like to focus on areas of concentration where existing projects are; staff would also ultimately like to be authorized to pursue and acquire sites in the area of focus.
- b. Jean Blacksher had concerns regarding the amount of time referenced to acquire sites; she inquired whether the process should take this amount of time and reminded the PAC and staff that they have been discussing these things for 5 years. Larry responded that various factors affect the time involved in site acquisition, including environmental review, title review, appraisals, etc.
 - c. Sheryl Walton asked for an example of the normal timeframe to acquire sites as based on the original Opportunity Site List. Larry responded that there is no set norm due to various factors that can affect the process, but that an average time spent on the process could be 6 – 8 months.
 - d. Jean inquired as to how the acquisition process could be expedited. Larry responded that one approach would be to provide staff with broader authorization to acquire properties within a certain area that have fewer issues or constraints. He also stated that the workshop will focus on developing a plan to better inform and guide staff. Sheryl inquired as to the effectiveness of another plan, as she felt the PAC had already done significant planning. Larry responded that there are various factors to assist in the acquisition process, but that planning does help.
 - e. Laura Jerrard inquired as to the next steps in the process for the Opportunity Sites after they are acquired by the Agency. Larry responded that the Agency will deal with issues of demolition vs. maintenance, Council authorization and direction, potential developers (both non- and for-profit), public facility usages, etc. Larry clarified that the process is easier if the site acquired is a vacant lot.
 - f. Bari Scott asked about the funding for acquisition. Larry responded that funding for acquisition is currently provided by bond funds.
 - g. Charles Chiles had concerns about acquiring multiple sites with no plans or investors associated with the site; he had concerns with the sites just sitting. Gloria Jeffery responded that she would prefer sites be converted to vacant lots as opposed to the motels and other blighted areas that lead to crime.
 - h. Gloria had questions regarding the Visioning workshop and the need for it. Hagu Solomon responded that one of the purposes of the workshop would be to utilize economic analysis and zoning related information to help guide and inform the PAC's next steps and areas of focus.
 - i. Various PAC members wanted clarification on staff's recommendation regarding the expanded authorization of acquiring sites. Larry confirmed that staff is recommending expanding the authorization to pursue to only include the list of alternative sites provided to the PAC in their monthly packet.

Motion (by Gloria Jeffery, seconded by Frank Rose) to approve the expanded or “Alternative Opportunity Site” List. (Note: This will add all sites as noted on the Alternative Opportunity Site List to the number of sites within CCE that the staff is authorized to pursue and acquire).

Vote: 15 Ayes, 0 Nays, 0 Abstentions. Motion Passed.

- j. Sheryl Walton asked for clarification regarding the current practices utilized to inform and update new members of the PAC regarding PAC history, previous PAC decisions and the processes involved that the PAC had experienced. Theresa responded that the new member orientation provided some information to new members, and that members can always ask staff for information. The staff can also begin to provide the voting history of all motions relevant to topics brought before the PAC for a particular item in the memos that are supplied to the PAC in their monthly packet.
- k. Sheryl requested that CCE staff give more background material in the memos, including historical and PAC-action related information, as well as scenarios that project the results of the item being recommended by the PAC or not recommended by the PAC. Al Parham stated that longstanding PAC members could also be resources in informing the other members about background and history of certain items or actions. He felt the PAC can be more proactive in helping and assisting CCE staff in acting as a resource. Sheryl liked the combination of staff providing historical context and materials as well as longstanding PAC members providing their recollections and experiences to help inform current PAC decisions and use meeting times more effectively and efficiently.

VI. CCE Streetscape Update

- a. Theresa Navarro-Lopez presented and discussed each of the CCE streetscapes. She discussed the MacArthur Streetscape, and gave a status update. She informed the PAC that, dependent upon the undergrounding process, construction is scheduled to begin in the Summer or Fall of 2009.
- b. Theresa presented the MacArthur Undergrounding project next. She provided a status update, provided the total project cost (\$20.9 million) and the CCE contribution (\$300,000). The early finish of Phase 1 (73rd-76th Avenues along MacArthur) is scheduled for June 2009; the late finish of Phase 3 (106th Avenue area along MacArthur) is scheduled for December 2009.
- c. Theresa presented 23rd Avenue Streetscape. She provided a status update of 23rd Avenue, and then gave a history of the CCE streetscape selection process. She stated that staff’s goal is to have the bidding phase for construction of the 23rd Avenue improvements occur approximately July 2009. Kathy Chao raised concerns regarding community input. Theresa informed Kathy of the community outreach process.

- d. Theresa and Jaime Heredia, of Public Works, discussed the Foothill/Fruitvale Streetscape project and provided a status update. Tom Thurston had questions regarding progress of the project. Theresa responded that the Project Manager, David Ralston, was focusing on the adjacent Fruitvale Alive streetscape project, but planned to return to this project soon. Jean Blacksher and Gloria Jeffery both had questions regarding the bidding process and projects coming in under budget. Jaime Heredia responded that bids are currently coming in under the Engineers estimates. Also, PWA locks in bids for the projects that it can, however cost escalation is allowed for some factors, such as petroleum related item costs.
- e. Theresa and Kimani Rogers discussed the Foothill/Seminary Streetscape project, provided a status update and talked about some of the limitations with the funding estimation process. Kimani informed the PAC that the allocated funds per streetscape project were set approximately 3 years ago and that at the time they were a projection; the actual project budgets may exceed that amount. If the projects require more funding, the appropriate project and funding request will be presented to the PAC.
- f. Theresa presented the 14th Avenue Streetscape and provided a status update. Laura Jerrard and Bari Scott had questions regarding the budget setting and funding expansion process. Theresa provided a history of the budget setting process and discussed options for expanding funding, as well as the fact that the 5-Year Implementation Plan allowed for the option of allocating more funds for streetscape projects through the Infrastructure and Contingency categories. Larry Gallegos also stated that each streetscape project could be considered for external state and federal funding sources, like the Metropolitan Transportation Commission, to provide additional funding.
- g. Theresa presented the East 18th Streetscape and provided a status update. There are currently discussions underway to expand the project area to include more of Park Boulevard. Staff is also exploring the possibilities of phasing the project.
- h. Theresa and Kimani presented the Foothill/High/Melrose Streetscape and provided a status update. Completion of the 35% design phase is expected in early 2009.
- i. Theresa presented the 5th Avenue Streetscape and provided a status update. The project is on hold as other local improvements and developments -such as Cal-Trans improvements to the freeway and the Oak to Ninth development project- are being carried out.
- j. Theresa presented the Fruitvale Alive Streetscape and provided a status update. She clarified that the project has various improvements targeted between the 580 and 880 freeways, along Fruitvale Boulevard.

VII. Items for the next PAC meeting of February 2nd 2009.

- a. Charles Chiles asked if a follow-up item from the January 10th, 2009 PAC Workshop would be included. Tom Thurston stated that the CCE Budget would also be on the agenda.

VIII. Adjournment

- a. The meeting was adjourned at 8:45.