

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

**Thursday, July 12, 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)

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| I. | Roll Call | (5 min) |
| II. | Open Forum | (10 min) |
| III. | Review of May Minutes | (5 min) |
| IV. | NPI Program Application Submittals and Subcommittee Meeting Schedule
<i>PAC Action Required</i> | (30 min) |
| V. | Land Acquisition Update
<i>PAC Action Required</i> | (20 min) |
| VI. | FY 2007-09 Redevelopment Budget Adoption Update | (20 min) |
| VII. | Changes to the Façade Program Guidelines | (20 min) |
| VIII. | Updates from Redevelopment Staff
A. Update on Bond Proceeds Allocations
B. MacArthur Transit Village
C. 40 th Street Streetscape
D. 3860-3884 MLK Project
E. Affordable Ownership Housing Policy | (10 min) |
| IX. | Agenda Discussion and Scheduling of Next Meeting & 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.

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

**Thursday, July 12, 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
Seth Katz
Marlene Elbin
Christopher Waters
Charles Porter

Walter Miles
Andrea Goldman
Paula Price
Walter Springer
Shirley Edding
Aaron Reaven
Mary Mayberry

Absent

Lee Cherry
Bill McLetchie

Darlene Rios Drapkin
Willie Locket

Excused

Rebecca Prastein
Sylvia Tellez

Uma Thomas

City Staff Present:

Kathy Kleinbaum, Christine Lebron, Hui-Chang Li, and Gregory Hunter, CEDA
Redevelopment

I. ROLL CALL

The meeting was called to order. Roll was taken by Edric Kwan, Chairperson.

II. OPEN FORUM

Josephine Lee announced the 16th Annual Jazz on Sundays series at the Golden Gate Library. The series runs from July 8th through August 26th on Sundays from 3 to 6 pm. The August 19th performance, sponsored by the City of Emeryville, will be held at Temescal Creek Park.

Kathy Kleinbaum announced that Tom Huebner resigned from the PAC since he moved out of Oakland. There are now 4 vacant residential tenant seats on the PAC. She encouraged PAC members to spread the word to recruit new members for the residential tenant positions.

Kathy Kleinbaum announced the annual Fire Arts Festival in West Oakland from July 11th to July 14th.

Christopher Waters announced that the City Clerk's Office has been experiencing a problem confirming receipt of Form 700. He accidentally received a letter notifying him that his Form 700 was missing even though the form was confirmed to be on file when he called to follow up. Other PAC members noted they also incorrectly received this notice.

III. APPROVAL OF MINUTES

"A motion was made to approve the May 3, 2007 minutes." The motion was approved.

IV. NPI PROGRAM APPLICATION SUBMITTALS

Staff distributed copies of the eligible grant proposals to the NPI subcommittee members. Other PAC members interested in joining the NPI subcommittee were encouraged to volunteer, as it was not yet too late. Staff requested that the PAC schedule the date for the next NPI subcommittee meeting.

A motion was made to schedule the NPI subcommittee meeting for Thursday, July 26th at 7 pm at Beebe Memorial Church. The motion was approved.

Staff provided an update on the status of the 2006 NPI projects. At this time, all projects have been completed with the exception of the benches on 40th Street and Broadway and the Mosswood dog run. Staff passed around photos of the recently completed mural of the Ella Baker Center. Edric Kwan reported that the security camera installed at Gallagher's Liquor store is successfully being utilized by the Oakland Police Department to monitor illegal activity. Currently, anyone can access the camera's live video recordings via the internet, although more controls may be put in place in the future.

V. LAND ACQUISITION UPDATE

Staff reported on the progress made since the May meeting regarding the 5 properties targeted for acquisition through a willing sale. Staff asked for direction on which properties to formally contact for acquisition. The PAC directed staff to work with the City's Real Estate Department to approach all 5 properties on staff's list and begin negotiations.

A motion was made for staff to have the City's Real Estate Division approach all 5 of the suggested target properties. The motion was approved.

Aaron Reaven requested that staff look into an auto body shop at 36th Street and Telegraph, which he thinks may meet our criteria and also has a willing seller.

VI. FY 2007 – 2009 REDEVELOPMENT BUDGET ADOPTION UPDATE

Staff provided a summary of the outcome of the City Council Budget Hearing on June 21, 2007. Staff highlighted City Council's funding allocations from each redevelopment area to assist with some new City-wide initiatives. A total of \$113,571 was requested from the Broadway/MacArthur/San Pablo area to cover two specific programs, the Ambassador Program at BART stations and an internship program for Oakland High School and Junior College students. The PAC raised questions about whether these programs qualified for redevelopment funds. Staff noted that the programs will be required to comply with

redevelopment law restrictions on how the funding is used. Staff will return to the PAC with more details about these two programs once they have been determined.

Staff announced that in this budget cycle 12 dedicated police officers will be redeployed from the Oakland Airport and funded by four redevelopment areas (West Oakland, Central District, Central City East, and Coliseum). These officers will be required to work only in the redevelopment area that funds them as an enhanced security patrol.

Broadway/MacArthur/San Pablo is not being required to fund an officer but is being provided the option to do so. This position would cost approximately \$212,500 per year.

PAC members asked for clarification on why the 12 OPD positions were not funded by the General Fund or Measure Y funds. Other members of the PAC stated that there could be some benefit to have a designated officer for the project area since they could not be moved to other areas.

A motion was made to recommend funding an enhanced patrol program from B/M/SP redevelopment funds. The motion failed with 2 in favor, 7 opposed, and 2 abstaining.

The PAC discussed holding a special meeting in August and inviting the Oakland Police Department and the City Council offices to provide more information on OPD funding and on how the position could be used in the project area.

A motion was made to hold a special meeting in August with the Oakland Police Department and representatives from the City Councilmembers' offices to answer some of the PACs questions and concerns. The motion passed with 10 in favor and 1 opposed.

After taking a straw poll of the availability of the members present, the date for this special meeting was set for August 2nd at 7pm. Staff will notify all who are on the general PAC mailing list about this meeting.

VII. CHANGES TO FACADE PROGRAM GUIDELINES

Staff updated the PAC on changes to the Façade Improvement Program that were approved by the City Council in May 2007 and are now in effect. The changes the PAC approved at the January 2007 meeting were adopted by City Council.

Three additional program changes were adopted by the City Council. These changes included allowing projects to be phased, requiring projects to comply with minimum design standards, and expanding the eligibility guidelines to allow other uses on commercial corridors to participate, including places of worship.

VIII. UPDATES FROM REDEVELOPMENT STAFF

Bond Proceeds Allocation

Staff gave an update on the status of the projects/programs that the PAC approved for bond funding.

MacArthur Transit Village

Work on the Environmental Impact Report (EIR) for the Transit Village project is underway and the draft EIR should be published this fall. The development team is planning to hold a community meeting to provide an update on this project in September.

40th Street Streetscape Project

Staff plans to advertise for competitive bidding for the 40th Street streetscape project in late July and award the construction contract after the City Council recess in September. Staff will update the PAC in September on the outcome of the construction bids and if any of the bond money previously allocated to this project can be reprogrammed for another use. Construction will begin in December 2007 or January 2008 and will be coordinated with the BART Seismic Retrofit work at the MacArthur BART station.

3860-3884 MLK

The Redevelopment Agency transferred 3860-3884 MLK to the development team, Cotter and Coyle, LLC, on May 9, 2007. Construction is currently underway and the entire project will be completed in October 2009.

Ownership Affordable Housing Policy

Housing Development staff went before the Community and Economic Development Committee on June 26th with a recommendation to allow the subsidy request for affordable housing projects to be up to 50% of the total development costs. The CED Committee approved the recommendation and the item is scheduled to go to the full City Council on July 17, 2007. If this policy change is approved, the project application submitted last year by Grove Park would be considered eligible for the upcoming NOFA cycle.

X. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

A special meeting was called for August 2, 2007 to discuss the proposal to use redevelopment funds to fund an OPD officer to provide an Enhanced Security Patrol for the redevelopment area.

For the regularly scheduled meeting on September 6th, the PAC requested that the following items be placed on the Agenda:

- A review of Robert's Rule of Order
- NPI Subcommittee funding recommendations
- Land Acquisition Update
- Update on 40th Street Construction Bids

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

*****Next meeting scheduled for August 2, 2007*****