

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

**Thursday, March 6, 2008
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 January Minutes | (5 min) |
| IV. | Grid Alternatives Presentation
<i>(Presentation by staff from Grid Alternatives)</i>
<i>PAC Action Item</i> | (30 min) |
| V. | Redevelopment Security Enhancement Program Update
<i>(Presentation by OPD Captain Toribio and Officer Taylor)</i> | (40 min) |
| VI. | Grove Park Property Land Acquisition
<i>(Presentation by Marge Gladman, CEDA Housing Development)</i>
<i>PAC Action Item</i> | (15 min) |
| VII. | Form 700: Statement of Economic Interest | (5 min) |
| VIII. | Updates from Redevelopment Staff
A. MacArthur Transit Village
B. San Pablo Street Lights Project
C. Ambassadors Program | (5 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, March 6, 2008
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
Walter Springer
Uma Thomas
Wendy Tao
Sandra Wilson

Walter Miles
Aaron Reaven
Sylvia Tellez
Marlene Elbin
Seth Katz
Larry Benson

Absent

Willie Locket

Excused

Mary Mayberry
Andrea Goldman
Shirley Edding

Christopher Waters
Lee Cherry
Paula Price

City Staff Present:

CEDA Redevelopment: Kathy Kleinbaum, Christine Lebron
CEDA Housing & Community Development: Marge Gladman
OPD: Captain Toribio, Officer Peterson, Officer Taylor

I. ROLL CALL

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

II. OPEN FORUM

Josephine Lee requested that staff consider the annual replacement of the San Pablo Golden Gate street and holiday banners when determining the budget in upcoming years. Staff explained that replacement of banners is considered routine maintenance and therefore cannot be funded through redevelopment.

Guest introductions included: Officer Mayumi Taylor, Officer Peterson, Captain Toribio of OPD, Brian Tingle, and Zach Franklin of GRID Alternatives.

III. APPROVAL OF MINUTES

A motion was made to approve the January 10, 2008 minutes. The motion was approved.

IV. GRID ALTERNATIVES PRESENTATION

Zach Franklin gave a presentation on GRID Alternatives, a non-profit solar contractor working with low-income households to install solar panels using volunteer labor. Zach presented his funding request to the PAC for a grant of \$20,000 to install solar panels on two low-income owner-occupied and/or non-profit owned properties within the redevelopment area boundaries. The grant would be used for materials and would serve as matching funds to a prior grant awarded to them by PG&E.

A motion was made to approve a \$20,000 grant to help fund two GRID Alternatives solar installation projects in the Broadway/MacArthur/San Pablo Redevelopment Area. The motion was approved.

V. REDEVELOPMENT SECURITY ENHANCEMENT PROGRAM UPDATE

Captain Toribio of OPD introduced Officer Mayumi Taylor, the new redevelopment funded officer. Officer Taylor will work in the Broadway/MacArthur/San Pablo Redevelopment Area as a combination foot patrol, PSO and crime response officer. Captain Toribio discussed the police department's efforts to fight crime in partnership with the community and identified the area of MLK between W. MacArthur and 40th Street as a known hot spot they plan to concentrate on.

PAC members asked if Officer Taylor would be solely working within the redevelopment boundaries. Captain Toribio said that she would spend the majority of her time within the boundaries but may be pulled out from time to time to assist with stings in neighboring areas or to address emergencies in other areas of the City. PAC members expressed concerns over the possibility of Officer Taylor being pulled out of the redevelopment.

PAC members listed the "hot spot" areas they would like to see targeted in the redevelopment area including; the MacArthur BART station area, West MacArthur motels, Mosswood Park, prostitution in the San Pablo Golden Gate District, drug dealing on MLK, and the ¼ lb Burger restaurant and mini mall on San Pablo Avenue.

Officer Taylor shared her email address (mtaylor2@oaklandnet.com) and will distribute her cell phone number once it is known.

VI. GROVE PARK PROPERTY LAND ACQUISITION

Marge Gladman, CEDA Housing Development Manager, asked for the PAC's support to borrow up to \$741,000 of Broadway/MacArthur/San Pablo Land Acquisition funds to purchase the property at 3801-3807 Martin Luther King Jr. Way from AF Evans. This item had previously gone before the PAC at the January meeting but there was not a quorum at the meeting so no formal action could be taken.

The purchase would secure the site as an affordable housing location. After the purchase, staff would issue a Request for Proposals (RFP) for an affordable family rental housing project and

the selected developer would apply to the City's annual NOFA program for funding assistance. The NOFA funding award would include the repayment of the \$741,000 to the Land Acquisition fund with interest. The repayment would likely occur within one year.

A motion was made to approve a loan of up to \$741,000 from the Land Acquisition fund to the Housing Development Division to purchase 3801-3816 Martin Luther King Jr. Way for the development of affordable housing on the site. The motion was approved.

VII. FORM 700: STATEMENT OF ECONOMIC INTEREST

Staff announced that the annual Form 700: Statement of Economic Interest is available and was mailed out to PAC members. The form is due on April 1, 2008. PAC members were given the option to hand in the form to staff or mail it to the Office of the City Clerk.

VIII. UPDATES FROM REDEVELOPMENT STAFF

MacArthur Transit Village

Staff announced that the Draft Environmental Impact Report (EIR) for MacArthur Transit Village project was published and that the first public hearing took place at the March 5th, 2008 Planning Commission meeting. The City is accepting public comments on the Draft EIR until March 17th, 2008. Staff will announce upcoming meetings and public hearings related to the project.

San Pablo Street Lights Project

Staff announced that the San Pablo Street Lights Project is progressing on schedule. The PAC will be updated regularly on this project.

Ambassadors Program

Staff announced that the Ambassadors Program has not been implemented yet and that Redevelopment division staff is working on the logistics of the program. Staff will return to the PAC with updates.

Additional Updates

PAC Vacancies

Staff announced recent PAC resignations and vacancies and encouraged PAC members to do outreach in their respective communities. Presently there 5 PAC vacancies: 2 business owner vacancies in the Broadway/MacArthur sub-area, 2 residential tenant and 1 residential property owner vacancies in the San Pablo sub-area.

Rebuilding Together Oakland (RTO) Work Day

Staff announced the four properties selected by Rebuilding Together Oakland (RTO) to be rehabilitated within the redevelopment area. The volunteer work day will take place on Saturday, April 26th. Staff will announce the time and location details for PAC members interested in volunteering at a later date.

VI. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

At the March 6, 2008 meeting, the PAC requested that the following items be placed on the May 1, 2008 Agenda:

- Annual Meeting & Elections
- Signage for Redevelopment Sponsored Projects
- Shot Spotter Information
- Security Camera Information
- Update on Enhanced Security Program

There being no further business to discuss, the meeting was adjourned at 8:55 p.m.

*******Next meeting scheduled for May 1, 2008*******