

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

**Thursday, March 1, 2007  
7:00 – 9:00pm  
Beebe Memorial Church  
Multi-Purpose Room  
3900 Telegraph Avenue, Oakland, CA**

**MINUTES**

Present

Michele Coit, Co-Chairperson  
Josephine Lee, Co-Chairperson  
Edric Kwan, Vice Chairperson  
Sylvia Tellez  
Walter Springer  
Christopher Waters  
Willie Locket

Aaron Reaven  
Tom Huebner  
Seth Katz  
Charles Porter  
Walter Miles  
Marlene Elbin

Absent

Bill McLetchie

Lee Cherry

Excused

Uma Thomas  
Mary Mayberry  
Darlene Rios Drapkin

Shirley Edding  
Rebecca Prastein  
Paula Price

City Staff Present:

Kathy Kleinbaum and Christine Lebron, CEDA Redevelopment  
Marge Gladman, CEDA Housing

**I. ROLL CALL**

The meeting was called to order. Roll was taken by Michelle Coit, Co-Chairperson.

**II. OPEN FORUM**

Josephine Lee announced the “Rebuilding Together” program which offers free home repairs to low-income seniors. Josephine encouraged PAC members to pass along the information and contact Rachel Matthews at 625-0316 for program details.

Christopher Waters announced a meeting happening during the PAC meeting regarding the down-zoning of Telegraph Avenue and encouraged PAC members to voice their concerns about the issue. Christopher also announced the ULTRA forum on density scheduled for Saturday, March 17<sup>th</sup>, 2007 from 10am – 2pm at the North Oakland Senior Center.

Christopher also alerted PAC members to a new bill (AB45) introduced by Assembly person Sandre Swanson that would take back control of Oakland public schools and reinstate compensation for school board members. He distributed information and passed out draft letters that PAC members could sign in support of the bill.

Sylvia Tellez announced that Councilmember Brunner has \$100,000 in Pay-Go funds to be spent on projects in Beat 10x. Any project ideas should be directed to Councilmember Brunner's office.

New Redevelopment intern, Hui-Chung Li, Marge Gladman from the CEDA, Housing Development Division and OCHI representative, Maryann Sargent, were introduced as guests.

**III. APPROVAL OF MINUTES**

**“A motion was made to approve the January 4, 2007 minutes.”** The motion was approved.

**IV. GROVE PARK PROJECT DISCUSSION**

This item was moved up on the agenda.

Staff announced that the Grove Park affordable development project proposed at 3801-3833 Martin Luther King Jr. Way was not recommended for the City's 2007 Notice of Funding Availability (NOFA) funding. CEDA Housing Development Manager, Marge Gladman, explained that the project proposal did not meet all of the criteria set forth by the City Council. Marge and the project developer, Maryann Sargent, fielded questions and PAC members expressed concern over the NOFA criteria. Marge announced that the NOFA recommendations will go before the City Council Community and Economic Development Committee (CED) on March 13<sup>th</sup> at 4pm in Hearing Room 1 at City Hall and to the full City Council on March 25<sup>th</sup> and encouraged PAC members to attend both meetings and voice their concerns about the NOFA process to the City Council.

Marge Gladman also announced that the City Council has set up a Blue Ribbon Commission to address housing issues in Oakland.

**V. ANNUAL PAC RENEWAL AND MEMBERSHIP UPDATES**

The Broadway/MacArthur/San Pablo PAC is up for renewal so staff requested that the PAC members decide if they would like to continue operating for another year.

**“A motion was made to renew the Broadway/MacArthur/San Pablo PAC through July 2008.”** The motion was approved.

Staff reported that the Greater Mosswood Neighborhood Association has requested membership on the PAC. In order for them to become members, the Procedures of Formation would need to be amended to allow up to 8 community groups to serve on the PAC.

**“A motion was made to amend the PAC Procedures of Formation to allow up to 8 community groups to serve on the PAC and appoint the Greater Mosswood Neighborhood Association as a new community organization on the PAC represented by Andrea Goldman.”** The motion was approved.

**VI. TARGETED LAND ACQUISITION CRITERIA**

At the January 2007 PAC meeting, members of the PAC recommended allocating \$2,000,000 of the 2006 bond proceeds for targeted land acquisition of blighted properties in the Project Area. Since that time, staff has programmed the \$2,000,000 for land acquisition in the Fiscal Year 2007-09 budget. Staff has also developed criteria for targeted land acquisition for the PAC’s consideration. The primary criteria presented in the memo suggested targeting properties that were a physical blight and/or crime hotspots, are located along primary corridors, are a minimum of 8,000 square feet in size, and have a willing seller. PAC members discussed the criteria and types of properties to target.

**“A motion was made to adopt staff’s recommended criteria for targeted land acquisition and to focus initial efforts on motels and auto-related businesses.”** The motion passed. Aaron Reaven and Walter Miles were opposed.

**VII. NPI PROGRAM**

Staff reported on the February 7<sup>th</sup> NPI subcommittee meeting and discussed the recommended changes to the 2007 NPI program as well as the schedule for the 2007 program. Aaron Reaven recommended several edits to the manual and application. Members of the PAC had no issues with the suggested program or text changes.

The 2007 NPI program application will be launched on April 3<sup>rd</sup>, 2007 and applications will be due on June 15<sup>th</sup>, 2007. Staff will produce posters and application materials to distribute to PAC members. PAC members are encouraged to distribute the materials throughout their respective neighborhoods. Staff will also post the program materials on the City website and will distribute information about the program to community organizations and City staff.

Staff gave an update on the progress of the 10 projects funded through the 2006 NPI program.

**VIII. UPDATES FROM REDEVELOPMENT STAFF**

Eminent Domain Redevelopment Plan Amendment

Staff announced that the eminent domain Redevelopment Plan amendment passed at the February 20, 2007 City Council meeting with no opposition. The second reading of the ordinance will go forward at the March 6<sup>th</sup> City Council meeting on the consent calendar. The plan amendment limits the Agency’s eminent domain powers over residential-only properties with 4 or fewer units unless the property has been declared substandard under the Oakland Housing code.

Bond Proceeds Allocation

At the January 2007 meeting, the PAC approved projects to be funded with the bond proceeds. Staff has since programmed the funding recommendations into the Redevelopment Agency's proposed budget for fiscal Years 2007-09. Staff has also initiated discussions with relevant City departments regarding the implementation of the new projects.

MacArthur Transit Village

Work on the Environmental Impact Report (EIR) for the Transit Village project is underway and an updated Notice of Preparation for the EIR will be released in March. PAC members will receive a copy of the Notice of Preparation in the mail.

**IX. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN**

The PAC requested that the following items be placed on the Agenda for the upcoming PAC meeting:

- PAC Annual Meeting Items
- Update on Land Acquisition and Opportunity Sites
- Updates on Bond Allocation Projects
- NPI Program Updates

There being no further business to discuss, the meeting was adjourned at 8:50 p.m.

\*\*\*\*\*Next meeting scheduled for May 3, 2007\*\*\*\*\*