

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

**Thursday, March 2, 2006
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)

- | | | |
|-------|---|----------|
| I. | Roll Call | (5 min) |
| II. | Open Forum | (10 min) |
| III. | Review of January Minutes | (5 min) |
| IV. | Form 700- Statement of Economic Interests | (5 min) |
| VI. | Neighborhood Projects Initiative
Update from PAC Subcommittee | (20 min) |
| VII. | Eminent Domain Policy Options Review - Part II
<i>(PAC Action Item)</i> | (60 min) |
| VIII. | Updates from Redevelopment Staff
A. MacArthur Transit Village
B. 3860 MLK Project
C. Other projects and programs | (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, March 2, 2006
7:00 – 9:00pm
Beebe Memorial Church
Multi-Purpose Room
3900 Telegraph Avenue, Oakland, CA**

MINUTES

Present

Charles Porter, Chairperson
Michele Coit, Vice Chairperson
Aaron Reaven
Seth Katz
Christopher Waters
Josephine Lee

Edric Kwan
Walter Springer
Walter Miles
Tom Huebner
Bill McLetchie
Shirley Edding

Absent

Mary Mayberry
Lee Cherry
Marlene Elbin

Rebecca Prastein
Sylvia Tellez
Paula Price

Excused

Paul Winans

Uma Thomas

City Staff Present:

Kathy Kleinbaum and Christine Lebron, CEDA Redevelopment
Dan Rossi, City Attorney's Office

I. ROLL CALL

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

II. OPEN FORUM

Visitor Sarah Wendels, a resident of 65th Street, introduced herself. Christopher Waters announced a community forum on the Oakland schools contract issues on Monday, March 6th from 6 to 8pm at the Rockridge library.

III. APPROVAL OF MINUTES

This motion was tabled until later in the meeting when a PAC quorum was present.

“A motion was made to approve the January 5, 2006 minutes.” The motion was approved prior to the close of the meeting.

IV. FORM 700 – STATEMENT OF ECONOMIC INTEREST

Staff gave a brief overview of the Form 700 and reminded PAC members to turn in their forms to the City Clerk's office or to staff. The deadline for the form is April 5, 2006.

V. **NEIGHBORHOOD PROJECTS INITIATIVE PROGRAM UPDATE**

Staff gave a brief overview of the February 2nd NPI subcommittee meeting and announced the future subcommittee meetings that will place on Tuesdays in April at 7:30 p.m. at First AME Church. At the April meetings, the subcommittee will meet to establish evaluation criteria, review applications, and select projects to recommend to the full PAC for funding. The NPI subcommittee meetings will not be open to the general public. The subcommittee will bring its recommendations on which projects to fund to the May 4, 2006 PAC meeting.

Staff and PAC members then discussed NPI proposals that are being worked on and are likely to be submitted.

VI. **EMINENT DOMAIN POLICY OPTIONS REVIEW**

The PAC continued their discussion of a potential amendment to the eminent domain language in the redevelopment plan that would restrict residential eminent domain. The PAC decided on a policy that would restrict the use of eminent domain on residential properties with between 1 to 4 units. The PAC included an exception to this restriction for substandard properties.

Options that were considered but were not supported by the majority of PAC members present included restricting all residential properties, restricting only owner-occupied properties, and allowing an exception for properties where illegal activities have continued to occur.

“A motion was made to approve the eminent domain language as drafted in the memo, excluding the owner-occupied provisions.” The motion was approved by a vote of 8 yes votes, 2 no votes, and 3 abstentions.

Staff now needs to start the process of amending the redevelopment plan to include this change in the eminent domain policy. Staff will need to send out public notices within the Project Area and hold a public hearing in front of the City Council.

VII. **UPDATES FROM REDEVELOPMENT STAFF**

MacArthur Transit Village:

Staff announced the March 15th Planning Commission scoping session for the MacArthur Transit Village EIR. At this meeting, there will be opportunity for public comment on the environmental review process for the project.

3860 MLK Project:

Staff announced that the mixed-use development project on the west side of the MacArthur BART station is moving along rapidly. The development team will present the project at a community meeting tentatively scheduled for March 29th.

Other Projects and Programs:

Staff has begun marketing the Tenant Improvement Program. A recent mailing went out to property owners of vacant buildings and commercial real estate brokers who work in the redevelopment project area. Staff announced that construction for the Broadway Median project has been postponed due to rain and should commence within the next two weeks.

IX. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

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

- NPI subcommittee project recommendations, discussion, and selection of projects to receive grant funding.

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

*******Next meeting scheduled for May 4, 2006*******