

**Central City East Project Area Committee
Monday January 10, 2011 PAC Meeting
Patten University, 2433 Coolidge Avenue, Student Activity Center**

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

Gloria Jeffery of the Project Area Committee (PAC) chaired the meeting. The meeting started at 6:33 p.m.

I. Roll Call

- a. See attached roster of attendance.

II. Open Forum

- a. No speakers.

III. Approval of the December Minutes

- a. Tom Thurston stated that on p 5, Section VI, between part h and i, the Motion is repeated twice, and only needs to be stated once. Kimani stated he would remove the repeat of the motion.

Motion (by Laura Jerard, seconded by Andy Park): To approve the December 5, 2010 PAC Meeting minutes with the requested changes.

Vote: Motion approved by consensus.

IV. Administrative Items

- a. Nominations for PAC positions.
 - i. No nominations.
- b. PAC member attendance and absence status.
 - i. No updates were given at this time.
- c. Announcements from PAC community organizations
 - i. Frank Rose informed the PAC about the activity on January 17th where Jean Quan would work with the East Oakland community to pick up illegal dumping. Interested parties can gather at Allen Temple at 9am on 1/15 or at the East Oakland Boxing Association at 1pm.
 - ii. Preston Turner informed the PAC that on December 23rd, 2010 multiple local NCPC groups chose to form the Melrose Group, with a call of action to clean up High Street and the surrounding area. On January 23rd, the Group and any

interested parties will meet at the Walgreens on Foothill and Fruitvale to clean up the area.

- iii. Etha Jones announced that Mayor Quan has volunteered to do a “Walkthrough” on a block-by-block basis on the 1st Monday of each month, from District to District. The next scheduled Walkthrough is Monday, February 7th. Anyone who is interested in joining can pay \$25-\$500 to become a member.
- iv. Kathy Chao announced that Lao Family will begin the Volunteer Income Tax Assistance (VITA) service again. The service will be provided out of the Lao Family Offices from February to April, and that she will provide more information about their VITA services in the future.
- v. Gloria Jeffrey announced that NCPC Beats 32 and 33Y will have a joint meeting at 6:30pm on January 27th, at the Eastmont Town Center. Council President Larry Reid is scheduled to attend.

d. Council Item and Staff updates:

- i. Theresa Navarro-Lopez and Gloria Jeffrey presented former CCE Chair Tom Thurston with a plaque in appreciation for his two years service as CCE PAC Chair.
- ii. Kimani Rogers gave a brief update about the Sierra Club Tree Planting NPI progress.
- iii. Meg Horl provided a brief update on the NOFA process. The NOFA proposals are still being evaluated by staff, with the plan to bring the item to the Community and Economic Development Committee meeting on February 22nd, and to bring the item to the City Council on March 2nd.

V. Oak Knoll Update

- a. Al Auletta from the Oak Knoll and Oakland Army Base Redevelopment Areas gave a brief update on the status of Oak Knoll. He informed the PAC that the property is still mired in bankruptcy hearings with Lehmann Brothers. However, Oak Knoll was identified as a prized asset by the Oakland Redevelopment Agency and Suncal (the developer) in 2008, and both parties will work to protect the asset as well as they can. To date, they have been able to get funds (\$2.1 million initially, with an additional \$4.6 million soon after) from Lehman Brothers to address safety and security, vegetation management, and demolition issues. The hospital implosion is currently scheduled for sometime in March or April. Finally, Lehmann Brothers is still attempting to move forward with the entitlement process during the bankruptcy hearings.
- b. Jean Blacksher inquired as to how Governor Jerry Brown’s plans to eliminate Redevelopment will impact the Oak Knoll plans. Al responded that the Oak Knoll project will mostly be driven by the private sector, so Governor Brown’s actions

wouldn't have as big an impact on Oak Knoll as it would on other projects. However, the actions would impact the increment that CCE was scheduled to receive from the fiscal merger with Oak Knoll.

VI. Mural at 10850 MacArthur Blvd

- a. Kimani Rogers gave a quick overview of the mural project before the artist, Caroline Stern, was called to give more in depth details about the project. Kimani stated that the mural would be placed on the privately owned site, and that the muralist would be receiving funding from the Tough on Blight program to do the mural as well as conduct an educational component on mural artwork with Youth Uprising.
- b. Gloria Jeffery expressed concern over the fact that the local community groups had not been informed regarding this project.
- c. Caroline Stern introduced herself to the PAC and gave a quick overview of her experience working on murals, as well as her plans for this mural project. She stressed that there will be an educational component to this project in which she will work with the Youth Uprising Art director and some of his students on a 6 week session on mural artwork. The planned design for the mural is the quail, which is the California state bird. She also envisions the youth being able to add their own mark, possibly in the form of adding their logo to the mural.
- d. Sheryl Walton expressed concerns about the Youth Uprising logo at this location, and questioned whether having the Youth Uprising logo as one of the last visuals one would see as one was leaving Oakland and entering San Leandro was appropriate. Caroline replied that the Youth Uprising logo was planned to be small in scope, and located near the bottom of the quail. However, she proposed that the youth would be able to sign their names in lieu of painting the Youth Uprising logo.
- e. Etha Jones inquired as to whether the property owner would give carte blanche for any design to be placed on the wall. Caroline Stern replied that the owner would need to give permission for any alternate design. However, the owner has approved the quail design.
- f. Gloria Jeffery invited Caroline to attend the January 27th NCPC meeting at Eastmont Town Center to better inform the community. Jean Blacksher added that she would like the artist to get more input from the community, as well. Caroline replied that she would attend if she is able.
- g. Sheryl Walton inquired if the mural would be properly maintained and protected from graffiti. Caroline replied that the mural would be coated with an anti-graffiti varnish that will make it easier to protect the mural from graffiti and remove when necessary.

VII. CCE PAC Motions and Status Updates

- a. Kimani Rogers gave a review on the various motions presented to the PAC in 2010. He stated that the PAC approved 32 motions, comprised of 3 types: Administrative;

- b. Gloria Jeffery asked for clarification regarding the allocation of the \$2.5 million in funds that was approved for the Ballpark site, specifically \$750,000 that was listed as being spent on the Environmental Impact Report. Larry Gallegos responded that the \$750,000 was not spent from the CCE funds but was instead allocated from the Downtown Redevelopment Area funds.
- c. Andy Nelsen sought clarification regarding the approved acquisition of the sites on the 8200 block of MacArthur, and inquired as to how staff chooses the sites to acquire. Kimani Rogers responded that the 8200 block sites were identified by the Mayor for acquisition. Kimani also stated that staff acquire sites that were authorized by the PAC via the Opportunity Site list; or come to the PAC for approval of any additional sites.
- d. Lynne Ching inquired as to the use of eminent domain in regards to the acquisition of sites. Kimani Rogers clarified that the CCE area's eminent domain powers are fairly limited, and that staff have yet to use eminent domain in CCE for acquisition. Gloria Jeffery added that the CCE eminent domain powers are only authorized for commercial properties, not residential.
- e. Laura Jerrard requested an update on the funds that were allocated from CCE for the Ballpark. She also requested information regarding the EIR process.
- f. Gloria Jeffery also stated that Mayor Quan will be submitting her proposed budget in early March. She would be interested in seeing CCE's Budget scenarios, both including the Ballpark and not including the Ballpark.

VIII. Items for the Next Meeting

- a. Gloria Jeffery stated that she and Jean Blacksher had submitted multiple questions to staff regarding the proposed Ballpark and the use of CCE funds. Gloria solicited any other questions the PAC would like staff to address either presently, in the February meeting, or at another time.
- b. Charles Chiles inquired as to how likely it is whether the A's stay, and what alternative options the Agency would explore if the owner of the Oakland A's chooses not to stay in Oakland. Larry Gallegos responded that the A's still would need to go through many steps in order to be allowed by MLB to move to San Jose. Other options for the Victory Court Ballpark site would then be explored.
- c. Etha Jones asked about the Mayor's plan to bring jobs to Oakland, as the Mayor had stated that jobs would be a high priority.

- d. Kathy Chao inquired as to information regarding any proposals the Mayor may have (Budget related or otherwise) that may potentially impact the projects that were approved for NOFA funds. Kathy also requested that if the Budget has an impact on or leads to administrative changes, that the staff clarify how those changes will impact CCE at the next possible meeting. Theresa responded that there isn't much information that is being put out there. However, she mentioned that Richard Cowan has worked with the PAC in the past, and now that he is in the Mayor's office, he may be sensitive and/or responsive to any PAC concerns.
- e. Jean Blacksher requested that as many CCE funds as possible be committed towards projects so that they can't be taken and redirected to anywhere else. Theresa Navarro-Lopez responded that any funds that were loosely linked to projects have been committed. The funds for programs (such as Façade Improvement or Infill Development) may be less strongly committed and could potentially be re-routed to other things.
- f. Tom Thurston requested that for the February Budget Update, he would like the reports and materials in the packets so the PAC can have the opportunity to review.
- g. Jean Blacksher inquired as to how the PAC can either protect or spend any of their uncommitted funds before those funds can be taken or reassigned, thus minimizing the funds that may be lost. Larry Gallegos responded that due to the existing Budget issues, the funds may not be that secure, short of purchasing various properties. However, he's not sure how else to secure funds. Staff may look to identify other potential project sites to set-aside funds.
- h. Frank Rose suggested dedicating some CCE funds towards the Weed-n-Seed program administered by the Community Development District Boards.

IX. Adjournment

Motion (by Kathy Chao, seconded by Etha Jones): To adjourn the meeting.

Vote: Motion approved by consensus.

- a. The meeting was adjourned at 8:00 p.m.