

**Central City East Project Area Committee
Monday March 7, 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 6:30 p.m.

I. Roll Call

- a. See attached roster of attendance.

II. Open Forum

- a. Cindy Heavens of Satellite Housing spoke and informed the PAC that the Kenneth Henry Court NOFA project Satellite Housing proposed to the PAC in November was approved by City Council for NOFA funding. The Lakeside project was not approved, and Satellite Housing will plan to reapply for funding for the Lakeside project at the next opportunity.
- b. Justin Watkins from Hope Collaborative spoke and discussed a food survey that is seeking input from East and West Oakland residents regarding their food preferences. The surveys will attempt to measure whether Foods Co meets the community needs. There will be 2 meetings to train surveyors, one in East Oakland, one in West Oakland.
- c. Tivonna Stearn from the City of Oakland's Neighborhood Law Corps spoke and requested input and involvement from any individual PAC member who is interested in assisting the NLC's efforts to address prostitution at specific motels within East Oakland. She can be contacted at 238-6254, and is also open to receiving tips regarding awareness of the conduction of prostitution at any of the sites, or others.

III. Approval of the February Minutes

Motion (by Tom Thurston, seconded by Robert Cox): To approve the February 7, 2011 PAC Meeting minutes with the requested changes.

Vote: 11 Ayes, 0 Nay, 1 Abstention. Motion Passed.

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. Gloria Jeffery read a letter from Barbara Harvey thanking the members of the PAC for their various displays of sympathy following Ken Harvey's death, including the plaque the PAC presented to Mrs. Harvey honoring Ken Harvey.
- d. Council Item and Staff updates:
 - i. No updates were given at this time.

V. Redevelopment in California Update

- a. Larry Gallegos spoke and provided the PAC with an update on the Governor's proposed efforts to eliminate Redevelopment throughout California. Larry gave an update on the legislative process currently going on in the state legislature, and stated that once the Governor's proposal has been approved by the legislature and signed by the Governor, all Redevelopment efforts would be suspended. Larry also informed the PAC that the City Council had an emergency meeting held on March 3rd to address the possible elimination of redevelopment and the efforts by the Council to protect as much of the Tax Increment, Bond funds, Agency property, Redevelopment projects, etc as they could. The Council took specific action to lock in certain projects by executing a number of contracts and agreements. The ORA has transferred all programs and projects to the City for the City to manage/administer via an agreement; and the ability to rescind the transfer exists until June 30th, allowing for a potential change in the elimination of Redevelopment. Staff are unclear at this time whether these efforts and actions will hold up in court, if contested. Various Redevelopment Agencies are taking different approaches in an attempt to protect existing projects and efforts.
- b. Larry stated that if the Governor's proposal passes, that on July 1, 2011 a Successor Agency or Agencies (SA) would take over all previous Redevelopment efforts. The SA's would look at existing contracts and make sure that all efforts and actions taken by the Redevelopment Agencies are acceptable, legal and executable.
- c. Bari Scott inquired that once the Agencies exchange efforts are completed, would there still be funds available in the Redevelopment coffers. Larry responded that there will essentially be no funds remaining. Staff is looking to transfer as much of their current funds to the City as possible to facilitate program and project management.
- d. Tom Thurston inquired as to whether the streetscape projects are also covered by these arrangements. Larry responded that the streetscapes were included in these efforts. He did state that the possibility exists that the Successor Agencies may choose to not move forward with the construction of some projects.
- e. Gloria Jeffery inquired as to whether some of the Agency staff will be retained once this happens and the Successor Agencies are in place. Larry Gallegos responded that the goal is for all of the funds that are transferred from Redevelopment to be used towards

Redevelopment projects. As for the staff, it is uncertain how or if staff would be able to remain to administer projects.

- f. Eugene Smith questioned what could be ensured by this transfer of funds and projects to the City. Larry Gallegos replied that staff can't say for certain whether these efforts will be successful and the projects will be protected, but that staff currently prefer to trust the City to see these projects through then to have no plan and leave their fate up in the air.
- g. Bari Scott stated she was unclear as to the timeline in which the various changes were to be triggered, and inquired as to whether the City could move some projects through at a quicker pace, specifically the streetscape projects. Larry responded Redevelopment staff have met with Public Works (PWA) staff and others to see if they could expedite the streetscape projects. However, PWA staff still must go through their normal processes. Redevelopment staff have moved other projects as far and as quickly as they could go.
- h. Charles Chiles feels that this issue could be tied up in the legal system for years to come, depending upon the outcome.
- i. Laura Jerrard requested that staff do what they can to expedite the East 18th streetscape project specifically. Larry responded that staff are attempting to do so, but that staff still has to go through the various PWA processes.
- j. Etha Jones asked whether or not the City would become the Successor Agency, and who would have ultimate oversight. Larry Gallegos responded that a separate Oversight Board would be set up to administer the SA. It appears the majority of the members would be from the Education field, and that those specifics could be good fodder for legal actions and a legal case.
- k. Ross Ojeda inquired as to what would happen to the Redevelopment funds and property if they weren't transferred to the City of Oakland. Larry responded that the Successor Agencies could liquidate all assets and then pass those funds along to other taxing agencies. Ross asked for clarification as to who would disperse those funds and to where. Larry replied that to his understanding, the State would make those decision and the SA would then decide where those assets or funds would specifically go. Larry guessed that only a small percentage of those funds or assets would go to the City of Oakland; the vast majority would be spread statewide.
- l. Gloria Jeffery stated that by July 1st, Redevelopment, the PACs, etc could be gone. Larry replied that that is correct. He also clarified that as soon as the Governor signs the bill eliminating Redevelopment, all new Redevelopment activity will cease, which could affect the various PACs.

VI. CCE Vision Update

- a. Theresa Navarro Lopez stated that this item was to be postponed. She provided the PAC with a real quick summary of some of CCE's redevelopment related activities over the last year.

- b. Laura Jerrard asked whether the Parkway owners are aware of the potential Redevelopment elimination and if efforts are underway to work with the Parkway. Theresa responded that the owner has been informed and is working with staff on Façade and Tenant Improvement projects.
- c. Gloria Jeffery requested that Theresa Navarro-Lopez email Vision Update related information to the PAC before the next PAC meeting, and to possibly present this information at the next PAC meeting.

VII. Clinton Park Funding Request

- a. Theresa Navarro-Lopez presented and discussed the project. The request is from the Community and Economic Development Agency (CEDA)'s Project Delivery division, which received a grant of Community Development Block Grant (CDBG) funds for improvements to a Clinton Park facility building, but only dependent upon ADA improvements, which the grant would not fund. The total amount needed for the ADA improvements is approximately \$150,000. The City's ADA program can supply \$50,000 for the improvements, and the CCE Redevelopment Area is being asked for the remaining \$100,000. Without the \$150,000 ADA contribution, the CDBG Grant will be forfeited.
- b. Gloria Jeffery inquired how this can occur with the current proposed changes to, and elimination of, Redevelopment. Theresa responded that this project was included on the list of projects that the City Council worked to protect. However, staff still felt that this should go to the PAC for their recommendation.
- c. Andy Nelsen stated that the building has developed into a great local asset that has benefitted the community. Andy spoke in support of the project.
- d. Laura Jerrard also spoke in support of the project.
- e. Kathy Chao spoke in support of the project and provided more background of the services that are currently being offered in the facility building.
- f. Kevin Liao from Councilmember Kernighan's office spoke in support of the project and provided more background of the facility uses and services.

Motion (by Bari Scott, seconded by Ross Ojeda): To approve staff's recommendation to allocate \$100,000 for Clinton Park ADA improvements.

Vote: 14 Ayes, 0 Nays, 0 Abstentions. Unanimous approval.

VIII. Adjournment

- a. Meeting adjourned at 7:45.