

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

**Thursday, July 7, 2011  
7:00 – 9:00pm  
Golden Gate Recreation Center  
1075 62<sup>nd</sup> Street, Oakland CA**

**MINUTES**

Present

Michelle Coit, Chairperson  
Larry Benson, Vice Chairperson  
Erick Guerra  
Manel Kappagoda  
Sylvia Tellez  
Aaron Reaven

Josephine Lee  
Christopher Waters  
Walter Miles  
Myra Booker  
Seth Katz

Excused

Lee Cherry  
Marlene Elbin

Angela Gennino  
Matt Weber

Absent

Andrea Snedeker  
Jennifer Adcock

Noe Noyola

City Staff Present:

CEDA Redevelopment: Kathy Kleinbaum, Lisa Brown  
Office of Parks and Recreation: Mark Hall

**I. ROLL CALL**

The meeting was called to order. Roll was taken by Larry Benson.

**II. OPEN FORUM**

Josephine Lee made an announcement about the free Jazz on Sundays program at the Golden Gate Library which runs from July to August.

*Due to the lack of quorum at the start of the meeting, items were taken out of order.*

**VIII. PRESENTATION BY PEACEMAKERS, INC.**

Hank Roberts, the Director of Peacemakers, gave a presentation about his organization whose office is located within the Project Area. Peacemakers, Inc is a volunteer organization that provides support to youth in several Oakland schools with the goal of decreasing the achievement gap for African-American students. Hank Roberts encouraged interested PAC members to volunteer. He can be reached at [PeacemakersHR3@aol.com](mailto:PeacemakersHR3@aol.com).

**III. APPROVAL OF MINUTES**

**A motion was made to approve the May 5, 2011 minutes.** The motion was approved.

**IX. UPDATES FROM REDEVELOPMENT STAFF**

Staff gave a brief update on the status of redevelopment and the State Budget. As part of the State Budget which was adopted at the end of June, the State is requiring the Oakland Redevelopment Agency to make a \$40 million payment this year and \$10 million in payments each subsequent year in order to continue operating. The Agency plans to make this payment although it will significantly decrease available funds for future activities. The State Legislature is also likely to make further reforms to allowed redevelopment activities in the future. The amount of funds the PAC will have available to program after the Agency makes its payment has not yet been determined.

**IV. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON**

**A motion was made to request that City Council adopt an additional one year extension of the PAC.** The motion was approved.

**A motion was made to elect Michelle Coit as Chairperson and Larry Benson as Vice Chairperson of the PAC.** The motion was approved.

**V. MARCUS BOOKS FAÇADE AND TENANT IMPROVEMENT GRANT**

Staff gave a brief presentation on the assistance package the City was putting together for the historic Marcus Books store in the Project Area. The building the store is in requires substantial renovation. Staff requested the PAC consider recommending waiving the vacancy requirement for the tenant improvement program and allowing a combined façade and tenant improvement grant of \$25,000 above the program maximum. Blanche Richardson of Marcus Books made a presentation about the business and their goals.

**A motion was made to recommend that City Council waive the vacancy requirement for the Tenant Improvement Program and allow for an additional \$25,000 grant over the maximum grant award.** The motion was approved.

**VI. REDEVELOPMENT ALLOCATIONS TO MOSSWOOD PARK AND GOLDEN GATE RECREATION CENTER**

Staff requested PAC input on the funds programmed by staff in March 2011 related to City Council actions to protect redevelopment funds from the State. The PAC was asked to provide input on whether \$150,000 should remain programmed to complete the Teen Center project at Mosswood Park and whether \$1,000,000 should remain programmed for the Golden Gate Recreation Center project. Members of the PAC stated concerns that staff from Parks and Recreation have not sufficiently communicated plans for the Teen Center with the Mosswood community. A suggestion was made that a decision on the Mosswood funding award be delayed until additional community meetings can be held on the project concept.

For the Golden Gate Recreation Center, the funds are being used to support a \$5 million grant application for a major expansion of the recreation center. The outcome of the grant application will be known this spring. If the grant application is not successful, the PAC would like to provide input on how the funds are used for renovations of the existing facility.

**A motion was made to defer the decision on the funding for the Mosswood Teen Center until after Parks and Recreation has met with the Mosswood Advisory Council and the Greater Mosswood Neighborhood Association. The motion was approved.**

**A motion was made to approve the use of \$1,000,000 for the Golden Gate Recreation Center to support the grant application for the expansion of the Center. Parks and Recreation will need to return to the PAC to present plans for the remaining funding if the grant is not awarded. The motion was approved.**

**VII. LOWELL REDEVELOPMENT PLAN AMENDMENT POLICIES**

Staff requested that the PAC make a recommendation for the eminent domain policy for the proposed Lowell/Gaskill subarea. Staff suggested that the subarea have the same policy as the existing Project Area which prohibits the use of eminent domain on residential properties with 4 or fewer units.

**A motion was made to recommend that the eminent domain policy for Lowell/Gaskill subarea prohibit the use of eminent domain on residential properties with 4 or fewer units. The motion was approved.**

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

At the July 7, 2011 meeting, the PAC requested that the following items be placed on the September 1, 2011 agenda:

- Updates on the impact of the State Budget on available funds for programming within the Project Area.
- Consideration of funding for the Mosswood Teen Center
- Review of draft Updated 5-Year Implementation Plan, including prioritized projects and programs for the Lowell/Gaskill Area

There being no further business to discuss, the meeting was adjourned at 9:20 p.m.

**\*\* Next meeting scheduled for September 1, 2011 at the  
Golden Gate Recreation Center \*\***