

Central City East Project Area Committee
Monday July 11, 2011 PAC Meeting
Patten University, 2433 Coolidge Avenue, Student Activity Center

Gloria Jeffery of the Project Area Committee (PAC) chaired the meeting. The meeting started at 6:40 p.m.

I. Roll Call

- a. See attached roster of attendance.

II. Open Forum

- a. No speakers.

III. Approval of the Minutes

- a. Gloria Jeffery stated that “June” should be the month listed in the title. Kimani Rogers stated he would incorporate the change.
- b. Tom Thurston stated that on page 4, Item VI, Section d that the wording should be changed to “Gregory Hunter *clearly* stated... that the appraisal *was* based on the ‘replacement value’ of...” Kimani Rogers stated that he would make the changes.

Motion (by Tom Thurston, seconded by Jean Blacksher): To approve the June 6, 2011 PAC Meeting minutes.

Vote: By Consensus. 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. No announcements were made.

d. Council Item and Staff updates:

- i. Kimani Rogers informed the PAC that the Council Item regarding the Implementation Plan was heard by the Council on July 5, 2011.
- ii. Meg Horl provided an updated on the proposal regarding Housing funds being used to address the Redevelopment payment efforts to the State. Meg stated that at this time, an option would be for Housing funds to pay for approximately 29% of the \$40 million that the State is demanding.
- iii. Meg Horl also gave an update on the 2011 NOFA process. HCD is anticipating that the NOFA will have approximately \$15 million for 2011, and that the NOFA will be released in September, with the applications due in October. She informed the PAC that the NOFA was online and that any feedback about the NOFA could also be submitted online up until August.
- iv. Finally, Meg informed the PAC that AMCAL's 9800 MacArthur Boulevard project, that had received NOFA funding in 2009 and 2010, received Tax Credit funding as well and is scheduled to begin construction in December, 2011, with completion scheduled for March 2013.

V. CCE PAC Meeting Frequency

- a. Kimani Rogers presented a proposed changed meeting schedule to the PAC. The new proposal was for 6 meetings a year: January, March, May, July, October and November.
- b. Gloria Jeffery stated that the PAC also consider extending the meeting time by a half an hour. Pat Ruelas clarified that Patten couldn't accommodate the meeting starting half an hour earlier at 6pm, but it could accommodate the meeting ending one half an hour later at 9pm.
- c. Gloria expressed concern that PAC members may not attend if there are fewer meetings. She stated that it is her desire that the PAC members can give the commitment necessary with the change in meeting frequency.
- d. Charles Chiles inquired as to whether the number for a quorum could be decreased. Kimani Rogers responded that the PAC had explored that possibility a couple of years ago, but had chosen to leave the quorum requirement as is.
- e. Ross inquired as to whether the total number of PAC members could be adjusted. Kimani Rogers responded that the number of PAC members is spelled out in the PAC Bylaws and designated by Council; it would require City Council to change the number of positions.

Motion (by Sheryl Walton, seconded by Jean Blacksher): To change the number of PAC meetings to 6 per year; with the meeting time expanded by one half hour, from 6:30 to 9pm.

Vote: 11 Ayes, 0 Nays, 0 Abstentions. Motion Passed.

VI. CCE Budget Update

- a. Larry Gallegos gave an update on the passing of the State budget with the proposed changes to the Redevelopment Agencies throughout the State. Larry informed the PAC that the Oakland Redevelopment Agency is looking at approximately \$40 million in payment to the State for 2012, with an annual payment of \$10 million in the future. The State's actions are being challenged by the California Redevelopment Agency and the California League of Cities. The \$40 million payment is due to the State by January 15, 2012.
- b. Tom Thurston inquired as to what CCE's share of the \$40 million payment would be. Larry Gallegos responded that he was unsure at this time; but that one projection is \$6 million from CCE.
- c. Ross Ojeda asked as to how ORA will function with these changes. Larry responded that it will be difficult to operate and that some Redevelopment Areas may run negatives. Also there will be a negative impact on Redevelopment's contribution to Citywide Personnel costs, which will be hard to maintain.
- d. Gloria Jeffery inquired as to whether CCE would therefore be in a type of "maintenance mode" with no new projects. Larry Gallegos responded that CCE will mostly maintain and complete existing projects. CCE is currently hampered from most new business, including being unable to bond.

VII. CCE Vision Update

- a. Theresa Navarro-Lopez provided the Vision Update for CCE. She reviewed completed and existing projects in each of the Focus Areas. Theresa agreed to email a copy of the PowerPoint presentation to the PAC.

VIII. Potential Items for Next Meeting

- a. The PAC Meeting frequency and PAC membership discussion may continue at the next meeting.
- b. 2011 NOFA projects.

IX. Adjournment

- a. Meeting adjourned at 8:37.