BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT AREA COMMITTEE

Thursday, November 3, 2011
7:00 – 9:00pm
Golden Gate Recreation Center
1075 62nd Street, Oakland CA

MINUTES

Present
Michelle Coit, Chairperson
Larry Benson, Vice Chairperson
Manel Kappagoda
Jennifer Adcock
Aaron Reaven
Myra Booker
Josephine Lee
Angela Gennino
Seth Katz
Lee Cherry
Walter Miles

Excused
Matt Weber
Erick Guerra
Marlene Elbin
Christopher Waters

Absent
Andrea Snedeker
Noe Noyola

City Staff Present:
CEDA Redevelopment: Kathy Kleinbaum, Christine Lebron

I. *ROLL CALL*

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

II. *OPEN FORUM*

Staff person Kathy Kleinbaum announced her resignation from the City of Oakland. On behalf of the PAC, Chair Michelle Coit presented a gift and card to Kathy Kleinbaum thanking her for her 10 years of service to the Project Area.

Manel Kappagoda announced that there is a community design workshop on November 19th, 9:30am-12:30pm at Emery Bay Village regarding the Emery High School site, located at 47th street and San Pablo Avenue near the Project Area. A new K-12 community school will be replacing the existing school. Community members are welcomed to attend.

III. *APPROVAL OF MINUTES*

A motion was made to approve the September 1, 2011 minutes. The motion was approved.

IV. *PRESENTATION BY DIGNITY HOUSING WEST ON NOFA APPLICATION FOR RENOVATION OF HARP PLAZA AT 430 28TH STREET*

A representative from Dignity Housing West presented a rehabilitation proposal for the existing 20-unit, low-income housing development at 430 28th Street. The NOFA application requests

$1.65 million in affordable housing funds to renovate the interiors of the units and common areas. Lee Cherry expressed concerns about security in the neighborhood and asked what security measures were in the building.

A motion was made to support Dignity Housing West's NOFA application. The motion was approved.

V. ***MOSSWOOD TEEN CENTER COMMUNITY MEETINGS UPDATE***

Parks and Recreation staff was not present at the meeting to discuss this item. PAC member Aaron Reaven gave a brief update and the PAC discussed the status of the proposed $150,000 of additional redevelopment funding for this project. Aaron and the Mosswood Advisory Council hosted a community meeting with Parks and Recreation to discuss the teen center and 15 community members attended. At the meeting, there was community consensus that the teen center should be located in the Carriage House instead of the small building next to the community garden. At the meeting, it appeared that Parks and Recreation might consider the Carriage House as a location for the center. If the location of the Teen Center changes, new design work will need to be completed and the budget evaluated. To date, $20,000 of the previous NPI grant award has been spent on construction design for the building adjacent to the community garden. Parks and Recreation staff will be invited to the January PAC meeting to provide an update.

The PAC discussed having a time limit on projects after which time the funding allocations would be re-programmed. Staff recommended putting a time limit on the funding for future NPI projects.

A motion was made for the PAC to draft a letter to Parks and Recreation regarding moving the project along in a timely manner. The motion was approved.

VI. ***GRAFFITI ABATEMENT CONTRACT***

Staff discussed the new redevelopment Graffiti Abatement Program (GAP) and informed the PAC that the Agency executed a contract with Peralta Service Corporation for graffiti abatement on private property in the Project Area. PAC members should report graffiti on private property to Christine Lebron at 238-3993 or clebron@oaklandnet.com and she will contact Peralta Service Corporation.

VII. ***UPDATES FROM REDEVELOPMENT STAFF***

A. At this time there is no further information on the State Budget and possible redevelopment elimination.
B. Enhanced Security Officer Mayumi Taylor is still out on injury leave.
C. Phase I of the MacArthur Transit Village – BART parking garage, is under construction.

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

At the November 3, 2011 meeting, the PAC requested that the following items be placed on the January 12, 2011 agenda:

- Update on State Budget Proposal to Eliminate Redevelopment
- Update on Mosswood Teen Center project

- Update on OHA Solar project
- Foreclosure Update including Lowell Area
- Future time limit on NPI project awards

There being no further business to discuss, the meeting was adjourned at 8:40p.m.

****Next meeting scheduled for January 12, 2011 at the Golden Gate Recreation Center****