

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

ANNUAL MEETING

**Thursday, May 1, 2008
7:00 p.m. - 9:00 p.m.**

**Beebe Memorial Church
Multi Purpose Room
3900 Telegraph Ave., Oakland, CA**

AGENDA

(Times for each item are estimates only)

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|-------|---|----------|
| I. | Roll Call | (5 min) |
| II. | Open Forum | (10 min) |
| III. | Review of March Minutes | (5 min) |
| IV. | PAC Annual Renewal and Membership Update
<i>PAC Action Item</i> | (10 min) |
| V. | PAC Annual Meeting Elections
<i>PAC Action Item</i> | (15 min) |
| VI. | 2008 Neighborhood Projects Initiatives Program Launch
<i>PAC Action Item</i> | (25 min) |
| VII. | Shot Spotter and Security Camera Information | (15 min) |
| VIII. | Information on Proposition 98 and Proposition 99 | (10 min) |
| IX. | Updates from Redevelopment Staff
A. MacArthur Transit Village
B. Rebuilding Together Oakland Grant
C. Grid Alternatives Grant
D. Redevelopment Enhanced Security Officer
E. Redevelopment Signage
F. Redevelopment Newsletter | (10 min) |
| X. | Agenda Discussion and Scheduling of Next Meeting
& Adjourn | (5 min) |

Please call Kathy Kleinbaum of the CEDA, Redevelopment Division if you have any questions about this meeting at (510) 238-7185 or email her at kkleinbaum@oaklandnet.com.

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

**Thursday, May 1, 2008
7:00 – 9:00pm
Beebe Memorial Church
Multi-Purpose Room
3900 Telegraph Avenue, Oakland, CA**

MINUTES

Present

Walter Miles
Josephine Lee
Walter Springer
Seth Katz
Larry Benson
Christopher Waters

Aaron Reaven
Sandy Wilson
Marlene Elbin
Andrea Goldman
Lee Cherry

Absent

Paula Price

Excused

Mary Mayberry
Wendy Tao
Edric Kwan
Sylvia Tellez

Shirley Edding
Uma Thomas
Michele Coit

City Staff Present:

CEDA Redevelopment: Kathy Kleinbaum, Christine Lebron

I. ROLL CALL

The meeting was called to order. Roll was taken by Larry Benson, acting as Chairperson. Since there was no quorum at the start of the meeting, it was decided that the informational agenda items would go first until a quorum was obtained.

II. OPEN FORUM

Neighborhood resident Larry Rice expressed concern over building rental affordable housing at 3823 Martin Luther King Jr. Way, the former Grove Park site. Mr. Rice believes there is too much rental and low-income housing in the area and that more rental housing will not assist with the elimination of blight and reduction of crime. He also hopes that ground floor retail will be a part of any project at the prominent corner. PAC members asked Mr. Rice to submit a neighborhood petition for the PAC's consideration. PAC members also explained that the Project Area needs more affordable housing and that the site has been targeted for that use for some time.

Guest introductions included: Pete and Laray Vollman, neighborhood residents.

III. SHOT SPOTTER AND SECURITY CAMERA INFORMATION

Staff summarized the shot spotter and security camera information provided in the PAC memo. Staff explained that shot spotters are not eligible for redevelopment funds but encouraged PAC

members interested in installing security cameras at crime hot spots in the Project Area to apply for NPI grant funding. 2008 NPI applications will be available in mid May. Applications for cameras must include permission from the property/business owner and support from the community and OPD.

IV. INFORMATION ON PROPOSITION 98 AND PROPOSITION 99

Staff summarized the two eminent domain propositions, Propositions 98 and 99, which will appear on the June 2008 ballot. Proposition 98 includes provisions that would prohibit any land use regulation that can effect property value, including rent control, zoning changes, environmental protections, and inclusionary housing regulations. Proposition 99 is narrower in its scope and will only limit the use of eminent domain on single-family homes. Staff encouraged PAC members to make an informed decision on the propositions since they will affect redevelopment activities in Oakland and throughout California.

V. UPDATES FROM REDEVELOPMENT STAFF

MacArthur Transit Village

Staff announced that the special Planning Commission workshop held on the MacArthur Transit Village on April 30th, 2008 was productive. In general, the community and the Planning Commission were very supportive of the project.

Rebuilding Together Oakland Grant

Staff updated the PAC on the successful Rebuilding Together Oakland (RTO) volunteer day on April 26, 2008. Staff and members of the PAC worked with other volunteer groups to renovate the home of Brenda Waters at 5521 Fremont Street. The PAC-supported Agency grant of \$50,000 also helped rehabilitate three other homes in the Project Area. Christopher Waters suggested reporting on the success of the Agency partnership with RTO to other redevelopment areas.

GRID Alternatives Grant

Staff reported that the PAC-supported \$20,000 grant to GRID Alternatives for solar installation on low-income homes in the Project Area was approved at the City Council's Community and Economic Development Agency Committee meeting on April 22, 2008. The item will be heard at the full City Council meeting on May 6, 2008.

Redevelopment Enhanced Security Patrol Officer

Staff distributed Officer Mayumi Taylor's contact information and the first activity report for the officer's work in the Project Area. PAC members asked for Officer Taylor to attend the next meeting and requested a written job description for the Enhance Security Patrol Officer position. PAC members also requested that the activity reports include information about which PAC sub area the incident took place. Staff will bring this information and activity reports to the PAC.

Redevelopment Signage

Staff reported that redevelopment signage would continue to be posted at redevelopment sponsored projects as often as possible and where allowable.

Redevelopment Newsletter

Staff distributed the first issue of *Redeveloping Oakland*, a quarterly newsletter produced by the Redevelopment Agency to increase community awareness of redevelopment in Oakland.

VI. REVIEW OF MARCH MINUTES

A motion was made to approve the March 6, 2008 minutes with the following corrections: Sandy Wilson was present and Josephine Lee did not oppose the GRID Alternatives grant. The motion was approved.

VII. PAC RENEWAL AND MEMBERSHIP UPDATE

The PAC was asked to consider renewing themselves for an additional year. Staff reminded PAC members to recruit their neighbors for PAC vacancies. Presently, the PAC has the following vacancies: Residential Tenants – 2 in San Pablo sub area, Residential Property Owner – 1 in San Pablo sub area, Business Owner – 2 in Broadway/MacArthur sub area. Andrea Goldman suggested contacting the Grocery Outlet owner for potential PAC membership.

A motion was made to extend the Broadway/MacArthur/San Pablo Project Area Committee for one year until July 25, 2009. The motion was approved.

VIII. PAC ANNUAL MEETING ELECTIONS

A motion was made to nominate Edric Kwan as Chairperson and Michelle Coit as Vice Chairperson. The motion was approved.

IX. 2008 NEIGHBORHOOD PROJECTS INITIATIVES PROGRAM LAUNCH

Staff discussed the upcoming launch of the 2008 NPI Program and materials, recommended program changes, and the reconvening of the NPI subcommittee. Staff will revise the NPI materials to reflect last year's program materials and changes. The recommended changes include increasing the maximum grant award to \$75,000 and eliminating the marketing posters.

A motion was made to increase the maximum grant award to \$75,000. The motion was approved.

A motion was made to eliminate the NPI marketing posters. The motion was approved. Aaron Reaven abstained.

2008 NPI subcommittee members include: Larry Benson, Sandy Wilson, Seth Katz, Andrea Goldman, and Aaron Reaven. Other interested PAC members are encouraged to volunteer.

VI. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

At the May 1, 2008 meeting, the PAC requested that the following items be placed on the July 10, 2008 Agenda:

- Status of Neldham's Bakery Business and Property
- Enhanced Security Patrol Officer Check-in
- NPI Subcommittee Scheduling
- Update on Foreclosures in the Project Area and City assistance for Foreclosures
- Update on Grove Park Site Acquisition

There being no further business to discuss, the meeting was adjourned at 8:30 p.m.

*****Next meeting scheduled for July 10, 2008*****