

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

**Thursday, September 4, 2008
7:00 – 9:00pm
Beebe Memorial Church
Multi-Purpose Room
3900 Telegraph Avenue, Oakland, CA**

MINUTES

Present

Edric Kwan, Chairperson
Michele Coit, Vice Chairperson
Josephine Lee
Walter Springer
Seth Katz
Willie Lockett

Walter Miles
Aaron Reaven
Sylvia Tellez
Marlene Elbin
Uma Thomas
Christopher Waters

Absent

Shirley Edding
Mary Mayberry

Lee Cherry

Excused

Sandy Wilson
Paula Price
Andrea Goldman

Wendy Tao
Larry Benson

City Staff Present:

CEDA Redevelopment: Kathy Kleinbaum, Christine Lebron, Janice Lang
Councilmember Brunner's Office: Zac Wald

I. ROLL CALL

The meeting was called to order. Roll was taken by Edric Kwan, Chairperson. Since there was not a quorum at the start of the meeting, it was decided to begin with the informational items, until a quorum was reached.

II. OPEN FORUM

Josephine Lee announced that she is now a member of the Community Policing Committee. Edric Kwan announced that he will be leaving his job with the City of Fremont, and starting work with the City of Richmond managing their capital improvement projects. He will notify the PAC of his new e-mail address once the change is made.

Kathy Kleinbaum introduced Jan Lang, who will be filling in two days a week while Kathy's on maternity leave. Jan will continue to use Kathy's telephone number and e-mail. Christine Lebron remains full time with the Project Area, so the PAC will continue to have full staff coverage during Kathy's absence.

Guest introductions: Joe McArthy, MacArthur Transit Community Partners; Niccolo De Luca, Brian Van Darin (54th and Lowell resident); Al Crofts and Bob Brokl; Charles Porter

IV. MACARTHUR TRANSIT VILLAGE UPDATE

Joe McCarthy of MacArthur Transit Community Partners reported on the changes made to the project since it was last presented to the PAC in November 2007. The key changes came out of the public hearings at the Planning Commission and City Council during the entitlements process for the Preliminary Development Plan approvals. The most significant change is the commitment of the development team to replace 510 of the 600 existing BART parking spaces (an increase from their previous proposal of 300) and to provide streetscape improvements on West MacArthur Blvd. between Telegraph and MLK. The development team will be required to go before the Planning Commission and City Council for approval of the Final Development Plan for each phase of the project, which will pertain to the design of each individual building.

The development team is also in negotiations with City staff on the terms of a Development Agreement and Owner Participation Agreement which are expected to go before the City Council for approval in December. The Development Agreement pertains to the length of time the Preliminary Development Plan Entitlements will be valid. The Owner Participation Agreement will outline the terms of the Redevelopment Agency subsidy to the project. The proposed Redevelopment Agency contribution includes \$12 million from the previously issued 2006 bonds plus a commitment of future tax increment revenues generated by the project (which may be up to \$8.9 million). Those future tax increment revenues may be pre-funded at a discounted rate if available at an earlier date.

Staff anticipates being able to issue a second bond within the next couple years, though the exact timing and amount have yet to be determined. Some of the bond proceeds may therefore be committed to the Transit Village project as pre-funding provided that the bond generates sufficient proceeds for other improvements throughout the Project Area.

PAC members asked questions about the total development costs of the project, the timing of the funding, and the need to fund through bond issuances. In addition, PAC members were concerned about having sufficient revenues to fund other projects. Staff assured the PAC that the project would only be pre-funded if there were revenues available to complete other projects that the PAC prioritizes.

A motion was made to approve Agency support of the MacArthur Transit Village project. The motion was approved with 1 opposed, and 3 abstaining.

III. APPROVAL OF MINUTES

A motion was made to approve the July 10, 2008 minutes. The motion was approved.

VI. PROPOSAL FOR LOWELL STREET AMENDMENT TO REDEVELOPMENT AREA

Charles Porter made a presentation to the PAC, describing current and historic blighted conditions along Lowell Street and the adjacent residential area which borders on the San Pablo sub area. Primary concerns include lack of sidewalks, illegal dumping, underutilized industrial properties and unrestricted traffic along the Lowell Street corridor.

Mr. Porter asked the PAC to consider amending the existing redevelopment project area boundaries to include the area described above, as it is unlikely that the City will give the area the attention it needs. He reported that he has a group of about 35 people who live or work within the area in question that support the proposal.

In response to the community inquiry, staff prepared an analysis to assess the benefits and costs of amending the redevelopment plan, and presented the findings in a written report to the PAC. Considering the high costs of completing a redevelopment plan amendment, the limited opportunities for redevelopment activities in the proposed amended area other than on Lowell Street itself, and the relatively small tax increment revenue stream, staff recommended against the plan amendment for this area.

If the PAC does wish to pursue this, staff suggested the Lowell Street and surrounding residential communities should spearhead the efforts for the best chance of success, given strong resistance in the past to expanding the project area boundaries. Staff recommended that the residents submit a petition to show that there is sufficient support of residents within the proposed boundaries prior to staff taking any formal actions on a possible amendment.

A motion was made to support the expansion of redevelopment area if the residents of the area show sufficient interest in being added to the existing redevelopment area. The motion was approved. Uma Thomas was opposed.

VII. NPI SUBCOMMITTEE FINDINGS

The NPI Subcommittee's recommendations for funding awards for the 2008 NPI round of grants was accepted by the PAC.

A motion was made to accept the NPI Subcommittee's recommendations regarding project funding for the 2008 NPI grant cycle. The motion was approved.

VIII. UPDATES FROM REDEVELOPMENT STAFF

Staff's written updates on Neldham's Bakery, area foreclosure activity, the former Black Muslim Bakery property, Enhanced Security Officer monthly reports, and redevelopment staffing were accepted without discussion.

VI. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

At the September 4, 2008 meeting, the PAC requested that the following items be placed on the November 6th, 2008 Agenda:

- Update on the proposed expansion of the Redevelopment Area to Include Lowell Street

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

*****Next meeting scheduled for November 6, 2008*****