

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

**Thursday, July 2, 2009  
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  
Christopher Waters  
Gwelen Paliaga  
Sylvia Tellez

Marlene Elbin  
Aaron Reaven  
Larry Benson  
Wendy Tao  
Uma Thomas

Absent

Sandra Wilson  
Paula Price

Willie Lockett  
Shirley Edding

Excused

Walter Miles  
Lee Cherry  
Manel Kappagoda

Seth Katz  
Debra McClelland

City Staff Present:

CEDA Redevelopment: Kathy Kleinbaum, Christine Lebron  
Office of the City Attorney: Michelle Abney

**I. ROLL CALL**

The meeting was called to order. Roll was taken by Edric Kwan, Chairperson.

**II. OPEN FORUM**

Josephine Lee announced that 19<sup>th</sup> Annual Jazz on Sundays at the Golden Gate Library (5606 San Pablo Avenue) series begins July 12<sup>th</sup> and runs every Sunday through August 30<sup>th</sup>.

Guests Madeline Wells and Val Matthews discussed the former Courthouse Athletic Club building at 2935 Telegraph Avenue. They expressed concerns about development plans at the site and the demolition of the existing building. The group “Friends of the Courthouse” would like to see the building preserved and converted to a library or school. The group would like the PAC and Redevelopment Agency to consider purchasing the site for redevelopment. Staff explained that the cost of land and entitlements would likely be too costly. The item will be agendaized for the September 2009 PAC meeting for further discussion.

*Items were taken out of order due to the lack of quorum at the start of the meeting.*

**IV. PUBLIC MEETINGS/SUNSHINE ORDINANCE TRAINING**

Michelle Abney of the Oakland City Attorney's office gave the PAC a presentation on public meetings and the Sunshine Ordinance. Ms. Abney answered questions from the PAC.

**V. SOLAR PANELS FOR OAKLAND HOUSING AUTHORITY PROPERTIES**

Staff introduced a project that Aaron Reaven has been working on that could help to fund solar panels on permanently affordable multi-family buildings in the Project Area. Aaron and staff are working with the Oakland Housing Authority on a proposal. The proposal will be presented to the PAC at the September PAC meeting.

Staff encouraged PAC members to consider a funding allocation for this or a similar program when setting priorities for the next 5 years. The 5-Year Implementation Plan will be an action item at the September 2009 PAC meeting.

**VI. 2009 PROGRAM SUBCOMMITTEE FORMATION**

Staff announced that applications for the 2009 NPI Program would be released on August 9, 2009. Staff asked PAC members to review the program materials and suggest changes. No changes were suggested. PAC members are encouraged to assist with program outreach once the applications become available in August.

The NPI subcommittee formation will occur at the September 2009 PAC meeting.

**VII. OAKLAND CROSSROADS COMMUNITY GARDEN**

A group of citizens presented their proposal for converting the vacant lot at 3881 Martin Luther King Jr. Way into a community garden. The group, Oakland Crossroads Unity Garden, wishes to partner with the Redevelopment Agency to purchase the site and implement the garden. The lot is presently for sale. PAC members raised questions about the group's non-profit status, the West Oakland Project Area contribution request, annual expenses, zoning, ownership, and the billboard on the site.

**A motion was made to support the use of approximately \$160,000 of Broadway/MacArthur/San Pablo redevelopment funds to purchase the property at 3881 MLK for the purpose of establishing a community garden on the site.** The motion was approved. Josephine Lee and Larry Benson abstained.

**VIII. 5-YEAR IMPLEMENTATION PLAN FOR 2009-2014**

Staff presented a memo to the PAC explaining that the current 5-Year Implementation Plan for 2004-2009 will expire in November 2009 and that a new 5-Year Implementation Plan for 2009-2014 must be adopted in fall 2009. Staff encouraged the PAC to discuss the project area priorities they would like to see implemented over the next 5 years. PAC members discussed the continuation of existing NPI, FIP, and TI programs, the MacArthur BART Transit Village project, the Broadway Specific Plan and targeted land acquisition on Broadway as priorities. Other suggestions included affordable housing, transportation enhancements and public art. Staff encouraged PAC members to email or call staff with ideas or comments before the next PAC meeting. The 5-Year

Implementation Plan will be an action item at the September 2009 PAC meeting and will be discussed at length.

**III. APPROVAL OF MINUTES**

**A motion was made to approve the May 7, 2009 minutes.** The motion was approved unanimously.

**IX. UPDATES FROM REDEVELOPMENT STAFF**

**OHA Purchase of Courthouse Site**

Staff announced that the Oakland Housing Authority would not be purchasing the Courthouse site.

**San Pablo Pedestrian Lights**

Staff announced that the Notice to Proceed date for the project is July 22, 2009.

**Redevelopment Enhanced Security Officer Monthly Reports**

The latest activity reports from Officer Taylor for the months of May and June were distributed to the PAC.

**Foreclosure Activity Update**

The latest foreclosure statistics were presented to the PAC.

**MacArthur Transit Village**

Staff announced that the Owner Participation Agreement (OPA) and Development Agreement (DA) for the MacArthur Transit Village project were approved at the City Council's Community and Economic Development Committee meeting on June 23<sup>rd</sup> and would go before the full City Council on July 7, 2009.

**PAC Extension until 2010**

Staff announced that City Council approved the B/M/SP PAC extension until July 2010.

**Broadway/Valdez District Specific Plan**

Staff announced that Specific Plan is underway for the Broadway corridor and that the next community workshop is July 9<sup>th</sup> and First Presbyterian Church. Staff encouraged interested PAC members to attend.

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

The PAC requested that the following items be placed on the September 3, 2009 Agenda:

- 5-Year Implementation Plan
- Courthouse Site
- OHA Solar Project Proposal
- Lowell Street Project Area Expansion
- 2009 NPI Subcommittee Formation

There being no further business to discuss, the meeting was adjourned at 9:05p.m

\*\*\*\*\*Next meeting scheduled for September 3, 2009\*\*\*\*\*