

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

**Thursday, September 3, 2009
7:00 – 9:00pm
Beebe Memorial Church
Multi-Purpose Room
3900 Telegraph Avenue, Oakland, CA**

MINUTES

Present

Michele Coit, Vice Chairperson
Aaron Reaven
Josephine Lee
Christopher Waters
Uma Thomas
Shirley Edding
Walter Miles

Marlene Elbin
Sylvia Tellez
Larry Benson
Gwelen Paliaga
Lee Cherry
Manel Kappagoda
Seth Katz

Absent

Paula Price
Willie Lockett

Sandra Wilson
Debra McClelland

Excused

Edric Kwan, Chairperson

Wendy Tao

City Staff Present:

CEDA Redevelopment: Kathy Kleinbaum, Christine Lebron, Gregory Hunter

I. ROLL CALL

The meeting was called to order. Roll was taken by Larry Benson.

II. OPEN FORUM

Josephine Lee asked staff to contact the inactive PAC members to confirm whether or not they want to continue serving on the PAC. Staff will follow up.

Meeting guests were introduced.

Christopher Waters announced that Rebuilding Together Oakland needs volunteers to help pass out energy efficiency kits on Friday, September 11th for National Day of Service. Interested PAC members should contact Christopher for details.

Lee Cherry and guest Jean discussed the Korea Town-Northgate street banners that were installed between 20th and 35th streets along Telegraph Avenue as part of a 2008 NPI project. Lee and Jean requested that the PAC take action to remove the banners since they are causing controversy in the community. The banners will be discussed as an agenda item at the November 5, 2009 PAC meeting.

III. APPROVAL OF MINUTES

A motion was made to approve the July 2, 2009 minutes. The motion was approved unanimously.

Agenda items were taken out of order based on their relevance to the 5-Year Implementation Plan discussion.

IV. 5-YEAR IMPLEMENTATION PLAN

Staff reviewed the PAC memo outlining the 5-Year Implementation Plan process, the current financial status of the B/M/SP Project Area, and budgeting and programming possibilities. PAC members discussed priorities and funding issues. One suggestion was to cut the existing Enhanced Security Officer position from the Project Area budget and use the funds for other projects and programs.

Several questions came up regarding funding levels and the impact of two proposals to be considered later on the agenda - the OHA affordable solar project and the Lowell Street redevelopment area expansion - if the funding requests were approved.

A motion was made to discuss the OHA affordable solar project and the Lowell Street redevelopment area expansion agenda items before making a decision about the 5-Year Implementation Plan. The motion was approved.

After items IV and V were discussed, the PAC made a recommendation to stop funding the Enhanced Security Officer position after FY 09-11 and to reprogram the \$600,000 it would free up.

A motion was made to adopt the 2009-2014 Broadway/MacArthur/San Pablo 5-Year Implementation Plan as recommended by staff with the following changes: De-fund the Enhanced Security Officer position under “Crime Prevention/Safety,” add \$300,000 to the “Low Income Housing Rehab” category and add \$400,000 to the “Streetscapes/Infrastructure Projects” category. The motion was approved.

VI. SOLAR PANELS FOR OAKLAND HOUSING AUTHORITY PROPERTIES

Staff summarized the OHA solar panel proposal and Aaron Reaven elaborated on reasons to support the project and the full \$200,000 funding request. PAC members discussed concerns about the proposal as well as alternative funding levels for the grant.

A motion was made to support the use of up to \$100,000 of redevelopment funds for the installation of solar panels and a solar hot water system on a multifamily OHA property in the Project Area. The motion was approved.

VII. LOWELL STREET REDEVELOPMENT EXPANSION UPDATE

Resident Charles Porter gave an update on the community effort to expand the Broadway/MacArthur/San Pablo redevelopment project area to include all of Beat 10X, including Lowell Street. Mr. Porter passed out folders with information about Lowell Street, existing conditions photographs, and copies of a petition signed by approximately 500 area residents, business owners, and employees. Members of the Lowell Street community spoke in favor of the redevelopment expansion. Staff informed the PAC that the expansion effort would cost the Agency approximately \$500,000.

A motion was made to support pursuing an amendment to the Redevelopment Plan to expand the project area boundaries. The motion was approved.

V. 2009 NPI SUBCOMMITTEE FORMATION

Staff announced that applications for the 2009 round of the Neighborhood Projects Initiative Program are due on October 1, 2009 and encouraged the PAC to reform the NPI subcommittee. The subcommittee will be responsible for reviewing the applications and recommending funding awards to the full PAC at the November meeting.

Volunteers for the 2009 NPI subcommittee include: Seth Katz, Sylvia Tellez, Shirley Edding, Larry Benson and Michelle Coit.

Due to lack of time, subcommittee members agreed to schedule the first meeting via email.

VIII. COURTHOUSE CONDOMINIUM SITE UPDATE

Staff summarized the memo regarding the status of the Courthouse Condominium site at 2935 Telegraph Avenue and concluded that the Redevelopment Agency did not have the funds to purchase the site in order to assist with preserving the existing building.

IX. UPDATES FROM REDEVELOPMENT STAFF

Due to time constraints, this item was not discussed at the meeting.

X. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

The PAC requested that the following items be placed on the November 5, 2009 Agenda:

- OHA Solar Panel Project Update
- Mosswood Teen Center & Community Garden Updates (Parks & Recreation)
- “Green for All” Update & Analysis on Federal Stimulus Funds in Oakland
- 2009 NPI Project Subcommittee Recommendations
- Korea Town-Northgate Banners

There being no further business to discuss, the meeting was adjourned at 9:10p.m.

*******Next meeting scheduled for November 5, 2009*******