

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

**Thursday, May 6, 2010
7:00 – 9:00pm
Beebe Memorial Church
Multi-Purpose Room
3900 Telegraph Avenue, Oakland, CA**

MINUTES

Present

Edric Kwan, Chairperson	Josephine Lee
Michele Coit, Vice Chairperson	Gwelen Paliaga
Christopher Waters	Walter Miles
Larry Benson	Seth Katz
Aaron Reaven	Sylvia Tellez
Manoj Tripathi	

Absent

Sandra Wilson	Shirley Edding
Debra McClelland	

Excused

Uma Thomas	Lee Cherry
Marlene Elbin	Manel Kappagoda

City Staff Present:

CEDA Redevelopment: Kathy Kleinbaum, Christine Lebron, Gregory Hunter

I. ROLL CALL

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

II. OPEN FORUM

Noé Noyola was introduced as the new PAC member representing the Market Street Corridor group who will be replacing Edric Kwan on the PAC. Edric moved out of the Project Area and will no longer sit on the PAC.

Matt Weber introduced himself as a representative of the Artisan Walk development Home Owners Association (HOA) at 6549 San Pablo Avenue. The HOA is requesting to be added to the PAC as a new community organization. The PAC reconfiguration and addition of new organizations is addressed later on the agenda.

Keun Bae Yoo from the KoreaTown-Northgate CBD announced that their annual Culturefest street festival will occur on Sunday, May 16th, 2010 and invited PAC members to attend. Gene Hazzard announced that the KoreaTown-Northgate neighborhood controversy has been resolved and directed PAC members to an Oakland Post article running on May 7th.

Michelle Coit announced that Beebe Memorial will begin construction on the community building renovation and that the PAC will need to temporarily find a new meeting location. The ground breaking for construction is June 13th and completion is estimated in November 2010.

Larry Benson announced that the core Lowell Street Expansion group is hosting a fundraising garage sale on June 5th, 2010 at Lowell Street between 57th and Stanford and invited PAC members to come.

Staff announced that the State won its Court case and would be taking a significant portion of redevelopment funds over the next two years which will result in a significant reduction in available funds for the PAC over the next few years. Staff also mentioned that there might be a voter initiative on the November 2010 ballot that would restrict the State's ability to take further redevelopment funds and other local funds.

III. APPROVAL OF MINUTES

A motion was made to approve the March 4, 2010 minutes. The motion was approved unanimously.

IV. ANNUAL MEETING ITEMS

Extension of the PAC

A motion was made to recommend that City council extend the PAC for an additional year until July 2011. The motion was approved unanimously.

PAC Elections

Michelle Coit and Larry Benson were nominated for the positions of PAC Chairperson and Vice Chairperson respectively.

A motion was made to accept the nominations of Michelle Coit as Chairperson and Larry Benson as Vice Chairperson. The motion was approved unanimously.

Community Organization Positions

A motion was made to recommend that the City Council add the Artisan Walk HOA as a new organization on the PAC. The motion was approved unanimously.

V. LOWELL STREET EXPANSION AND PAC CONFIGURATION

Staff gave an update on the Lowell Street redevelopment expansion and discussed the possibility of expanding the study area to include the adjacent MLK/Market/West Street area.

Staff also discussed possibilities for the PAC reconfiguration that would take place if/when the existing redevelopment area is expanded. Staff proposed different options and recommended a preferred alternative. Option 1 would simply add additional members from the new area. Option 2 would remove certain positions from the existing areas, with filled position being grandfathered in until they are vacated, and then would add additional members from the new area.

A motion was made to accept staff's recommendation to reconfigure the PAC as Option 2. The motion was approved unanimously.

VI. BROADWAY/VALDEZ SPECIFIC PLAN EBHO VISION PRESENTATION

Shawn Rowland of the East Bay Housing Organizations (EBHO) presented their alternative vision for the North End of the Broadway retail corridor. The presentation was in response to the City's vision for Broadway between 23rd Street and Interstate 580. The vision includes more housing units than currently proposed by the City from 27th Street to Highway 580.

PAC members stated concerns about the need to retain Grocery Outlet in the area. Staff informed the PAC that the Specific Plan does not require the removal of any existing uses and just governs what happens to a site after an existing use is no longer there and new development is proposed.

VII. TELEGRAPH STREETSCAPE PROJECT GRANT APPLICATION

Staff discussed the MTC Transportation for Livable Communities (TLC) grant application recently submitted for the Telegraph Avenue Streetscape project. The PAC was asked whether or not they supported using \$586,800 of redevelopment funds for the required 20% local match if the grant is awarded for this project.

A motion was made to support the allocation of \$586,800.00 of redevelopment funds as matching funds for the \$4.5 million for the Telegraph Avenue Streetscape project if the MTC TLC grant is awarded. The motion was approved. Larry Benson and Aaron Reaven abstained.

VIII. UPDATES FROM REDEVELOPMENT STAFF

Staff provided updates on the KoreaTown-Northgate banners, Courthouse Athletic Site, Mosswood Teen Center, and MacArthur Transit Village.

IX. AGENDA DISCUSSION AND SCHEDULING OF NEXT MEETING & ADJOURN

At the May 6, 2010 meeting, the PAC requested that the following items be placed on the July 1, 2010 Agenda:

- PG&E Alternative Energy in Oakland
- NET Officer Reports
- Redevelopment Support of Public Art

There being no further business to discuss, the meeting was adjourned at 9:15 p.m.

*****Next meeting scheduled for July 1, 2010 at the Golden Gate Recreation Center*****