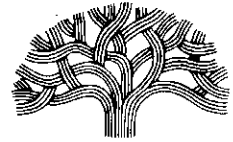


OFFICE OF THE CITY ADMINISTRATOR

CITY OF OAKLAND



2007 JUL 10 PM 1:53
CITY HALL • FRANK H. OGAWA PLAZA • OAKLAND, CALIFORNIA 94612

Office of the City Administrator
Deborah A. Edgerly
City Administrator

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July 10, 2007

Community & Economic
Development Committee
Oakland City Council
Oakland, California

RE: City and Agency Resolutions Allocating Redevelopment Agency Funds Under the Cooperation Agreement in an Amount Not to Exceed Two Hundred And Forty Thousand Dollars (\$240,000) for Certain Public Improvements Within the Coliseum Redevelopment Project Area Under the Neighborhood Project Initiative Program

Dear Chairperson Brunner and Members of the Committee:

The City Administrator's Office seeks Redevelopment Agency approval to fund public and non-public improvements from Coliseum Redevelopment Project Area funds under the Coliseum Neighborhood Project Initiative (NPI) Program, and authority for the Agency Administrator to fund the non-public projects under the program without returning to the Agency. In addition, staff seeks Agency and City Council authorization to execute contracts for specific public projects under NPI.

This is the third year of the Coliseum NPI Program, which works directly with three of the six Service Delivery System teams. The program supports the existing network of community-based and merchant organizations to fund neighborhood infrastructure improvement projects that benefit the community, are within the public domain, and currently have no other funding sources. Consistent with California redevelopment law, the NPI Program helps fund community projects that fall within at least one of the following categories:

- Crime deterrence
- Neighborhood beautification
- Corridor beautification
- Establishment of community identity
- Community facility upgrade
- Site enhancement

Item: _____
CED Committee
July 10, 2007

NPI projects may be either “non-public” or “public” in nature. Non-public projects involve community improvements to property held solely by a private property owner. Furthermore, non-public projects under NPI do not involve the installation of any systems, equipment, or fixtures that will not be fully owned and operated by private entities (e.g., property owner or property lessee).

Public projects, by contrast, are defined as any improvement, facility upgrade, or permissible activity under NPI that is implemented on publicly-owned property, and/or involves the installation of equipment on that will then be owned and operated by a public entity, such as the City of Oakland.

The proposed projects will help beautify the surroundings, deter crime, and improve safety conditions in the Coliseum Redevelopment Area. The alleviation of blight by the proposed projects will help stimulate commercial and business activity within the Coliseum Redevelopment Area.

All public projects under the NPI program are required to receive City and Agency authorization prior to the use of NPI funds. All public projects recommended for implementation by staff are herein described for Agency and Council review.

FISCAL IMPACTS

The Coliseum Redevelopment Area will allocate \$240,000 of funds budgeted for NPI in the Fiscal Year 2005-07 Adopted Redevelopment Agency Budget. No additional staff costs are associated with the NPI because existing City staff will manage the program.

The NPI will be funded from Coliseum Operations Fund (9450), Coliseum Redevelopment Organization (88659), Miscellaneous Operating Expenditures Account (52921), Coliseum Staff Project (\$82600).

Funds from NPI will reimburse the City’s Oakland Redevelopment Agency Project Fund (7780) to process payments for NPI projects under the Cooperation Agreement.

Staff has identified a total of nine (9) projects for which NPI funds may be used. All of the projects are public projects.

Proposed spending for the projects is as follows:

SDS Area 4

- Street lighting upgrades on International Boulevard, from 29th Avenue to High Street, \$60,000.

- Community art, play structure, and kiosk for Fruitvale Plaza Park on 35th Avenue and International Boulevard, \$20,000.

SDS Area 5

- New windows and flooring as well as other minor capital improvements for Rainbow Recreation Center, 5800 International Boulevard, \$40,000.
- Renovation of the concession stand at the Carter Gilmore Sports Complex, 1390 66th Avenue, \$20,000.
- Design of a pocket park to replace a debris-strewn lot at 65th Avenue and International Boulevard, \$20,000.

SDS Area 6

- Repair of a retaining wall at the East Oakland Youth Development Center, 8200 International Boulevard, \$10,000.
- Capital improvements to Sobrante Park, 470 El Paseo Drive, \$30,000.
- Redesign of Tyrone Carney Park, 10501 Acalanes Drive, \$30,000.
- Beautification efforts on International Boulevard, between 82nd and 98th Avenues, \$10,000.

The total of \$240,000 in FY 2006-07 funds allocated to the NPI Program is divided equally among the three eligible SDS teams. Therefore, an amount not exceeding \$80,000 from the NPI Program may be spent in each participating SDS area for community projects. Eligible projects are a one-time cost (as on-going maintenance may not be paid for from redevelopment funds) and NPI funds may be used as matching contributions for hard costs only.

Detailed descriptions of the above nine (9) projects are included in Attachment A.

BACKGROUND

On July 19, 2005, the Redevelopment Agency of the City of Oakland established the NPI Program through Agency Resolution No. 2005-0044 C.M.S. In addition, a total of seven (7) projects were approved and implemented during the first round of the NPI Program in Fiscal Year 2004-2005. In Fiscal Year 2005-2006, eight (8) projects were approved and implemented.

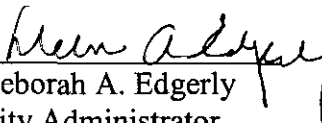
The NPI will be administered by the City of Oakland Service Delivery System (SDS) Teams that serve locations that overlap with the Coliseum Redevelopment Area. Three Service Delivery System areas (SDS 4, SDS 5, and SDS 6) are included within the Coliseum Redevelopment Project Area boundaries.

The three SDS teams noted above and the City Administrator's office have conducted marketing and outreach for the NPI program, and collected and processed the proposed project applications. In addition, each project proposal was reviewed and approved by the CEDA Redevelopment Division and Office of the City Attorney. Project proposals were required to show that they were eligible for funding under redevelopment law and met the goals of the Coliseum Area Redevelopment Plan.

RECOMMENDATION AND ACTION REQUESTED OF THE COUNCIL

Request the Redevelopment Agency and City Council accept this report and adopt the Agency and City resolutions allocating \$240,000 dollars for various improvement projects under the Coliseum Redevelopment Neighborhood Project Initiative program. Implementation of the proposed projects fulfills the over-arching goal of the NPI program - - funding small-scale neighborhood infrastructure improvement projects that are beneficial to the community and currently have no other public funding sources.

Respectfully submitted,


Deborah A. Edgerly
City Administrator

Prepared by: Niccolo DeLuca
Deputy City Administrator

Attachment: A. Proposed projects under NPI

**Coliseum Redevelopment Project Area
Neighborhood Project Initiative (NPI) Program
Fiscal Year 2006-07**

PROPOSED PUBLIC PROJECTS

SDS Area 4

Project No. 1

Increase existing street lighting along the merchant's corridor.

Location

International Boulevard from 29th Avenue to High Street.

Description

The Unity Council, Fruitvale Merchants, Mayor's Office, Councilmember De La Fuente's Office and SDS Team 4 have been working together for the past few months to make some immediate, significant and visible improvements to the commercial corridor. Upgrading the existing lights and adding new street lights will raise overall visibility in the evening along the commercial corridor, which will help reduce crime and improve the overall quality of life in the area.

Monetary Contribution

\$60,000.

Project Benefits and Blight Elimination

In addition to increasing public safety, the proposed improvements will aesthetically enhance this busy commercial corridor and help reduce blight. These achievements will in turn increase commercial activity and generate more sales tax revenue for the City of Oakland.

Project No. 2

Fruitvale Plaza Park Improvement.

Location

35th Avenue and International Boulevard.

Description

The Unity Council, Fruitvale Alliance, Councilmember De La Fuente’s Office and SDS Team 4 have been working together for the past two years to make significant and visible improvements to the Fruitvale Plaza Park. This location has become a magnet for illegal activity such as public drinking, drug use and loitering. The project comprises two principle components to improve the Plaza Park: (1) “Gateway” community art on the International Boulevard side of the site and (2) a small playground structure and kiosk to activate the site’s problematic and inaccessible back corner. The community partners have taken a leadership role in helping to shape and design the park.

Monetary Contribution

\$20,000.

Project Benefits and Blight Elimination

In addition to improving public safety conditions, the proposed park improvements will increase viable open space in Oakland, especially in the Fruitvale district. Restoring the Plaza’s place as a center of community pride that serves as an important gateway to the Fruitvale shopping district will provide an aesthetic enhancement to this busy commercial corridor. These achievements will in turn increase commercial activity and generate more sales tax revenue for the City of Oakland.

SDS Area 5

Project No. 3

Rainbow Recreation Center.

Location

5800 International Boulevard.

Description

Some of the facilities at the Rainbow Recreation Center are old, antiquated and no longer permit viable use. Specifically, new flooring is needed to address health and safety issues due to their long term use. New windows are needed due to obsolete design and to be in compliance with Title 24 standards. Other minor capital improvements will further enhance the use of the center and improve the work environment for patrons and employees.

Monetary Contribution

\$40,000.

Project Benefits and Blight Elimination

The rehabilitation of outdated and underutilized facilities will alleviate current blight, will bring the facility up to current codes and standards and will attract more visitors to the park, which has been impacted by crime. These improvements will also help upgrade an existing community facility. The City's Parks and Recreation Department goal of providing safe and attractive recreational facilities for all will be met after these improvements are made.

Project No. 4

Carter Gilmore Sports Complex.

Location

1390 66th Avenue.

Description

The concession stand is in poor condition, not up to current codes, and is a visual blight. Renovating the building will bring the stand up to current code, improve the viability of the concession stand and better serve the many youth and visitors who use the sports complex.

Monetary Contribution

\$20,000.

Project Benefits and Blight Elimination

Renovating the concession stand will bring it up to current code standards, improve the viability of the concession stand and better serve the many youth and visitors who use the sports complex. These improvements are part of an overall rehabilitation of an existing community facility and will attract more visitors to the sports complex.

Project No. 5

65th Avenue Pocket Park.

Location

65th Avenue and International Boulevard.

Description

This vacant lot, which is overgrown with weeds, has been a magnet for illegal dumping and other blighting activities. Councilmember Brooks and the community wish to revitalize this lot by turning it into a pocket park. The plan is in its infancy and these funds would be used for design, schematics and other planning related expenditures.

Monetary Contribution

\$20,000.

Project Benefits and Blight Elimination

Turning this vacant lot to productive use by building a pocket park will not only increase the square footage of open space and park space in Oakland, but will transform a blighted eyesore into a visually appealing neighborhood jewel, help improve the neighborhood and increase public safety in the area..

SDS Area 6

Project No. 6

Retaining wall at the East Oakland Youth Development Center.

Location

8200 International Boulevard.

Description

Repair of retaining wall on International Blvd, which was damaged by a car crash.

Monetary Contribution

\$10,000.

Project Benefits and Blight Elimination

The damaged retaining wall is currently a visual blight on the community and a safety hazard. Repairing and improving the appearance of this eyesore will help mitigate a code compliance problem, repair an existing eye sore and instill pride of ownership for the hundreds of young adults who use this facility daily.

Project No. 7

Sobrante Park.

Location

470 El Paseo Drive.

Description

Councilmember Reid and his office have been working with the local residents to help improve some of the area's quality of life issues. Installation of an irrigation system and seeding of Sobrante Park will further the rebirth of Sobrante Park by providing natural grass for children to play on as well as beautifying and greening the neighborhood.

Monetary Contribution

\$30,000.

Project Benefits and Blight Elimination

Enhancing the viability of our parks and upgrading the existing structures will alleviate current blight and will attract more visitors to the park. These improvements will also help upgrade an existing community facility.

Project No. 8

Design for Tyrone Carney Park

Location

10501 Acalanes Drive.

Description

Tyrone Carney Park has been closed since 2002 due to several violent encounters. Persons engaged in illegal activities continue to loiter around the park's immediate perimeter. The Sobrante Park residents have expressed a desire to do something positive and productive with the park. They submitted a project application to pay for landscape designs provided by Hood Design. The goal is to redesign the park to meet the needs of the residents, deter crime, and beautify the neighborhood. Hood Design will develop the schematic with diagrams, plans, sections, elevations, and a refined 1/16" study model

Monetary Contribution

\$30,000.

Project Benefits and Blight Elimination

The current state of Tyrone Carney Park is vacant and blighted, a condition which the residents wish to rectify. A redesigned park will eliminate blight, serve to deter crime, upgrade an existing community facility and return it to productive use, help accent the beautification efforts along the Edes Avenue corridor, and reestablish a positive community identity.

Project No. 9

Beautification efforts along International Blvd from 82nd Avenue to 98th Avenue.

Location

International Boulevard from 82nd Avenue to 98th Avenue.

Description

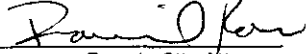
SDS Team 6, Councilmember Larry Reid's Office and the Office of the Mayor have spent a significant amount of time, energy and resources to improve the quality of life for residents along International Boulevard and have achieved some levels of success. Most of the efforts have been enforcement based. A source of funds for beautification and blight reduction efforts, such as purchasing street trees, paint supplies to eradicate graffiti, decorative trash receptacles and other items, will further efforts to improve the quality of life for the residents and increase the commercial activity of the merchants.

Monetary Contribution

\$10,000.

Project Benefits and Blight Elimination

The elimination of graffiti will further encourage community beautification efforts and deter crime. The planting of trees and vegetation along the commercial corridor will help add to the community identity, provide aesthetic improvements and reduce blight. Installing decorative trash receptacles and other such street furnishings will help reduce trash thereby improving the overall look and feel of the commercial corridor while simultaneously stimulating economic growth.

By: 
Deputy City Attorney

OFFICE OF THE CITY CLERK

2007 JUN 29 PM 1:53

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION ACCEPTING AND APPROPRIATING REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED TWO HUNDRED FORTY THOUSAND DOLLARS (\$240,000) FOR CERTAIN PUBLIC IMPROVEMENTS WITHIN THE COLISEUM REDEVELOPMENT PROJECT AREA UNDER THE NEIGHBORHOOD PROJECT INITIATIVE (NPI) PROGRAM

WHEREAS, the Redevelopment Agency adopted the Coliseum Redevelopment Neighborhood Project Initiative (“NPI”) program on July 19, 2005 (Resolution No. 2005-0044 C.M.S.) to assist in addressing general blight conditions within the Coliseum Redevelopment Project Area, and allocated \$240,000 as the budget for the first year of the program; and

WHEREAS, City staff on behalf of the Agency issued a Call for Projects to the community for the NPI program in April 2007, and the City submitted several proposals for improvements to City owned property including parks and streets; and

WHEREAS, several of the projects proposed by the City have been recommended for funding under the NPI Program; and

WHEREAS, all improvements proposed to be funded by the program have been submitted to the Agency for review and approval; and

WHEREAS, under the NPI program guidelines, improvements to City-owned property must be implemented by the City of Oakland; and

WHEREAS, the City of Oakland and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Redevelopment Agency financial contributions and other assistance to support City public improvements; and

WHEREAS, the Redevelopment Agency has authorized \$240,000 of NPI Program funds for improvements to City-owned property from Coliseum Redevelopment Operations Fund (9450), Coliseum Redevelopment Organization (88659), Miscellaneous Operating Expenditures Account (52921), Coliseum-Staff Project (S82600); now, therefore be it

RESOLVED: That the City Council accepts the \$240,000 in Redevelopment Agency funds under the Cooperation Agreement for the projects below and appropriates such funds to the City repayment account in Oakland Redevelopment Agency Projects Fund (7780), in a project to be established;

- \$60,000 for street lighting upgrades on International Boulevard from 29th Avenue to High Street;
- \$20,000 for community art, a play structure, and kiosk for the Fruitvale Plaza Park at 35th Avenue and International Boulevard;
- \$40,000 for the upgrade of obsolete facilities at the Rainbow Recreation Center located at 5800 International Boulevard;
- \$20,000 for the repair of the concession stand at the Carter Gilmore Sports Complex, 1390 66th Avenue;
- \$20,000 for the design of a pocket park at 65th Avenue and International Boulevard;
- \$10,000 for the repair of a retaining wall at the East Oakland Youth Development Center, 8200 International Boulevard;
- \$30,000 for capital improvements to Sobrante Park, 470 El Paseo Drive;
- \$30,000 for the redesign of Tyrone Carney Park at 10501 Acalanes Drive;
- \$10,000 for beautification efforts along International Boulevard from 82nd Avenue to 98th Avenue; and be it further

RESOLVED: That the City Administrator or her designee is authorized to take any other actions with respect to the above projects and the NPI program consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2007

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND PRESIDENT DE LA FUENTE,

NOES-

ABSENT-


ABSTENTION-

Attest: _____
LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

OFFICE OF THE CITY CLERK

2007 JUN 23 11:53

Approved as to form and legality

By: 
Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. _____ C.M.S.

AGENCY RESOLUTION ALLOCATING FUNDING IN AN AMOUNT NOT TO EXCEED TWO HUNDRED FORTY THOUSAND DOLLARS (\$240,000) UNDER THE COLISEUM REDEVELOPMENT NEIGHBORHOOD PROJECT INITIATIVE (NPI) PROGRAM AND AUTHORIZING A CONTRIBUTION OF AGENCY FUNDS IN AN AMOUNT NOT TO EXCEED \$240,000 TO THE CITY UNDER THE COOPERATION AGREEMENT FOR VARIOUS CITY PUBLIC IMPROVEMENT PROJECTS UNDER THE PROGRAM

WHEREAS, the Redevelopment Agency adopted the Coliseum Redevelopment Neighborhood Project Initiative (“NPI”) program on July 19, 2005 (Resolution No. 2005-0044 C.M.S.) to assist in addressing general blight conditions within the Coliseum Redevelopment Project Area, and allocated \$240,000 as the budget for the first year of the program; and

WHEREAS, City staff on behalf of the Agency issued a Call for Projects to the community for the NPI program in April 2007 and received a number of applications for NPI funding in response; and

WHEREAS, the three Service Delivery System (SDS) teams (SDS4, SDS5, SDS6) within the Coliseum Redevelopment Area reviewed all applications to the NPI program and made recommendations for funding under the program; and

WHEREAS, under the NPI program guidelines, all improvements proposed to be funded by the program must be submitted to the Agency for review and approval; and

WHEREAS, all of the projects recommended for funding under the NPI program by the SDS Teams include improvements to City-owned property including public parks and streets; and

WHEREAS, under the NPI program guidelines improvements to City-owned property must be implemented by the City of Oakland; and

WHEREAS, the City of Oakland and the Redevelopment Agency entered into a Cooperation Agreement on July 1, 2004, which generally governs the provision of assistance and the payment of funds between the two agencies, including Redevelopment Agency financial contributions and other assistance to support City public improvements; and

WHEREAS, Section 33445 of the California Health and Safety Code authorizes a redevelopment agency to pay for the installation cost or construction of publicly-owned facilities, if the legislative body has consented to such funding and has made certain findings; and

WHEREAS, the City Council is consenting to the use of Agency funding for the improvements to City-owned property under the NPI program pursuant to Section 33445 of the California Health and Safety Code; and

WHEREAS, the SDS Teams have recommended that \$240,000 of NPI program funds be allocated for the following improvements to City-owned property:

- \$60,000 for street lighting upgrades on International from 29th Avenue to High Street;
- \$20,000 for community art, a play structure, and kiosk for Fruitvale Plaza Park at 35th Avenue and International Boulevard;
- \$40,000 for the upgrade of obsolete facilities at the Rainbow Recreation Center, located at 5800 International Boulevard;
- \$20,000 for the repair of the concession stand at the Carter Gilmore Sports Complex, 1390 66th Avenue;
- \$20,000 for the design of a pocket park at 65th Avenue and International Boulevard;
- \$10,000 for the repair of a retaining wall at the East Oakland Youth Development Center, 8200 International Boulevard;
- \$30,000 for capital improvements to Sobrante Park, 470 El Paseo Drive;
- \$30,000 for the redesign of Tyrone Carney Park, 10501 Acalanes Drive;
- \$10,000 for beautification efforts along International Boulevard from 82nd Avenue to 98th Avenue; and

WHEREAS, funding for the improvements to City property will be transferred from Coliseum Operations Fund (9450), Coliseum Redevelopment Organization (88659), Miscellaneous Operating Expenditures Account (52921), Coliseum Staff Project (S82600); and

WHEREAS, the Agency Administrator requests authorization to make all required expenditures and enter into grant agreements with the project sponsors to implement all the improvements funded by the NPI Program within the project budgets without returning to the Agency for further approval; now, therefore be it

RESOLVED: That the Redevelopment Agency hereby adopts the SDS Teams' recommendations for funding allocations under the NPI program and authorizes funding for those improvements identified above; and be it further

RESOLVED: That the Agency hereby authorizes an allocation of \$240,000 in Redevelopment Agency funding from Coliseum Operations Fund (9450), Coliseum Redevelopment

Organization (88659), Miscellaneous Operating Expenditures Account (52921), Coliseum-Staff Project (\$82600) under the Cooperation Agreement for the improvements to City-owned property to Oakland Redevelopment Agency Project Fund (7780) in a project to be established; and be it further

RESOLVED: That the Agency hereby finds and determines as follows:

1. That the funding of the improvements to City-owned property under the NPI program will benefit the Coliseum Redevelopment Project Area, and will assist in the elimination of blighting conditions in the Project Area by addressing needs related to the physical appearance, safety, and needed renovations to those public facilities;
2. That no other reasonable means of financing the above projects is available to the City other than Redevelopment Agency funding;
3. That the use of tax increment funds from the Coliseum Redevelopment Project Area for the above projects is consistent with the implementation plan adopted for the Coliseum Redevelopment Area;

and be it further

RESOLVED: That the Agency Administrator or her designee is authorized to take any other actions necessary with respect to the above projects and the NPI program consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2007

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
 CHAIRPERSON DE LA FUENTE,

NOES-

ABSENT-

ABSTENTION-

Attest: _____
 LATONDA SIMMONS
 Secretary of the Redevelopment Agency
 of the City of Oakland, California