

**REDEVELOPMENT AGENCY  
AND THE CITY OF OAKLAND**  
*AGENDA REPORT*

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND  
2008 OCT 16 PM 6:25

**To:** Office of the City/Agency Administrator  
**Attn:** Dan Lindheim  
**From:** Community and Economic Development Agency  
**Date:** October 21, 2008

**RE: Supplemental Report On An Agency Resolution Authorizing Funding In An Amount Not To Exceed \$200,000 Under The Broadway/MacArthur/San Pablo Neighborhood Project Initiative Program For 1) A Tot Lot In Mosswood Park, 2) A Water Fountain At The Mosswood Dog Run, 3) A Traffic Circle At 38<sup>th</sup> Street And Webster Or Ruby Streets, 4) Security Cameras At 60<sup>th</sup> Street And San Pablo Avenue, 5) KoreaTown Identification Banners, and 6) Pedestrian Level And Street Lighting On Telegraph Avenue Between 40<sup>th</sup> and 42<sup>nd</sup> Streets, Authorizing A Contribution Of Agency Funds To The City Under The Cooperation Agreement In An Amount Not To Exceed \$97,500 For City Public Improvements Under The Program, And Authorizing The Agency Administrator To Enter Into Agreements With Project Sponsors And Make Necessary Expenditures To Implement Projects Under The Program Without Returning To The Agency**

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**SUMMARY**

On October 14, 2008 the Community and Economic Development Committee heard a report from staff recommending the Agency's approval of a resolution authorizing funding in the amount of \$200,000 under the Broadway/MacArthur/San Pablo Neighborhood Initiative Program (NPI) for six different projects within the redevelopment project area. The resolution also authorizes a contribution of Agency funds to the City under the Cooperation Agreement in an amount not to exceed \$97,500 for City public improvements under the NPI program.

The Committee requested more detailed information regarding the \$97,500 transfer of funds from the Agency to the City; specifically, the breakdown between hard and soft costs for those projects administered by the City.

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## KEY ISSUES AND IMPACTS

Of the six NPI projects approved and recommended to the Agency by the PAC, three of them (representing \$97,500 in NPI grant funding) will be administered and completed by City staff. The total cost of the three projects is \$279,895, with 17.8% of that accounting for soft costs. A description of the three projects, and a breakdown of their hard and soft costs are as follows:

### Mosswood Park Tot Lot

This project will renovate the existing, unusable play area in Mosswood Park, creating a fenced playground appropriate for children ages 2-5 years old. The project is sponsored by the City's Office of Parks and Recreation, with total costs estimated at \$224,895. The \$50,000 NPI grant fills the gap between project costs and existing funding. Of the total project costs, about \$45,000 (20%) are soft costs; with \$15,000 of that amount going toward outside design consultants.

Total Project Costs	NPI Contribution	Hard Costs	Soft Costs	Sft Costs as % of Hrd Costs
\$224,895	\$50,000	\$178,895	\$45,000	20%

### Mosswood Dog Run Water Fountain

This NPI-supported project (with additional support from Councilmember Nadel's office) will add a dog-friendly water fountain as an amenity to the Mosswood Dog Run. The project's expenses are all hard costs: materials, trenching and plumbing.

Total Project Costs	NPI Contribution	Hard Costs	Soft Costs	Sft Costs as % of Hrd Costs
\$22,500	\$15,000	\$22,500	\$0	0%

### Traffic Circle at 38<sup>th</sup> Street and Webster or Ruby Streets

This project was proposed as a traffic calming and beautification measure along 38<sup>th</sup> Street. A feasibility study (\$5,000) would first be completed to assess the appropriateness of a traffic circle. If feasible, \$27,500 is budgeted toward construction costs. It is possible that additional funding for construction will be needed, lowering the proportion of soft costs to hard costs.

Total Project Costs	NPI Contribution	Hard Costs	Soft Costs	Sft Costs as % of Hrd Costs
\$32,500	\$32,500	\$27,500	\$5,000	18%

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## RECOMMENDATIONS AND RATIONALE

Staff recommends that the Agency accept the Broadway/MacArthur/San Pablo Redevelopment Project Area Committee's recommendations for projects to be funded under the NPI program as shown in Attachment A. Staff also recommends that the Agency and City Council approve the transfer of up to \$97,500 from the Agency to the City through the Cooperation Agreement, to allow City staff to implement the improvements to public facilities and streets. For the remainder of the grants awards, which total \$102,500, staff recommends that the Agency be authorized to make direct expenditures or enter into grant agreements with the project sponsors to reimburse them for expenses related to the private projects authorized under this program.

## ACTION REQUESTED OF THE REDEVELOPMENT AGENCY

Staff requests that the Agency approve the attached resolution approving NPI funding as recommended by the Broadway/MacArthur/San Pablo Project Area Committee, authorizing the transfer of up to \$97,500 from the Agency to the City, and authorizing the Agency Administrator to make direct expenditures or enter into grant agreements for expenses related to this project.

Respectfully submitted,

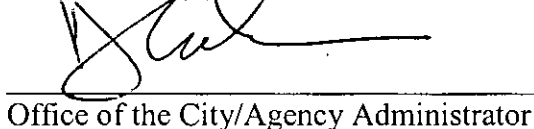


Dan Lindheim, Director  
Community and Economic Development  
Agency

Reviewed By: Gregory Hunter, Deputy Director  
Economic Development and Redevelopment

Prepared by:  
Janice Lang,  
Temporary Contract Service Employee

**APPROVED AND FORWARDED TO  
THE CITY COUNCIL:**



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Office of the City/Agency Administrator

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