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**CITY OF OAKLAND / REDEVELOPMENT AGENCY  
AGENDA REPORT**

TO: Office of the City /Agency Administrator  
ATTN: Deborah Edgerly  
FROM: Community and Economic Development Agency  
DATE: November 14, 2006

RE: **Resolution Amending Resolution No. 2005-0036 C.M.S. to Reallocate Agency Funds Remaining From the Construction of Railroad Avenue Street Improvements Phase I from 85th Avenue to Louisiana Street In The Amount Of \$70,000 To The Design Of Railroad Avenue Street Improvements Phase II from Louisiana Street To 98th Avenue Including Adjacent Streets in the Coliseum Redevelopment Area**

**Resolution Amending Resolution No. 79323 C.M.S. To Consent to the Reallocation of a Contribution of Redevelopment Agency Funds Under the Cooperation Agreement In an Amount Not to Exceed to Exceed \$70,000 Remaining from the Construction of Railroad Avenue Street Improvements Phase I from 85th Avenue to Louisiana Street for the Design of Railroad Avenue Street Improvements Project Phase II from Louisiana Street to 98th Avenue Including Adjacent Streets in the Coliseum Redevelopment Area**

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## SUMMARY

Staff has prepared two resolutions to reallocate and use the Agency funds remaining from the construction of Railroad Avenue Street Improvements Phase I to fund the design of Railroad Avenue Street Improvements Phase II from Louisiana Street to 98<sup>th</sup> Avenue. The first resolution authorizes the Redevelopment Agency to reallocate up to \$70,000 under the Cooperation Agreement to the City to fund this construction project. The second resolution authorizes the City to consent to the reallocation of up to \$70,000 from the Redevelopment Agency for design of the Phase II project. The Phase II design project is intended to continue to reduce blight along Railroad Avenue to improve the residential edge and retain and attract industrial and warehouse businesses in the Coliseum Redevelopment Area. Staff is requesting that the City Council and Agency approve the resolutions authorizing the reallocation of funds for the design of Railroad Avenue Street Improvements Phase II.

## FISCAL IMPACTS

The Public Works Agency staff estimate that the design work can be accomplished for \$70,000. The two resolutions authorize the reallocation of Agency funds contributed to the City to pay for

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Community and Economic Development Committee  
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the original Phase I construction project. There are sufficient funds in the Oakland Redevelopment Agency's Coliseum Tax Allocation Bond Series 2003 Fund (9453), Capital Improvement Projects – Economic Development Organization (94800), Railroad Avenue Street Improvements Project (T248810) for the Phase II design work.

Pursuant to Resolution No. 79323 C.M.S., a balance of \$50,000 is available in the City's Oakland Redevelopment Agency Fund (7780), Coliseum Redevelopment Organization (88659), Railroad Avenue Project (C230620). The staff proposes a transfer of no more than \$20,000 from the Agency's Coliseum Tax Allocation Fund (9453), Capital Improvements Organization – Economic Development Organization (94800), Railroad Avenue Project (T248810) to the City's Oakland Redevelopment Fund (7780), Coliseum Redevelopment Organization (94800), Railroad Avenue Project (C230620).

## **BACKGROUND**

The proposed design project continues the implementation of the Phase II of the successful Railroad Avenue Street Improvement Phase I project with the Public Works Agency. In 2005 McGuire and Hester constructed the Railroad Avenue Street Improvements Phase I project under contract with the City of Oakland. In general, the proposed work consisted of installing 890 linear feet of 24" diameter storm pipelines plus other storm drain improvements to ameliorate the area's flooding problem. The improvement work also included raising the roadway and constructing new roadway pavement, sidewalks, curbs and gutters. This design project meets FY 2005/07 City Council and Mayor Goals and objectives numbers 1B, 2C and 2D in that it reduces blight and improves street and storm drain facilities.

The Railroad Avenue Street Improvement project provides an opportunity to use either the Public Works Agency Consultant Landscape Architects or to employ other design teams that have recently bid on work for the Coliseum or Central City East Redevelopment Project areas. It is expected that the designer will meet the City of Oakland contract compliance requirements for qualified local professional service providers.

## **KEY ISSUES AND IMPACTS**

The City's Capital Improvement Program has not had sufficient funds during the period from 2003 to 2007 for the design of the railroad Avenue Phase II Street Improvement project. In FY 2003-2005 the Redevelopment Agency authorized the use of Redevelopment bond funds to improve the blighted conditions of Railroad Avenue. However, the project was phased due to insufficient capital funding and additional work is needed to complete Phase II work on the residential section from Louisiana Street to 98<sup>th</sup> Avenue. In addition, the Phase II design will consider extending some street and drainage work west, into the residential areas along Clara and Louisiana Streets.

The design work is scheduled to begin in late 2006 and should be completed in spring of 2007. The design work is expected to include drainage designs to alleviate frequent flooding at this location and generally improve this street with curb, gutter and at least one sidewalk on the west side of the avenue.

## **SUSTAINABLE OPPORTUNITIES**

Economic: This project will improve traffic and storm drainage conditions making this neighborhood and industrial area more attractive to residents and to industries that provide employment within Oakland. This design project also prepares the plans to improve the environment of nearby residential edge areas that are under-improved and also have substandard drainage and street conditions.

Environmental: The design will continue the widening of the pavement area along Railroad Avenue and, coupled with the construction of new curbs, will reduce the street's current illegal dumping problem. Air quality will be improved to the extent that the new sidewalks and curb ramps encourage pedestrian traffic.

Social Equity: This street has suffered from illegal dumping for a long time. The design of the Phase II project will prepare the plans for construction that can assist this neighborhood to have improved streets.

## **DISABILITY AND SENIOR CITIZEN ACCESS**

Seniors and people with disabilities will benefit from the improved access this project provides.

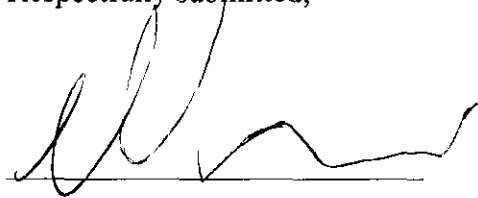
## **RECOMMENDATION AND RATIONALE**

It is recommended that the design funding be approved to facilitate the design of Railroad Avenue Improvements Phase II from Louisiana Street to 98<sup>th</sup> Avenue. The PWA Agency is expected to use a local landscape design firm that is approved for work in the City of Oakland and meets the LBE/SLBE requirements. The Agency is setting aside \$70,000 which is sufficient funding to conduct the design of the Phase II project.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council and the Redevelopment Agency approve these two resolutions to implement the design of the Railroad Avenue Street Improvement Phase II.

Respectfully submitted,



**Daniel Vanderprien**

Director of Redevelopment, Economic Development,  
Community Development and Housing

Reviewed by:

Gregory Hunter

East Oakland Redevelopment Manager

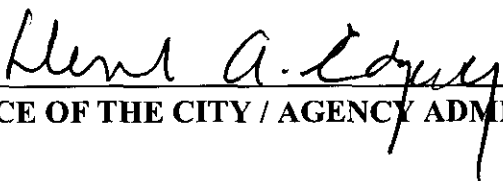
Prepared by:

Jay Musante

UEA IV

Redevelopment Division

APPROVED AND FORWARDED TO  
THE COMMUNITY AND ECONOMIC  
DEVELOPMENT COMMITTEE:

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OFFICE OF THE CITY / AGENCY ADMINISTRATOR

**Attachment A**

**Contract Compliance Review  
Railroad Avenue Improvements  
Phase I – 85th Avenue to Louisiana Street  
(Project No. C230610)**

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APPROVED AS TO FORM AND LEGALITY:

  
Agency Counsel

**REDEVELOPMENT AGENCY  
OF THE CITY OF OAKLAND**

RESOLUTION NO. \_\_\_\_\_ C.M.S.

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**RESOLUTION AMENDING RESOLUTION NO. 2005-0036 C.M.S. TO REALLOCATE AGENCY FUNDS REMAINING FROM CONSTRUCTION OF THE RAILROAD AVENUE STREET IMPROVEMENT PROJECT PHASE I FROM 85<sup>TH</sup> AVENUE TO LOUISIANA STREET IN THE AMOUNT OF \$70,000 TO THE DESIGN OF THE RAILROAD AVENUE STREET IMPROVEMENT PROJECT PHASE II FROM LOUISIANA STREET TO 98<sup>TH</sup> AVENUE INCLUDING ADJACENT STREETS IN THE COLISEUM REDEVELOPMENT AREA**

**WHEREAS**, the Redevelopment Agency intends to fund design costs to assist in the alleviation of substandard drainage, general blight and unsanitary conditions caused by the deterioration, obsolescence and blight on Railroad Avenue between Louisiana Street and 98<sup>th</sup> Avenue, including adjacent streets (the "Railroad Avenue Street Improvement Project Phase II") in the Coliseum Redevelopment Project Area; and

**WHEREAS**, the City of Oakland and Redevelopment Agency are implementing the 2005-2007 Agency Budget for the Coliseum Redevelopment Project, including the Railroad Avenue Street Improvement Project Phase II, to retain businesses and improve the industrial edge of the Coliseum Project Area; and

**WHEREAS**, the City and Redevelopment Agency are jointly implementing projects such as the Railroad Avenue Street Improvement Project as part of the Coliseum Capital Improvement program which was approved in 2005 to complement other projects such as the Airport Gateway Streetscape Improvement Project; and

**WHEREAS**, the City and the Agency agree that economic development and redevelopment are goals of the Coliseum Redevelopment Project and that the Railroad Avenue Street Improvement Project Phase II design will prepare the plans to improve a substandard street with better drainage, sidewalks and paving to alleviate blight and support the retention of businesses along the corridor and will complement and enhance economic development efforts; and

**WHEREAS**, the Agency has supported a business retention program as part of its overall economic development and redevelopment program for the Coliseum Redevelopment Project

Area, and the Railroad Avenue Street Improvement Project Phase II design supports that business retention program; and

**WHEREAS**, the City 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**, Resolution No. 2005-0036 C.M.S. authorized a contribution by the Redevelopment Agency to the City of \$950,000 from Coliseum redevelopment funds to the construction of Phase I of the Railroad Avenue Street Improvement Project from 85<sup>th</sup> Avenue to Louisiana Street; and

**WHEREAS**, the Agency wishes to reallocate funds remaining from the construction of Phase I of the Railroad Avenue Street Improvement Project in the amount of \$70,000 to the design of the Railroad Avenue Street Improvement Project Phase II; and

**WHEREAS**, there are sufficient funds in the Oakland Redevelopment Agency's Coliseum Tax Allocation Bond Series 2003 Fund (9453), Capital Improvement Projects – Economic Development Organization (94800), Architectural and Engineering Services Account (54411), Railroad Avenue Street Improvements Project (T248810) for the Phase II contract design work; and

**WHEREAS**, there is \$50,000 of available in the Oakland Redevelopment Agency Fund (7780), Coliseum Redevelopment Organization (88659), Railroad Avenue Coliseum Project (C230620) for the Phase II contract design work; and

**WHEREAS**, the City Council is consenting to the use of Agency funding for the Railroad Avenue Street Improvement Project Phase II pursuant to Section 33445 of the California Health and Safety Code; now, therefore, be it

**RESOLVED:** That Resolution No. 2005-0036 C.M.S is hereby amended to reallocate an amount not to exceed \$70,000 including contingency, from construction of Railroad Avenue Street Improvement Project Phase I to the design of the Railroad Avenue Street Improvement Project Phase II ; and be it

**FURTHER RESOLVED:** That the Agency contribution totaling \$70,000 is available in Coliseum Tax Allocation Bond Series 2003 Fund (9453), Capital Improvement Projects – Economic Development Organization (94800), Railroad Avenue Street Improvements Project (T248810); and be it

**FURTHER RESOLVED:** That the Redevelopment Agency is authorized to contribute an amount not to exceed \$20,000 from the Coliseum Tax Allocation Bond Series 2003 Fund (9453), Capital Improvement Projects – Economic Development Organization (94800), Railroad Avenue Street Improvements Project (T248810), under the Cooperation Agreement to the City’s Oakland Redevelopment Agency Fund (7780), Coliseum Redevelopment Organization (88659), Railroad Avenue Improvements – Coliseum Project (C230620); and be it

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

1. That the funding of the Railroad Avenue Street Improvement Project Phase II will benefit the Coliseum Project Area by installing drainage improvements to alleviate the substandard drainage, and unsanitary and obsolete street conditions which are a blighting influence in the Coliseum Project Area;
2. That the City Capital Improvement Program (“CIP”) funds have been unable to provide financing for the Railroad Avenue Street Improvement Project Phase II in the period 2005-2010, and that therefore no other reasonable means of financing the Railroad Avenue Street Improvement Project Phase II are available to the City other than Redevelopment Agency funding;
3. That the use of tax increment funds from the Coliseum Project Area for the Railroad Avenue Street Improvement Project Phase II will assist in the elimination of blight in the Coliseum Project Area by installing new drainage systems, new curbs and gutters and at least one sidewalk and elevating the roadway to alleviate the substandard drainage and flooding problems that created an unsafe and unsanitary road; and
4. That the use of tax increment funds from the Coliseum Project Area for the Railroad Avenue Street Improvement Project Phase II is consistent with the implementation plan adopted for the Coliseum Project Area; and be it

**FURTHER RESOLVED:** That the Agency Administrator or her designee is hereby authorized to take whatever action is necessary with respect to the Railroad Avenue Street Improvement Project Phase II design consistent with this Resolution and its basic purpose as required to complete the design of the project.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2006

**PASSED BY THE FOLLOWING VOTE:**

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: \_\_\_\_\_

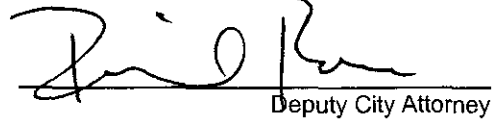
**Latonda Simmons,**  
**Secretary of the Redevelopment Agency of**  
**the City of Oakland, California**



OFFICE OF THE CITY CLERK  
CITY OF OAKLAND

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APPROVED AS TO FORM AND LEGALITY:

  
Deputy City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_ C.M.S.

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

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**RESOLUTION AMENDING RESOLUTION NO. 79323 C.M.S. TO CONSENT TO THE REALLOCATION OF A CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$70,000 REMAINING FROM THE CONSTRUCTION OF THE RAILROAD AVENUE STREET IMPROVEMENTS PROJECT PHASE I FROM 85<sup>TH</sup> AVENUE TO LOUISIANA STREET TO THE DESIGN OF THE RAILROAD AVENUE STREET IMPROVEMENTS PROJECT PHASE II FROM LOUISIANA STREET TO 98<sup>TH</sup> AVENUE INCLUDING ADJACENT STREETS IN THE COLISEUM REDEVELOPMENT AREA**

**WHEREAS**, the City intends to design work to alleviate substandard drainage, general blight and unsanitary conditions caused by the deterioration, obsolescence and blight on Railroad Avenue between Louisiana Street and 98<sup>th</sup> Avenue (the "Railroad Avenue Street Improvements Project Phase II") in the Coliseum Redevelopment Project Area; and

**WHEREAS**, the Redevelopment Agency of the City of Oakland contributed funds for the construction of the Railroad Avenue Street Improvements Project Phase I and has about \$70,000 remaining to design the Railroad Avenue Street Improvements Project Phase II; and

**WHEREAS**, the City 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**, Resolution No. 79323 C.M.S. consented to a contribution by the Redevelopment Agency of \$950,000 from Coliseum redevelopment funds to construction of Phase I of the Railroad Avenue Street Improvements Project from 85<sup>th</sup> Avenue to Louisiana Street; and

**WHEREAS**, there are sufficient funds remaining in City of Oakland's Redevelopment Agency fund (7780), Coliseum Redevelopment Organization (88659), Railroad Avenue - Coliseum Project (C230620) for the contract work; and

**WHEREAS**, there is \$50,000 in funds remaining in the City of Oakland Redevelopment Agency's Fund (7780), Coliseum Redevelopment Organization (88659), Railroad Avenue Project (C230620) and there is \$20,000 in funds available from the Agency's Coliseum Tax Allocation Fund (9453), Capital Improvements Organization – Economic Development Organization (94800), Railroad Avenue Project (T248810) that staff proposes to transfer to the City's Oakland Redevelopment Fund (7780), Coliseum Redevelopment Organization (88659), Railroad Avenue Project (C230620); and

**WHEREAS**, the City wishes to reallocate funds remaining from the administration and construction of Phase I of the Railroad Avenue Street Improvements Project in the amount of \$70,000 to the design of the Railroad Avenue Street Improvements Project Phase II; 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; now, therefore, be it

**RESOLVED**: That the City Council hereby consents to the reallocation of up to \$70,000 in Redevelopment Agency funds remaining from the administration and construction of Railroad Avenue Street Improvements Phase I from 85<sup>th</sup> Avenue to Louisiana Street for the design of Railroad Avenue Street Improvements Phase II from Louisiana Street to 98<sup>th</sup> Avenue including adjacent streets in the Coliseum Redevelopment Area; and be it further

**RESOLVED**: That a total of \$50,000 is available in City's Oakland Redevelopment Agency Fund (7780), Coliseum Redevelopment Organization (88659), Railroad Avenue Improvements – Coliseum Project (C230620); and be it further

**RESOLVED**; That the City Council hereby accepts and appropriates the balance of \$20,000 from the Agency, under the Cooperation Agreement, in the City's Oakland Redevelopment Agency Fund (7780), Coliseum Redevelopment Organization (88659), Railroad Avenue Improvements – Coliseum Project (C230620); and be it

**RESOLVED**: That Resolution No. 79323 C.M.S is hereby amended to consent to the use of up to \$70,000 in Redevelopment Agency funds previously allocated to construction of Phase I of the Railroad Avenue Street Improvements Project, for the Railroad Avenue Street Improvements Project Phase II design, including contingency, and appropriates such funds to the Railroad Avenue Street Improvements Project Phase II design; and be it further

**RESOLVED**: That the City Council hereby finds and determines as follows:

1. That the funding of the Railroad Avenue Street Improvements Project Phase II design will benefit the Coliseum Redevelopment Project Area by installing street, sidewalk, curb and gutter drainage improvements to alleviate the substandard drainage, and unsanitary and obsolete street conditions which are a blighting influence in the Coliseum Project Area;

2. That the City Capital Improvement Program (“CIP”) funds have been unable to provide financing for the Railroad Avenue Street Improvements Project Phase II in the period 2005-2010, and that therefore no other reasonable means of financing the Railroad Avenue Street Improvements Project Phase II design are available to the City other than Redevelopment Agency funding;
3. That the use of tax increment funds from the Coliseum Project Area for the Railroad Avenue Street Improvements Project Phase II will assist in the elimination of blight in the Coliseum Project Area by installing new drainage systems and constructing the roadway to alleviate the substandard drainage and flooding problems that created an unsafe and unsanitary road; and
4. That the use of tax increment funds from the Coliseum Project Area for the Railroad Avenue Street Improvements Project Phase II is consistent with the implementation plan adopted for the Coliseum Project Area.

and be it further

**RESOLVED:** That the City Administrator or her designee is hereby authorized to take whatever actions necessary with respect to this Project consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2006

**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 of the Council of the City of Oakland, California**