

CITY OF OAKLAND

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OAKLAND



CITY HALL • 1 FRANK H. OGAWA PLAZA OAKLAND, CALIFORNIA 94612

2008 NOV. 20 PM 7:27

Office of the City Administrator
Dan Lindheim
Acting City Administrator

(510) 238-3301

December 2, 2008

**CONCURRENT REDEVELOPMENT AGENCY AND
CITY COUNCIL COMMITTEE ON COMMUNITY AND
ECONOMIC DEVELOPMENT
Oakland, California**

RE: A Report and 1) An Agency Resolution Allocating Funding In An Amount Not To Exceed \$240,000 Under the Coliseum Redevelopment Neighborhood Project Initiative Program (NPI) for (1) Improvements To The Fruitvale Masonic Temple at 1249 Avenida De La Fuente, (2) Improvements To The Teen Center At 5818 International Boulevard and (3) Purchase and Installation of Surveillance Cameras In Businesses Along International Boulevard, Authorizing A Contribution of Agency Funds In An Amount Not To Exceed \$160,000 To The City Under The Cooperation Agreement For The Teen Center Improvements And the Cameras, And Authorizing A Grant Agreement With The Fruitvale Development Corporation For The Masonic Temple Improvements; And 2) A City Resolution Accepting And Appropriating Redevelopment Agency Funds Under The Cooperation Agreement In An Amount Not To Exceed \$160,000 For (1) Improvements To The Teen Center at 5818 International Boulevard, And (2) Purchase and Installation of Surveillance Cameras In Businesses Along International Boulevard Within The Coliseum Redevelopment Project Area Under The Neighborhood Project Initiative Program (NPI)

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.

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. 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.

Item: _____
CED Committee
December 2, 2008

This is the fourth 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
- Commercial corridor beautification
- Establishment of community identity
- Community facility upgrade
- Site enhancement

NPI projects may be either “public” or “non-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 public-owned property, and/or involves the installation of equipment that will then be owned and operated by a public entity, such as the City of Oakland.

Staff has identified three projects for which NPI funds may be used. The project within SDS Area 4 is a non-public project. The projects in SDS Area’s 5 and 6 are public projects.

SDS Area 4

Improvements at the Masonic Temple located at 1249 Avenida De La Fuente in the Fruitvale Transit Village. Substantial renovation is required to transform this facility into a community center. The immediate enhancements will include floor coverings/flooring to make the two main halls usable as sports venues (basketball, volleyball, indoor soccer, etc.), wall protections, restroom enhancements, sports fixtures and lighting. These immediate improvements will put the Masonic Temple back to productive use and will provide a much needed community-oriented venue for this area, **\$80,000**.

SDS Area 5

Improvements to City-owned teen center at 5818 International Boulevard located next to the Rainbow Recreation Center, **\$80,000**.

SDS Area 6

- Purchase and installation of surveillance cameras in businesses along International Boulevard, **\$80,000**.

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.

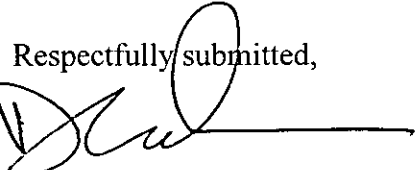
All public projects under the NPI program are required to receive City and Agency authorization prior to the use of NPI funds. All public projects recommended for implementation by staff are herein described for Agency and Council review.

The Coliseum Redevelopment Area will allocate \$240,000 of funds budgeted for NPI in the Fiscal Year 2008-09 Adopted Redevelopment Agency Budget. The NPI will be funded from Coliseum Operations Fund (9450), Coliseum Redevelopment Organization (88659), Miscellaneous Operating Expenditures Account (52921), Coliseum Staff Project (\$82600). The Redevelopment Agency will contribute \$160,000 to the City under a Cooperation Agreement for the teen center improvements and the surveillance cameras and will execute a grant agreement with the Fruitvale Development Corporation for the improvements to the Masonic Temple.

ACTION REQUESTED OF THE CITY COUNCIL

The Redevelopment Agency and the City Council are asked to accept this report and adopt the Agency resolution allocating funds in an amount not to exceed \$240,000 under the Coliseum Redevelopment Neighborhood Project Initiative Program (NPI) for (1) improvements to the Fruitvale Masonic Temple at 1249 Avenida De La Fuente, (2) improvements to the teen center at 5818 International Boulevard and (3) purchase and installation of surveillance cameras in businesses along International Boulevard, authorize a contribution of Agency funds in an amount not to exceed \$160,000 to the City under the Cooperation Agreement for the teen center improvements and the surveillance cameras, and authorize a grant agreement with the Fruitvale Development Corporation for the Masonic Temple improvements.

In addition, Council is asked to adopt the City resolution accepting and appropriating the Redevelopment Agency funds, under the Cooperation Agreement, in an amount not to exceed \$160,000 for (1) improvements to the teen center at 5818 International Boulevard, and (2) purchase and installation of surveillance cameras in businesses along International Boulevard within the Coliseum Redevelopment Project Area under the Neighborhood Project Initiative Program (NPI).


Respectfully submitted,


Dan Lindheim
Acting City Administrator

Prepared by: William J. Zenoni
Interim Deputy City Administrator
Office of the City Administrator

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OAKLAND

2008 NOV 20 PM 7:27

Approved as to form and
legality

Deputy City Attorney

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 \$160,000 FOR (1) IMPROVEMENTS TO THE TEEN CENTER AT 5818 INTERNATIONAL BOULEVARD, AND (2) PURCHASE AND INSTALLATION OF SURVEILLANCE CAMERAS IN BUSINESSES ALONG INTERNATIONAL BOULEVARD 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

WHEREAS, all projects 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 completed 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 public and non-public facilities from Coliseum redevelopment Operations Fund (9450), Coliseum Redevelopment Organization (886590, Miscellaneous Operating Expenditures Account (52921), Coliseum-Staff Project (S82600), including \$160,000 for improvements to City facilities and the purchase and installation of security cameras by the City; now, therefore be it

RESOLVED: That the City Council hereby accepts the \$160,000 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 for the following:

- \$80,000 for improvements to the City-owned teen center located at 5818 International Boulevard next to the Rainbow Recreation Center;

- \$80,000 for the purchase and installation of surveillance cameras in businesses along International Boulevard; and be it further

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

1. That the funding of the improvements to the teen center under the NPI program will benefit the Coliseum Redevelopment Project Area, since the teen center is located within the Project Area and serves Project Area residents, 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 that facility;
2. That the funding of the purchase and installation of security cameras under the NPI program will benefit the Coliseum Redevelopment Project Area, since the cameras will be located in commercial areas within the Project Area, and will assist in the prevention and elimination of blighting conditions in the Project Area by encouraging business activity, investment, and customer patronage along International Boulevard in the Coliseum Project Area through increased security and decreased crime;
3. That due to fiscal constraints on the City's general fund and the high number of capital projects and public safety projects competing for limited City funds, neither the City's Capital Improvement program budget nor other City funds are able to provide financing for the teen center improvements or the purchase and installation of cameras, and therefore no other reasonable means of financing the above projects is available to the City other than Redevelopment Agency funding;
4. 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 City Administrator or his designee is authorized to negotiate and enter into contracts with business owners for the installation of security cameras along International Boulevard; and be it further

RESOLVED: That the City Administrator or his 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, _____, 2008

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

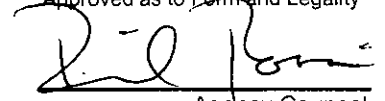
ABSTENTION -

ATTEST: _____
LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

FILED
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OAKLAND

2008 NOV 20 PM 7:27

Approved as to Form and Legality


Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

AGENCY RESOLUTION ALLOCATING FUNDING IN AN AMOUNT NOT TO EXCEED \$240,000 UNDER THE COLISEUM REDEVELOPMENT NEIGHBORHOOD PROJECT INITIATIVE (NPI) PROGRAM FOR (1) IMPROVEMENTS TO THE FRUITVALE MASONIC TEMPLE AT 1249 AVENIDA DE LA FUENTE (2) IMPROVEMENTS TO THE TEEN CENTER AT 5818 INTERNATIONAL BOULEVARD AND (3) PURCHASE AND INSTALLATION OF SURVEILLANCE CAMERAS IN BUSINESSES ALONG INTERNATIONAL BOULEVARD, AUTHORIZING A CONTRIBUTION OF AGENCY FUNDS IN AN AMOUNT NOT TO EXCEED \$160,000 TO THE CITY UNDER THE COOPERATION AGREEMENT FOR THE TEEN CENTER IMPROVEMENTS AND THE CAMERAS, AND AUTHORIZING A GRANT AGREEMENT WITH THE FRUITVALE DEVELOPMENT CORPORATION FOR THE MASONIC TEMPLE IMPROVEMENTS

WHEREAS, the Redevelopment Agency adopted the Coliseum Redevelopment Neighborhood Project Initiative ("NPI") program on July 19, 2005 in 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 Agency budget for the Fiscal Year 2008-09 of the program; 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, the projects recommended for funding under the NPI program by the SDS Teams include improvements to non profit, public and private facilities; 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:

- \$80,000 for improvements to the Masonic Temple at 1249 Avenida de la Fuente located across from the Fruitvale Transit Village;
- \$80,000 for improvements to the City of Oakland teen center at 5818 International Boulevard next to the Rainbow Recreation Center;
- \$80,000 for the purchase and installation of surveillance cameras in businesses along International Boulevard; and

WHEREAS, funding for the improvements identified above 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 Coliseum NPI program and authorizes funding for those projects identified above; and be it further

RESOLVED: That the Agency hereby authorizes an allocation of \$160,000 in Redevelopment Agency funding from Coliseum Operations Fund (9450), Coliseum Redevelopment Organization (88659), Miscellaneous Operating Expenditures Account (52921), Coliseum-Staff Project (S82600) under the Cooperation Agreement for the improvements to the City of Oakland Teen Center and the City's purchase and installation of cameras 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 the teen center under the NPI program will benefit the Coliseum Redevelopment Project Area, since the teen center is located within the Project Area and serves Project Area residents, 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 that facility;

2. That the funding of the purchase and installation of security cameras under the NPI program will benefit the Coliseum Redevelopment Project Area, since the cameras will be located in commercial areas within the Project Area, and will assist in the prevention and elimination of blighting conditions in the Project Area by encouraging business activity, investment, and customer patronage along International Boulevard in the Coliseum Project Area through increased security and decreased crime;
3. That due to fiscal constraints on the City's general fund and the high number of capital projects and public safety projects competing for limited City funds, neither the City's Capital Improvement Program budget nor other City funds are able to provide financing for the teen center improvements or the purchase and installation of cameras, and therefore no other reasonable means of financing the above projects is available to the City other than Redevelopment Agency funding;
4. 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 is authorized to negotiate and execute a grant agreement with the Fruitvale Development Corporation in the amount of at least \$80,000 for improvements to the Masonic Temple which can be combined with the U. S. HUD EDI SP Grant Agreement; and be it further

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

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, and
CHAIRPERSSON DE LA FUENTE

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LaTonda Simmons
Secretary of the Redevelopment Agency
of the City of Oakland, California