

CITY COUNCIL AND
REDEVELOPMENT AGENCY
AGENDA REPORT

OFFICE OF THE CITY CLERK
2005 SEP 14 PM 1:02

TO: Office of the City and Agency Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: September 27, 2005

RE: 1.) RESOLUTION AUTHORIZING THE CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS TO THE CITY OF OAKLAND UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$50,000 FOR THE INSTALLATION OF TEMPORARY PARKING ON CITY AND AGENCY PARCELS AT 7425 SAN LEANDRO STREET AND 728 73rd AVENUE TO ALLEVIATE BLIGHT, SUPPORT INTERMODAL TRANSIT, AND PROVIDE ADDITIONAL PARKING CAPACITY IN THE COLISEUM REDEVELOPMENT AREA

2.) RESOLUTION AUTHORIZING THE CITY TO ACCEPT AND APPROPRIATE A CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$50,000 FOR THE INSTALLATION OF TEMPORARY PARKING ON CITY AND AGENCY PARCELS AT 7425 SAN LEANDRO STREET AND 728 73rd AVENUE TO ALLEVIATE BLIGHT, SUPPORT INTERMODAL TRANSIT, AND PROVIDE ADDITIONAL PARKING CAPACITY IN THE COLISEUM REDEVELOPMENT AREA

SUMMARY

The Coliseum Area Replacement Parking Project is intended to reduce blight and maintain adequate parking capacity to complement the development of a transit village at the Coliseum BART Station. The Agency acquired the 728 73rd Avenue parcel in 2000 to provide auxiliary parking and to eventually replace the BART parking lot. The agenda item has been prepared to pay the City for the work in a timely manner. Staff has prepared two resolutions to fund the Coliseum Area Replacement Parking project on parcels located at 728 73rd Avenue and 7425 San Leandro Street to alleviate blight for nearby residents and commercial tenants and to accommodate increased development in the Coliseum Redevelopment Area. The first resolution authorizes the Redevelopment Agency to contribute up to \$50,000 under the Cooperation Agreement with the City to fund this project. The second resolution authorizes the City to accept and appropriate up to \$50,000 from the Redevelopment Agency to fund the project.

FISCAL IMPACT

The Engineer's Estimate for the work is \$48,125 plus contingency of \$1,875 for a total of \$50,000. The estimate for lot grading is \$40,600, the cost estimate of installing depressed curbs

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for the lots' driveways is \$5,025, and the estimate for the removal of 8 trees on the site is \$2,500. At this time, the Redevelopment Agency seeks to contribute an amount not to exceed \$50,000 to the Public Works Agency to cover costs for replacement parking construction at 2 locations in the Coliseum Area.

There are sufficient funds in the Coliseum Redevelopment Tax Increment Fund (9450), Coliseum Redevelopment Organization (88659), Miscellaneous Services Account (53719), Coliseum Redevelopment Project (\$82600). The funds will be transferred to the Redevelopment Agency City Fund (7780), Organization (30534), Accounts (57311 and 56611). The parking revenue from the parking lot operator is estimated at \$10,000 per year. The parking concession revenue should be paid to the Agency fund (7780) Coliseum Redevelopment organization (88659) Account (44513).

BACKGROUND

The City of Oakland acquired the vacant, debris-strewn, lot at 728 73rd Avenue in 2000 and had previously acquired the overpass site of 7425 San Leandro Street in the 1970s as part of the San Leandro Street overpass project. The sites now comprise the Coliseum Area Replacement Parking Project to support future redevelopment replacement parking and a transit-oriented project that capitalizes on intermodal connections. Both sites are adjacent to the Coliseum Amtrak and BART platforms, making the sites optimal locations for parking lots. Already, many Coliseum visitors park on or near the project sites illegally.

Project Description: The project proposes to have PWA grade and pave the lots at 728 73rd Avenue and 7425 San Leandro Street, install depressed curbs as driveways, and remove eight (8) trees, all over the course of 14 days. This project meets goals set forth in the Coliseum Area Redevelopment Plan (1995) in that it reduces blight and activates vacant spaces in the vicinity of the Oakland Coliseum.

KEY ISSUES AND IMPACTS

No other reasonable means of financing the Coliseum Area Replacement Parking Project are available to the City other than Redevelopment Agency funding. Because the project supports the achievement of Redevelopment Agency goals such as blight remediation, tax increment funds from the Coliseum Project Area for the Coliseum Area Replacement Parking Project should be used for constructing graded parking lots to alleviate the blight problems existing on 728 73rd Avenue and 7425 San Leandro Street.

Staff estimates that the parking revenue will be a minimum of \$10,000 per year and that the parking management will begin with a private operator under a parking license agreement. The parking operator would also operate the City of Oakland Capital Corridor lot leaving 10 spaces for Capital Corridor customers during Coliseum game day operation for A's and Raider home

games. The parking operator is responsible for keeping the lots and areas clean. The City of Oakland Real Estate Services Division has put out a request for bids to operate the lots on a periodic basis by a private operator.

SUSTAINABLE OPPORTUNITIES

Economic: The graded parking lots, in which an individual will have to pay to park one’s car, will create a revenue stream for the funding of additional projects in the Coliseum Redevelopment Area. The maintenance of the parking capacity also facilitates commercial activity in the Coliseum Redevelopment Area.

Environmental: The construction of the replacement parking maximizes the opportunity for commuters to utilize public transit, which in turn reduces inefficient use of natural resources and lowers the environmental costs of commuting in and out of the Coliseum Redevelopment Area.

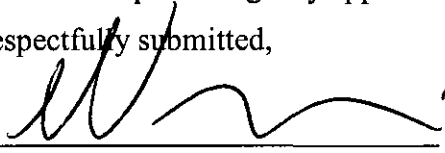
Social Equity: By abating local littering and criminal activity, this project will enable the community to enjoy clean, safe streets as do most of Oakland’s communities.

RECOMMENDATION AND RATIONALE

It is recommended that the City Council authorize the City to accept and appropriate a contribution of Redevelopment Agency funds under the cooperation agreement in an amount not to exceed \$50,000 for the Coliseum Area Replacement Parking Project on 7425 San Leandro Street and 728 73rd Avenue to eliminate blight and accommodate intermodal transit in the Coliseum Redevelopment Project Area.

ACTION REQUESTED OF THE CITY COUNCIL


Staff recommends that the City Council and the Redevelopment Agency approve the resolutions.

Respectfully submitted,


Daniel Vanderprie, Director of Redevelopment,
Economic Development, Housing and Community
Development

Reviewed by: Gregory Hunter, East Area Manager
Prepared by: Jay Musante, Project Manager
Redevelopment Division

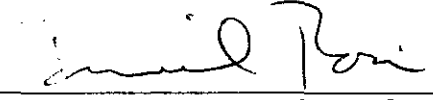
APPROVED AND FORWARDED TO THE PUBLIC WORKS COMMITTEE:


OFFICE OF THE CITY AND AGENCY ADMINISTRATOR

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APPROVED AS TO FORM AND LEGALITY:



Agency Counsel

**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND**

RESOLUTION No. _____ C.M.S.

RESOLUTION AUTHORIZING THE CONTRIBUTION AND APPROPRIATION OF REDEVELOPMENT AGENCY FUNDS TO THE CITY OF OAKLAND UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$50,000 FOR THE INSTALLATION OF TEMPORARY PARKING ON CITY AND AGENCY PARCELS AT 7425 SAN LEANDRO STREET AND 728 73rd AVENUE TO ALLEVIATE BLIGHT, SUPPORT INTERMODAL TRANSIT, AND PROVIDE ADDITIONAL PARKING CAPACITY IN THE COLISEUM REDEVELOPMENT AREA

WHEREAS, the Redevelopment Agency wishes to fund construction costs to install parking to alleviate general blight and unsafe conditions caused by the deterioration, obsolescence and blight at 7425 San Leandro Street and 728 73rd Avenue (the "Coliseum Area Replacement Parking Project") 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 Coliseum Area Replacement Parking Project, to accommodate new development and improve the residential edge of the Coliseum Project area; and

WHEREAS, the City and the Redevelopment Agency are jointly implementing projects such as the Coliseum Area Replacement Parking Project as part of the Coliseum Redevelopment Plan to reduce safety hazards for both pedestrian and vehicular traffic in the Coliseum Redevelopment Area; and

WHEREAS, the City and Agency agree that economic development and redevelopment are goals of the Coliseum Redevelopment Project and that the Coliseum Area Replacement Parking Project will improve safety by establishing secured and well-maintained parking facilities to alleviate blight on vacant lots and improve quality of life for residents and businesses throughout the project area and will complement and enhance economic development efforts; and

WHEREAS, the City and 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 City and Agency agree that economic development and redevelopment are goals of the Coliseum Redevelopment Project and that the Coliseum Area Parking Replacement Project will improve vacant lots to alleviate blight and support the retention of businesses throughout the project area and will complement and enhance economic development efforts; 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 Redevelopment Agency authorized an allocation of Agency funding in an amount not to exceed \$50,000, including contingency, to the Coliseum Area Parking Replacement Project from the Coliseum Redevelopment Tax Increment Fund (9450), Coliseum Redevelopment (88659), Miscellaneous Services (53719), Coliseum Area Redevelopment Project (\$82600) in the approval of its Fiscal Year 2005-2007 Budget in 2003; and

WHEREAS, there are sufficient funds in the Coliseum Redevelopment Tax Increment Fund (9450), Coliseum Redevelopment Organization (88659), Miscellaneous Services Account (53719), Coliseum Area Redevelopment Project (\$82600); and

WHEREAS, the Agency will contribute and transfer Agency tax increment funds to the Redevelopment Agency City Fund (7780), Organization (30228), Accounts (57311 and 56611); and

WHEREAS, the City Council is consenting to the use of Agency funding for the Coliseum Area Replacement Parking Project pursuant to Section 33445 of the California Health and Safety Code; now, therefore be it

RESOLVED: That the City Council hereby consents to the use of up to \$50,000 in Redevelopment Agency funds, including contingency, for the Coliseum Area Replacement Parking Project, and appropriates such funds to the Coliseum Area Replacement Parking Project; and be it further

RESOLVED: That such funds shall be placed into the City Project established for the Coliseum Area Replacement Parking Project; and be it further

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

1. That the funding of the Coliseum Area Replacement Parking Project will benefit the Coliseum Redevelopment Project Area by installing pavement improvements to alleviate the substandard, unsafe 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 Coliseum Area Replacement Parking Project in the period 2003-2005 and that no other reasonable means of financing the Coliseum Area

Replacement Parking Project 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 Coliseum Area Replacement Parking Project will assist in the elimination of crime and blight in the Coliseum Project Area by replacing the overgrown and debris-strewn lots located at 728 73rd Avenue and 7425 San Leandro Street with paved, maintained, and secured parking lots; and
4. That the use of tax increment funds from the Coliseum Project Area for the Coliseum Area Replacement Parking Project 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 AGENCY, OAKLAND, CALIFORNIA, _____, 2005

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
 LATONDA SIMMONS
 Agency Secretary

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2005 SEP 14 PM 1:02

APPROVED AS TO FORM AND LEGALITY:


Deputy City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

INTRODUCED BY COUNCILMEMBER _____

RESOLUTION AUTHORIZING THE CITY TO ACCEPT AND APPROPRIATE A CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$50,000 FOR THE INSTALLATION OF TEMPORARY PARKING ON CITY AND AGENCY PARCELS AT 7425 SAN LEANDRO STREET AND 728 73rd AVENUE TO ALLEVIATE BLIGHT, SUPPORT INTERMODAL TRANSIT, AND PROVIDE ADDITIONAL PARKING CAPACITY IN THE COLISEUM REDEVELOPMENT AREA

WHEREAS, the City plans to install parking to alleviate general blight and unsafe conditions caused by the deterioration, obsolescence and blight at 7425 San Leandro Street and 728 73rd Avenue (the "Coliseum Area Replacement Parking Project") in the Coliseum Redevelopment Project Area; and

WHEREAS, the Redevelopment Agency of the City of Oakland has authorized a contribution of \$50,000, including contingency, to the Coliseum Area Replacement Parking Project; 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; now, therefore, be it

RESOLVED: That the City Council hereby consents to the use of up to \$50,000 in Redevelopment Agency funds, including contingency, for the Coliseum Area Replacement Parking Project, and appropriates such funds to the Coliseum Area Replacement Parking Project; and be it further

RESOLVED: That such funds shall be placed into the City Project established for the Coliseum Area Replacement Parking Project; and be it further

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

1. That the funding of the Coliseum Area Replacement Parking Project will benefit the Coliseum Redevelopment Project Area by installing pavement improvements to alleviate the substandard, unsafe 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 Coliseum Area Parking Replacement Project in the period 2003-2005 and that no other reasonable means of financing the Coliseum Area Replacement Parking Project 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 Coliseum Area Replacement Parking Project will assist in the elimination of crime and blight in the Coliseum Project Area by replacing the overgrown and debris-strewn lots located at 728 73rd Avenue and 7425 San Leandro Street with paved, maintained, and secured parking lots; and
4. That the use of tax increment funds from the Coliseum Project Area for the Coliseum Area Replacement Parking Project 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, _____, 2005

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

ATTEST:

LATONDA SIMMONS

City Clerk and Clerk of
Council of the City of Oakland, California