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OFFICE OF THE CITY CLERK
OAKLAND

2009 SEP -3 AM 9:11

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

To: Office of the City/Agency Administrator
Attn: Dan Lindheim
From: Community and Economic Development Agency
Date: September 15, 2009

Re: Agency Resolution Authorizing a Contribution of Redevelopment Agency Funds to the City of Oakland under the Cooperation Agreement in an Amount not to Exceed \$908,000 for the Following Public Facility and Park Projects in the Central District Redevelopment Project Area: Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts

City Resolution Accepting and Appropriating a Contribution of Redevelopment Agency Funds under the Cooperation Agreement in an Amount not to Exceed \$908,000 for the Following Public Facility and Park Projects in the Central District Redevelopment Project Area For FY2009-2011: Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts

SUMMARY

Staff of the Community and Economic Development Agency (CEDA) is recommending that the Redevelopment Agency (Agency) and the City Council approve resolutions authorizing and accepting Agency funding in the amount of \$908,000 under the Cooperation Agreement between the City of Oakland and the Agency for making certain capital improvements to the following public facilities and parks located in the Central District Redevelopment Project Area:

- Jefferson Square Park (\$88,000)
- Lincoln Square Park (\$500,000)
- Malonga Casquelourd Center for the Arts (\$320,000)

Staff from CEDA and the Office of Parks and Recreation prioritized necessary improvements to the facilities and allocated the funding accordingly. It is unlikely that the Agency would have funds for future parks and facilities due to a reduction in tax increment funding, the upcoming increased take-away by the State and the fact that the Agency will not be able to bond in the near term. The balance of available tax-exempt bond funds not used for these projects will be used to address other public infrastructure, including Downtown parking structures.

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FISCAL IMPACT

The Agency will allocate a total of \$908,000 for the three projects. Past allocations and proposed new spending is as follows:

Central District Projects	Approved Allocations FY2007-09 (Fund 9533)		Proposed Allocations FY 2009-11	Total Proposed Funding
	Amount	Resolution		
Jefferson Square Park	\$ 557,000	2007-0081	\$ 88,000	\$ 645,000
Lincoln Square Park	\$ 500,000	2007-0054	\$ 500,000	\$ 1,000,000
Malonga Casquelourd Center	\$ 550,000	2007-0081	\$ 320,000	\$ 870,000
Total Allocations	\$ 1,607,000		\$ 908,000	\$ 2,515,000
Madison Square Park	\$ 150,000	2007-0072		\$ 150,000
Chinese Garden Park*	\$ 243,000	2007-0081	\$ 92,000	\$ 335,000
Total Allocations for Central District	\$ 2,000,000		\$ 1,000,000	\$ 3,000,000

*The Chinese Garden Park Project will be brought to Council separately due to time constraints and bid response deadlines.

The new funding for these projects will be allocated from the following source:

Central District Tax Allocation Bond Series 2003 Fund (9532), Capital Improvement Project – Economic Development Organization (94800), Contract Contingencies (Budgetary Only) Account (54011), CD Public Facilities Capital Project 9531 Project (T314520)

These Redevelopment Agency funds will be utilized to reimburse the City’s Oakland Redevelopment Agency Projects Fund (7780), Engineer Design – Project Management Organization (92270), Jefferson Square Public Facility Project (T338410), Lincoln Recreation Center ORA Project (T314420), Malonga Public Facility Project (T338210)

Detailed descriptions of the three projects are provided in *Attachment A*.

BACKGROUND

Established in July 2007 and approved by Council in December 2007 (City Resolution No. 81021 C.M.S.), the Park Capital Improvement Project Prioritization List served as a guiding plan for responding to funding opportunities and implementing Oakland’s parks and open space capital improvements. With the exception of the Malonga Casquelourd Center for the Arts (Malonga), all of the parks now receiving additional funding were listed on this prioritization list.

The Agency’s Adopted Budget for FY 2007-09 included an allocation of \$2,000,000 for public

facilities and parks in the Central District Redevelopment Project Area. During the budget process, Lincoln Square Park was also identified as a public park project and funding was allocated to it (Resolution No. 2007-0054 C.M.S.). In separate actions following the adoption of the Agency budget, the City Council, pursuant to Resolution No. 2007-0081 C.M.S., approved and allocated funding out of the budgeted funds for the Chinese Garden Park, Jefferson Square Park, and the Malonga in the Central District Project Area. Given the limited funds available, projects were selected if they could be advanced in discrete phases and would result in functional improvements.

During the design process of each project, staff engaged community groups to solicit comments on proposed improvements, refined costs and determined which capital improvements could be implemented first to meet the needs of the community in light of limited funding for the projects. Staff determined that additional Agency funding is required in order to complete the projects that would meet the list of stakeholder priorities identified by the community and the project team. Therefore, the Agency budgeted \$1,000,000 for public facility and park projects in the Central District Project Area in its FY 2009-11 Adopted Budget.

Because the Chinese Garden project has already received bids and needs to meet deadlines for completion of the project, authorization for the Agency to appropriate funds and for the City to accept and appropriate funds to this specific project will be requested at the Public Works Committee on September 15, 2009.

KEY ISSUES AND IMPACTS

Allocation of Funds

The 2007 approved prioritization list for capital improvements stated estimated target budgets for each project, with the exception of Malonga to meet the needs of the community. However, actual funds allocated to each project in the FY 2007-09 budget cycle were not sufficient to meet project budgets based on the needs of the community. The proposed additional allocation of funds to each project will further advance improvements to these public facilities to meet stakeholder priorities and complete certain components of the original plans. However, even the proposed additional funding will not be enough to cover initial project cost estimates.

For example, the Jefferson Square Park project had a target budget of \$2,131,569 in the 2007 prioritization list. The project received an allocation of \$557,000 in 2007 and staff, in consultation with the community, determined that the original scope was unachievable given the limited funding. Instead, the project team revised a portion of the scope and the proposed \$88,000 of additional funding will complete those improvements to the existing park (see *Attachment A*) that are critical and address the most urgent needs.

Lincoln Square Park's original target budget amount of \$1,944,000 was based on a comprehensive master plan. In an effort to align available funding with the goals of the master plan, staff, along with the community, divided the project scope into phases. Those phases that cannot be covered with current and proposed funding allocations will be completed as additional

monies are secured. Since the appropriation of \$500,000 in 2007, CEDA Project Delivery staff has also applied to the Stewardship Council for a \$200,000 Infrastructure Grant. The proposed new allocation of \$500,000 for this project would complete a portion of the stakeholders' list of priorities (see *Attachment A*)

Malonga Casquelourd Center for the Arts (Malonga) was originally allocated \$550,000 in 2007. These funds have been used to cover the costs of capital improvements such as upgrades to painting, carpeting, heating, boilers, security, and lighting. The Malonga operates year-round and continues to require building improvements. The proposed additional funding of \$320,000 is required to address other critical needs and enable the facility to function in a sound manner (see *Attachment A*). However, all of the building's needs cannot be met at this time.

Maintenance Costs

Over time, there will likely be an increase in maintenance requirements for all projects and the arts facility. For example, Lincoln Square Park will need additional maintenance due to a new irrigation system, trees and plants, lighting, and multipurpose surface areas. However, the ball courts and multipurpose play area will be constructed of concrete, asphalt and synthetic turf, which will cost significantly less to maintain compared to a grass field.

Agency Funding

City Capital Improvement Program (CIP) funds are not available to provide financing for the Jefferson Square Park, Lincoln Square Park, and Malonga in the City's FY 2009-2011 budget; and no other reasonable means of financing these projects are available to the City other than from Redevelopment Agency funding.

The proposed public facility and park projects are eligible for Agency funding under redevelopment law, which requires that improvements to public recreation areas, parks, and open space serve a redevelopment purpose. In addition, improvements in the projects address blight conditions, benefit the immediate neighborhood in which each project is located, and are consistent with the Central District Urban Renewal Plan and the Five-Year Implementation Plan.

It is unlikely that the Agency will have funds for future parks and facilities due to a reduction in tax increment funding, the upcoming increased take-away by the State and the fact that the Agency will not be able to bond in the near term. The balance of available tax-exempt bond funds not used for these projects will be used to address other public infrastructure, including Downtown parking structures.

PROJECT DESCRIPTION

The principal objectives of the Redevelopment Plan and Five-Year Implementation Plan for the Central District Project Area include the abatement of physical and economic blight through the redevelopment of vacant and underutilized properties, the replacement of obsolete infrastructure, and the installation, development, construction, or rehabilitation of publicly-owned buildings,

facilities, structures such as parks, plazas, landscaped areas, pedestrian paths, playgrounds, recreational facilities, and open space. Specifically:

The Jefferson Square Park project improves park security and visibility by increasing trash collection and thereby reducing the amount of trash and debris, relocating certain uses, and adding upgrades to various features, such as a new play structure and fence for the tot lot, and a new historical marker near the park's entrance. In addition, the project retains the basketball court and adds a new dog park to encourage more residents from neighboring communities to use the park.

The Lincoln Square Project addresses the community's request for improvements to the limited amount of outdoor space at the schools that bring approximately 1,200 youths to this park. The project will convert an underutilized asphalt playground and parking lot into a multi-purpose space for youth and seniors, ball courts, thereby creating new connections with the neighboring community with a pedestrian path, a community stage, a stretching area for seniors, game tables, and new lighting, fencing, and landscaping.

The Malonga Casquelourd Center provides a venue and services to the community through its performing arts facility. Over the years, funding has not been sufficient to address building needs given its high usage on a year-round basis. The project will continue to address critical building needs, including the overall maintenance of all three building elevators, exterior waterproofing and weatherization, window replacement, plumbing upgrades, and tenant improvements.

SUSTAINABLE OPPORTUNITIES

Economic: The projects will generate jobs for Oakland residents as well as business, and sales tax and other revenues for the City from contractors and suppliers who work on these projects. They will also improve the physical environment of Project Area neighborhoods, increasing surrounding property values and making those neighborhoods more attractive to residents and to local businesses that can provide employment within Oakland.

Environmental: Wherever possible, the projects will be designed to conserve resources such as incorporating designs that encourage low water usage, minimize maintenance, encourage energy efficiency, incorporate sustainable design elements, and utilize recycled-content materials. The contractor will be required to use recyclable construction materials to the extent feasible and is required to recycle construction debris in accordance with City standards.

Social Equity: The public facility and park projects will upgrade community and City amenities and improve services for underserved neighborhoods. They will also provide a stimulus to these neighborhoods, which have lacked new construction for an extended period.

DISABILITY AND SENIOR CITIZEN ACCESS

The projects will maintain accessibility to persons with disabilities and senior citizens. All construction will meet the requirements of the Americans with Disabilities Act.

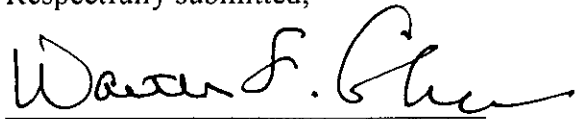
RECOMMENDATION AND RATIONALE

Staff recommends the Agency and City adopt the resolutions allocating \$908,000 for various public facility and park improvement projects. Implementation of the proposed projects fulfills the common goal of the Redevelopment Project Areas to alleviate blight and improve public health and safety within the Project Areas.

ACTION REQUESTED OF THE CITY COUNCIL

Staff requests the City Council and Redevelopment Agency to adopt the City and Agency resolutions appropriating and allocating Redevelopment Agency funding in an amount not to exceed \$908,000 for certain public facility and park projects in the Central District Project Area for FY 2009-2011.

Respectfully submitted,



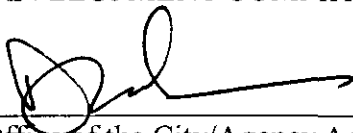
Walter S. Cohen, Director
Community and Economic Development Agency

Reviewed by:
Gregory D. Hunter, Deputy Director
Economic Development and Redevelopment

Reviewed by:
Patrick Lane, Redevelopment Area Manager
Jens Hillmer, Urban Economic Coordinator

Prepared by:
Esther Tam, Urban Economic Analyst II

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE:



Office of the City/Agency Administrator

- Attachments:
A. Detailed Project Descriptions

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Attachment A

Proposed Public Facility and Park Projects for Central District Redevelopment Agency Funds (Fiscal Year 2009-11)

DETAILED PROJECT DESCRIPTIONS

Jefferson Square Park

Location: 618 Jefferson Street

Project Description: Demolish existing storage building. Provide new rubber safety surface, new play structure and fence for tot lot. Trim back existing trees at tot lot. Add a new dog park for both large and small dogs in existing asphalt and sand area with new fencing and gates. Relocate existing basketball court. Add new historical marker/signage near the park's entrance to inform pedestrians of the history of the park.

Project Benefits and Blight Elimination: The removal of the storage building will make the park more visible, reduce the collection of trash and debris in the area, and improve park security. Tot lot upgrades and tree trimming will also assist with visibility and security issues. The new dog park will help deter the illicit uses that have been occurring in the park by encouraging residents from the neighboring communities to use the park. Retaining the basketball court will continue to encourage local residents to use the park. The addition of a historical marker will help educate and inform the local community of the historical significance of the park. These improvements will assist in the elimination of the following blight conditions: physical conditions which are a magnet for dumping and other blighting activities which also pose a threat to public safety and welfare.

Monetary Contribution & Funding Source:

\$557,000 appropriated for FY 2007-09
(9533 Central District Tax Allocation Bond Series 2005)

\$88,000 proposed for FY 2009-11
(9532 Central District Tax Allocation Bond Series 2003)

Lincoln Square Park

Location: 261 11th Street.

Project Description: Demolish existing asphalt play yard. Provide new multipurpose playing field (synthetic turf field) and ball courts connecting between Lincoln Square and the Lincoln Elementary School. Other features include a new pedestrian path paving

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running through the park from 10th to 11th Street, a community stage, new trees and landscaping, a stretching area for seniors, game tables and stool sets, new lighting, and fencing.

Project Benefits and Blight Elimination: The park is located next to the newly expanded Lincoln Elementary School, where enrollment exceeds capacity. The school relies on Lincoln Square Park for additional recreational space and children wait in line to play. Six independent charter schools, five daycare centers and two Head Start Programs bring in a diverse mix of 1,200 youth daily from all over Oakland:

- Independent charter schools (American Indian Public Charter School #2, Oakland Charter Academy MS, Oakland Charter Academy HS, Metwest Charter HS, OASIS Charter HS, Envision Charter HS, Lighthouse Charter Elementary, MS)
- Daycare centers (Starlight CDC, Little Stars CDC, Lake Merritt Childcare Center, Alice Street Learning Center, United Methodist Church)
- 2 Head Start Programs (Frank Mar Head Start, OUSD Yuk Yau CDC)

This project will make better use of the space between Lincoln Square and Lincoln Elementary school and support the goal of the Central District Redevelopment Project Area to improve and expand services for an underserved neighborhood. Therefore, the improvements will assist in the elimination of the following blight condition: obsolete design which hinders the viable use and capacity of the park.

Monetary Contribution & Funding Source:

\$500,000 appropriated for FY 2007-09
(9533 Central District Tax Allocation Bond Series 2005)

\$500,000 proposed for FY 2009-11
(9532 Central District Tax Allocation Bond Series 2003)

Malonga Casquelourd Center for the Arts

Location: 1428 Alice Street.

Project Description: Capital improvements completed using FY07-08 funds include: Wood floor upgrades, radiator upgrades, boiler and emergency generator overhaul, new security monitoring equipment, and replacement of common air carpeting, an air conditioning unit, light fixtures, exit signs, and emergency lights. Remaining work to be completed includes overhaul of all three building elevators. FY08-09 funding will be utilized for exterior waterproofing and weatherization, window replacement, plumbing upgrades, and tenant improvements.

Project Benefits and Blight Elimination: Malonga is one of the Bay Area's busiest multicultural, multidisciplinary performing arts facilities, which operates year-round by the City. These improvements continue to address critical building needs, including

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protecting the building's interior from damage due to precipitation, sunlight, and wind, and optimizing energy efficiency. The interior improvements enable the facility to continue to function in a sound manner; without them, the facility risks closing down certain portions due to health and safety risks. Renovating Malonga will assist in the elimination of the following blight conditions: health and safety concerns, serious disrepair and dilapidation which hinder the viable use of the building.

Monetary Contribution & Funding Source:

\$550,000 appropriated for FY 2007-09

(9533 Central District Tax Allocation Bond Series 2005)

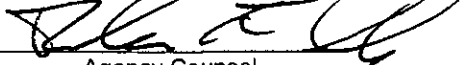
\$320,000 proposed for FY 2009-11

(9532 Central District Tax Allocation Bond Series 2003)

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OAKLAND

2009 SEP -3 AM 9:12

Approved as to form and legality


Agency Counsel

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No. _____ C.M.S.

AGENCY RESOLUTION AUTHORIZING A CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS TO THE CITY OF OAKLAND UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$908,000 FOR THE FOLLOWING PUBLIC FACILITY AND PARK PROJECTS IN THE CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA: JEFFERSON SQUARE PARK, LINCOLN SQUARE PARK, AND MALONGA CASQUELOURD CENTER FOR THE ARTS

WHEREAS, the Agency wishes to fund costs to assist in the planning and construction of certain public facility and park projects in the Central District Redevelopment Project Area; and

WHEREAS, the Redevelopment Agency is implementing the FY 2009-11 Agency Budget, including funding of the following improvement projects in the Central District Redevelopment Project Area:

- Jefferson Square Park
- Lincoln Square Park
- Malonga Casquelourd Center for the Arts; and

WHEREAS, the City and the 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, improvements to public recreation areas, parks, and open space are redevelopment purposes under Section 33021 of the California Health and Safety Code; and

WHEREAS, a public hearing before the Agency was held on this funding on September 22, 2009; and

WHEREAS, notice of the public hearing was published pursuant to Health and Safety Code Section 33679, and the summary of the funding proposal required by Section 33679 was made available to the public prior to publication of the notice; and

WHEREAS, the Agency desires to contribute and utilize Agency funds to reimburse the City's Oakland Redevelopment Agency Projects Fund (7780), Engineer Design – Project Management Organization (92270), Jefferson Square Public Facility Project (T338410), Lincoln Recreation Center ORA Project (T314420), , and Malonga Public Facility Project (T338210); and

WHEREAS, the City Council has consented to the use of Agency funding for the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts projects pursuant to Section 33445 of the California Health and Safety Code; now, therefore, be it

RESOLVED, That the Agency Administrator is authorized to contribute an amount not to exceed \$908,000, including contingencies, under the Cooperation Agreement to the City of Oakland for the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts improvement projects; and be it

FURTHER RESOLVED: That \$908,000 in Agency funding will be allocated as follows:

Central District Tax Allocation Bond Series 2003 Fund (9532), Capital Improvement Project – Economic Development Organization (94800), Contract Contingencies (Budgetary Only) Account (54011), Central District Public Facilities Capital Project 9531 Project (T314520); and be it

FURTHER RESOLVED: That the Agency contribution is appropriated with contingency funding up to a total amount of \$908,000 as set forth in the Oakland Redevelopment Agency FY 2009-011 Adopted Budget; and be it

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

1. That the funding of the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts projects will benefit the Central District Redevelopment Project Area by improving the physical environment for the residents, business and property owners in this Project Area;
2. That due to fiscal constraints in the City's general fund and the high number of capital improvement projects competing for limited City funds, the City's Capital Improvement Program funds is unable to provide financing for the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts projects in the period FY 2009- 11, and therefore no other reasonable means of financing the projects is available to the City other than Redevelopment Agency funding;
3. That the use of tax increment funds from the Central District Project Area for the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts projects will assist in the elimination of blight in the Project Area for the reasons set forth in the staff report accompanying this Resolution; and
4. That the renovation of Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts is consistent with the implementation plan adopted for the Central District Redevelopment Project Area; and be it

FURTHER RESOLVED: That the Agency Administrator or his designee is hereby authorized to take whatever action is necessary with respect to the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts projects consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2009

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LATONDA SIMMONS
Secretary of the Redevelopment Agency of the
City of Oakland, California

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OAKLAND

2009 SEP -3 AM 9:12

OAKLAND CITY COUNCIL

Approved as to form and legality


Deputy City Attorney

RESOLUTION NO. _____ C.M.S.

RESOLUTION ACCEPTING AND APPROPRIATING A CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$908,000 FOR THE FOLLOWING PUBLIC FACILITY AND PARK PROJECTS IN THE CENTRAL DISTRICT REDEVELOPMENT PROJECT AREA: JEFFERSON SQUARE PARK, LINCOLN SQUARE PARK, AND MALONGA CASQUELOURD CENTER FOR THE ARTS

WHEREAS, the Redevelopment Agency wishes to fund costs to assist in the planning and construction of certain public facility and park projects in the Central District Redevelopment Project Area; and

WHEREAS, the Redevelopment Agency is implementing the FY 2009-11 Agency Budget for the Central District Redevelopment Project Area, including funding of the following improvement projects:

- Jefferson Square Park
- Lincoln Square Park
- Malonga Casquelourd Center for the Arts; and

WHEREAS, the Redevelopment Agency has authorized a contribution of \$908,000, including contingencies, to the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts projects; 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, improvements to public recreation areas, parks, and open space are redevelopment purposes under Section 33021 of the California Health and Safety Code; and

WHEREAS, a public hearing before the City Council was held on this funding on September 22, 2009; and

WHEREAS, notice of the public hearing was published pursuant to Health and Safety Code Section 33679, and the summary of the funding proposal required by Section 33679 was

made available to the public prior to publication of the notice; now, therefore be it

RESOLVED: That the City Council hereby consents to the use of up to \$908,000 in Agency funds as follows:

Projects	FY 2009-11
Jefferson Square Park	\$ 88,000
Lincoln Square Park	\$ 500,000
Malonga Casquelourd Center	\$ 320,000
Totals:	\$ 908,000

and be it

FURTHER RESOLVED: That the City Council hereby accepts a total of \$908,000 from the Agency under the Cooperation Agreement for said projects and appropriates such funds to the City's Oakland Redevelopment Agency Projects Fund (7780), Engineer Design – Project Management Organization (92270), Jefferson Square Public Facility Project (T338410), Lincoln Recreation Center ORA Project (T314420), and Malonga Public Facility Project (T338210); and be it

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

1. That the funding of the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts projects will benefit the Central District Redevelopment Project Area by improving the physical environment for the residents, business and property owners in this Project Area;
2. That due to fiscal constraints in the City's general fund and the high number of capital improvement projects competing for limited City funds, the City's Capital Improvement Program funds have been unable to provide financing for the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts projects in the period FY 2009- 11, and therefore no other reasonable means of financing the projects is available to the City other than Redevelopment Agency funding;
3. That the use of tax increment funds from the Central District Project Area for the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts projects will assist in the elimination of blight in the Project Area for the reasons set forth in the staff report accompanying this Resolution; and
4. That the renovation of the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts is consistent with the implementation plan adopted for the Central District Redevelopment Project Area; and be it

FURTHER RESOLVED: That the City Administrator or his designee is hereby authorized to take whatever actions necessary with respect to the Jefferson Square Park, Lincoln Square Park, and Malonga Casquelourd Center for the Arts projects consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2009

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

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