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OFFICE OF THE CITY CLERK
OAKLAND

SEP 29 AM 11:30

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

To: Office of the City Administrator/Agency Administrator
Attn: Deborah Edgerly
From: Community and Economic Development Agency
Date: September 11, 2007

RE: An Agency Resolution Authorizing Funding for Various Improvement Projects in an Amount Not to Exceed \$200,000 Under the Broadway/MacArthur/San Pablo Neighborhood Project Initiative Program, Authorizing a Contribution of Agency Funds to the City Under the Cooperation Agreement in an Amount Not to Exceed \$185,000 for City Public Improvements Under the Program, and Authorizing the Agency Administrator to Enter into Agreements with Project Sponsors and Make Necessary Expenditures to Implement Projects Funded Under the Program Without Returning to the Agency.

A Resolution Accepting and Appropriating Redevelopment Agency Funds Under the Cooperation Agreement in an Amount Not to Exceed \$185,000 for City Public Improvements within the Broadway/MacArthur/San Pablo Redevelopment Project Area Under the Neighborhood Project Initiative Program

SUMMARY

This item is a request for Redevelopment Agency and City Council approval of two resolutions relating to the allocation of funds for projects under the Broadway/MacArthur/San Pablo Neighborhood Projects Initiative (NPI) program.

The Agency resolution adopts the Broadway/MacArthur/San Pablo Project Area Committee's (PAC) recommendations for allocating \$200,000 of funding under the NPI program and authorizes the Agency to distribute the program funding awards to the appropriate City department, through the Cooperation Agreement, or to private entities through grant agreements for project implementation. The resolution also authorizes the Agency to make any required expenditures, within the allocated budget of each project, to assist with the implementation of the projects that are not being handled by other City departments, without returning to the Agency for authorization for each expenditure. The City resolution accepts and appropriates the Agency funds under the Cooperation Agreement to implement the public improvement projects funded through the NPI program.

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The projects that are funded under the NPI program are intended to assist with the elimination of blight within the Redevelopment Project Area. Staff recommends that the Redevelopment Agency and the City Council approve these resolutions.

FISCAL IMPACTS

The Redevelopment Agency approved the allocation of \$600,000 from the Broadway/MacArthur/ San Pablo Tax Allocation Bond Series 2006-TE Fund (9537), Redevelopment Projects Organization (88669), Broadway/MacArthur/San Pablo Neighborhood Projects Initiative Project (T314710) in the Fiscal Year 2007-09 Redevelopment Agency Budget to cover 3 grant cycles of the NPI program. Each grant cycle awards a total of \$200,000 in funds.

This staff report requests the allocation of \$200,000 to specific projects for the 2007 cycle of the program. Of this amount, staff is requesting that up to \$185,000 be transferred to the City of Oakland (Oakland Redevelopment Agency Projects Fund 7780) so that the appropriate divisions within the Public Works Agency and the Office and Parks and Recreation can access the funds to implement the projects that involve upgrades to public facilities. The remainder of the program funding, \$15,000, will either be expended by the Agency directly or provided to project sponsors on a reimbursement basis, through grant agreements, for expenditures made for the awarded projects.

The City of Oakland will be responsible for maintaining all of the improvements to public facilities that are funded under this program.

BACKGROUND

The Neighborhood Project Initiative (NPI) program is a grant program that funds one-time, small-scale, community-initiated physical improvement projects that currently have no other source of funding. The program is designed to support existing blight reduction and beautification efforts in Broadway/MacArthur/San Pablo Redevelopment Project Area and to encourage community participation in the revitalization of the area. The Redevelopment Agency adopted the Broadway/MacArthur/San Pablo NPI program on February 7, 2006 (Resolution 2006-0005 C.M.S.). A total of \$200,000 is programmed for each annual funding cycle of the program.

Under the program guidelines, projects could be located on public and/or privately-owned property within the Broadway/ MacArthur/San Pablo Redevelopment Project Area. Funding requests had to be between \$1,000 and \$50,000. Eligible applicants included community organizations, area residents and business owners, and City departments. To ensure that all the projects were community priorities, all applications submitted by City departments or staff were required to be sponsored by one or more community organizations.

The Agency launched the first cycle of the program as a pilot program in February 2007 and awarded grants to 10 projects. The NPI program was administered jointly by Agency staff and

the Broadway/MacArthur/San Pablo Redevelopment Project Area Committee (PAC). The majority of the projects funded from the first grant cycle have now been completed although a few of the projects are currently under construction. Based on the success of the first round of the program, the PAC decided to continue the program for 3 additional grant cycles.

Staff issued a Call for Projects to the community for the second round of the NPI program in April 2007. The PAC assisted staff in marketing the program by distributing brochures and informational posters throughout the Project Area. Applications for funding were due to the Agency on June 15, 2007. A total of 8 applications were submitted under the program from City departments, community organizations, and area residents. The total combined funding request for all 8 applications was \$266,955. A summary matrix of the submitted applications and the recommended funding allocations is attached to this report as Attachment A.

Each project application was reviewed by the City Attorney's office for eligibility under redevelopment law and conformance with the Broadway/MacArthur/San Pablo Area Redevelopment Plan and Five-Year Implementation Plan. Following City Attorney review, a selection committee, made up of members of the PAC, reviewed each application and made recommendations for funding. In total, 6 of the 8 applications were recommended for either partial or full funding at the July 12, 2007 selection committee meeting. The full PAC will review the subcommittee's recommendations at their scheduled September 6, 2007 meeting.

KEY ISSUES AND IMPACTS

The following list is a summary of the PAC's recommended funding allocations.

- \$3,000 to plant street trees on Aileen and adjacent to the Golden Gate Library;
- \$46,000 to assist with the renovation of the Bob Mason Baseball Field at the Golden Gate Recreation Center;
- \$36,000 for landscaping and the implementation of a community garden at the Teen Center in Mosswood Park;
- \$50,000 to construct a tot lot in Mosswood Park;
- \$50,000 to renovate the median on West MacArthur Boulevard between Martin Luther King, Jr. Way and Webster Street.
- \$15,000 for the installation of exterior building lights for pedestrian safety on Telegraph Avenue between 40th and 42nd Streets;

More detailed information on the project sponsor and the original funding request for each project is provided in Attachment A. All of the projects recommended for funding have been reviewed by the City Attorney's office and comply with California redevelopment law in their provision of public benefit and blight elimination.

The majority of the projects that were recommended for funding are improvements to public

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property and will therefore be implemented by City staff from the Public Works Agency and the Office of Parks and Recreation. These projects include upgrades to public facilities, including Mosswood Park and the Golden Gate Recreation Center, and upgrades to public streets including San Pablo Avenue, Aileen Street, and West MacArthur Boulevard. The Agency plans to transfer the Agency funds allocated for these projects to the City through the Cooperation Agreement between the City and Agency. The total amount of funding to be transferred to the City from the Agency will not exceed \$185,000.

One project, the pedestrian oriented building lights on Telegraph Avenue, is located on private property and will be implemented directly by the project sponsor. For this project, the Agency will either make necessary expenditures of up to \$15,000 directly and/or will enter into a reimbursable grant agreement with the project sponsor. The Agency anticipates making direct expenditures for the more expensive project elements, such as the lighting fixtures, since the project sponsor, which is a community organization, may not have the resources to front funding for a large expenditure. For the less expensive project elements, the project sponsor will likely make the expenditure directly and will be reimbursed by the Agency. The Agency requests authorization for the Agency Administrator to make all expenditures necessary to implement this project and to negotiate and enter into grant agreements with the project sponsor, within the allocated budget for the project. This authority will make it easier for Agency staff to administer the program by expediting the purchasing process for items funded under the program. The Agency will comply with all City/Agency requirements for purchasing and contracting.

SUSTAINABLE OPPORTUNITIES

Environmental

The NPI program is funding neighborhood and corridor beautification projects that will include landscaping upgrades and improvements to public parks that will provide more greenery and public recreation options in the Redevelopment Project Area.

Economic

The NPI program will improve the physical and economic health of the Redevelopment Project Area through the elimination of blight.

Social Equity

The goal of this program is to improve quality of life amenities for existing low income residents in the surrounding community by reducing blight and providing upgrades to public facilities, including recreation centers and public parks within the Redevelopment Project Area.

DISABILITY AND SENIOR CITIZEN ACCESS

Any new construction or improvements that are implemented as a result of a grant award from the NPI programs will be required to comply with city, state, and federal ADA requirements.

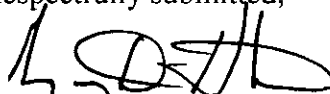
RECOMMENDATIONS AND RATIONALE

Staff recommends that the Agency accept the Broadway/MacArthur/San Pablo Redevelopment Project Area Committee's recommendations for projects to be funded under the NPI program as shown in Attachment A. Staff also recommends that the Agency and City Council approve the transfer of up to \$185,000 from the Agency to the City, through the Cooperation Agreement, to allow the Public Works Agency and the Office of Parks and Recreation to implement the improvements to public facilities and streets. For the remainder of the grants awards, which total \$15,000, staff recommends that the Agency be authorized to make direct expenditures or enter into grant agreements with the project sponsors to reimburse them for expenses related to the private projects authorized under this program.

ACTION REQUESTED OF THE REDEVELOPMENT AGENCY/CITY COUNCIL

It is requested that the attached Agency and City resolutions be approved accepting the Broadway/MacArthur/San Pablo Redevelopment PAC's recommendations for projects to be funded under the NPI program and authorizing a contribution of Agency funds to the City under the Cooperation Agreement in an amount not to exceed \$185,000 for City staff to implement some of the projects under the program. In addition, it is requested that the Agency be authorized to make direct expenditures or to enter into grant agreements with the project sponsors to implement the remaining of the project funded by the program which has a budget allocation of \$15,000.

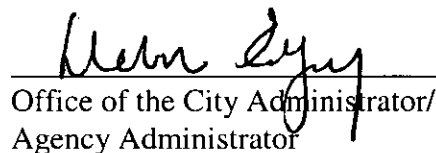
Respectfully submitted,



Gregory Hunter, Deputy Director of Redevelopment
and Economic Development

Prepared by:

Kathy Kleinbaum,
Urban Economic Analyst IV

**APPROVED AND FORWARDED TO
THE COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE**

Office of the City Administrator/
Agency Administrator

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Attachment A

Broadway/MacArthur/San Pablo Neighborhood Projects Initiative Program


2007 NPI Applications

Project Title	Grant Request	Funding Allocation	Project Applicant	Sponsor	Location	Funding Request Description	Funded Items
Mosswood Park Tot Lot	\$49,998	\$50,000	Carla Paliaga	Greater Mosswood Association	Mosswood Park: 36th Street and Webster; adjacent to Moss House	Renovation of an existing, unusable play area into a fenced playground area, including surface renovation. Will supplement other funding sources.	Fully funded
W. MacArthur Median Landscaping	\$49,977	\$50,000	Gwelen Paliaga	Greater Mosswood Association	W. MacArthur between MLK Jr. Way and Webster	Median renovation including 39 new trees and intensive planting at 5 key intersections	Fully funded
Bob Mason Field Renovation	\$46,000	\$46,000	Deborah Spaulding, Office of Parks and Recreation	Golden Gate Recreation Center Advisory Council	Golden Gate Rec Center: 1075 62nd Street	Cover portion of baseball field renovation including upgrading lighting panel and demolition of unusable restroom structure	Fully funded
Mosswood Park Teen Center	\$50,000	\$36,000	Deborah Spaulding, Office of Parks and Recreation	Mosswood Advisory Council	Mosswood Park: 36th Street and Webster	Community garden; landscaping around teen center	Partially funded
Temescal Gateway Signage and Lights to Buildings	\$15,000	\$15,000	Darlene Rios Drapkin, Temescal Telegraph Community Association	Temescal Merchants Association	Telegraph Avenue, from 40th to 42nd	30 pedestrian-oriented lights on private buildings; 1 district entryway sign	30 pedestrian lights. Prefer custom fixture for each building
Let's Green Aileen (and San Pablo, too!)	\$4,485	\$3,000	Lale Beller	SPAGGIA, NCPC	East side of San Pablo, from 56th and 57th Street; and the corner of Aileen and San Pablo	5 trees near the Golden Gate Library; sidewalk plantings on Aileen Street	5 trees, any leftover funding can be used for plants for planter
"Welcome to Golden Gate Neighborhood" Signage	\$1,495	\$0	Lale Beller		Stanford and San Pablo; 53rd and San Pablo	6 sticker decals to cover existing signs in Golden Gate district bollards	Not funded
Pedestrian Scale Lights	\$50,000	\$0	Darlene Rios Drapkin, Temescal Telegraph Community Association	Temescal Merchants Association	West side of Telegraph Avenue, from 40th to 42nd	3 Pedestrian Scale Street Lights on Telegraph	Not funded
Total:	\$266,955	\$200,000					

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APPROVED AS TO FORM AND LEGALITY:


AGENCY COUNSEL

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. _____ C.M.S.

A RESOLUTION AUTHORIZING FUNDING FOR VARIOUS IMPROVEMENT PROJECTS IN AN AMOUNT NOT TO EXCEED \$200,000 UNDER THE BROADWAY/MACARTHUR/SAN PABLO NEIGHBORHOOD PROJECT INITIATIVE PROGRAM, AUTHORIZING A CONTRIBUTION OF AGENCY FUNDS TO THE CITY UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$185,000 FOR CITY PUBLIC IMPROVEMENTS UNDER THE PROGRAM, AND AUTHORIZING THE AGENCY ADMINISTRATOR TO ENTER INTO AGREEMENTS WITH PROJECT SPONSORS AND MAKE NECESSARY EXPENDITURES TO IMPLEMENT PROJECTS FUNDED UNDER THE PROGRAM WITHOUT RETURNING TO THE AGENCY

WHEREAS, the Redevelopment Agency adopted the Broadway/ MacArthur/San Pablo Neighborhood Project Initiative ("NPI") program on February 7, 2006 (Resolution No. 2006-0005 C.M.S.) to assist in addressing general blight conditions within the Broadway/MacArthur/San Pablo Project Area, and allocated \$200,000 as the budget for each grant cycle of the program; and

WHEREAS City staff on behalf of the Agency issued a Call for Projects to the community for the second round of the NPI program in April 2007, and received a number of applications for NPI funding in response; and

WHEREAS, the Broadway/MacArthur/San Pablo Redevelopment Project Area Committee ("PAC") and the PAC's NPI Subcommittee 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, several of the projects recommended for funding under the NPI program by the PAC include improvements to City-owned property including public parks and streets; 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 PAC has recommended that \$185,000 of NPI program funds be allocated for the following improvements to City-owned property:

- \$3,000 to plant street trees on Aileen and adjacent to the Golden Gate Library;
- \$46,000 to assist with the renovation of the Bob Mason Baseball Field at the Golden Gate Recreation Center;
- \$36,000 for landscaping and the implementation of a community garden at the Teen Center in Mosswood Park;
- \$50,000 to construct a tot lot in Mosswood Park;
- \$50,000 to renovate the median on West MacArthur Boulevard between Martin Luther King, Jr. Way and Webster Street; and

WHEREAS, the funding for the improvements to City property will be transferred from the Broadway/MacArthur/ San Pablo Tax Allocation Bond Series 2006-TE Fund (9537), Redevelopment Projects Organization (88669), Broadway/MacArthur/San Pablo Neighborhood Projects Initiative Project (T314710) to the Oakland Redevelopment Agency Projects Fund (7780) to the Neighborhood Projects Initiative program under project numbers to be established; and

WHEREAS, the PAC has recommended that the remaining \$15,000 of NPI program funds be allocated for the following improvements within the redevelopment project area to be implemented directly by the Redevelopment Agency and/or the project sponsors:

- \$15,000 for the installation of exterior building lights for pedestrian safety on Telegraph Avenue between 40th and 42nd Streets;

WHEREAS, the above improvement will be funded from the Broadway/MacArthur/ San Pablo Tax Allocation Bond Series 2006-TE Fund (9537), Redevelopment Projects Organization (88669), Broadway/MacArthur/San Pablo Neighborhood Projects Initiative Project (T314710); and

WHEREAS, the above projects proposed to be funded under the NPI program are consistent with and will further the purposes of the Broadway/MacArthur/San Pablo Redevelopment Plan and its Five-Year Implementation Plan adopted on December 7, 2004 (Resolution No. 2004-66 C.M.S.); and

WHEREAS, the Agency Administrator requests authorization to make all required expenditures and to 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 PAC's recommendations for funding allocations under the NPI program and authorizes funding for those improvements identified above; and be it further

RESOLVED: That the Agency hereby allocates \$185,000 in Redevelopment Agency funding from the Broadway/MacArthur/ San Pablo Tax Allocation Bond Series 2006-TE Fund (9537), Redevelopment Projects Organization (88669), Broadway/MacArthur/San Pablo Neighborhood Projects Initiative Project (T314710) under the Cooperation Agreement for the improvements to City-owned property; and be it further

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

1. That the funding of the improvements to City-owned property under the NPI program will benefit the Broadway/MacArthur/San Pablo Redevelopment Project Area, 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 those public facilities and by developing new facilities on underutilized public facilities;
2. That since City General Funds or Capital Improvement Program funds have not been allocated to these projects, no other reasonable means of financing the above projects is available to the City other than Redevelopment Agency funding;
3. That the use of tax increment funds from the Broadway/MacArthur/San Pablo for the above projects is consistent with the implementation plan adopted for the Broadway/MacArthur/San Pablo;

and be it further

RESOLVED: That for the remaining program funding in the amount of \$15,000 that is not being transferred to the City under the Cooperation Agreement, the Agency hereby authorizes the Agency Administrator to make all required expenditures and to negotiate and enter into grant agreements and other agreements with the project sponsors to

implement all of the improvements funded by the NPI program within the project budgets without returning to the Agency for further approval; and be it further

RESOLVED: That the Agency Administrator or her 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 AGENCY, OAKLAND, CALIFORNIA, _____, 2007

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

2007 AUG 29 AM 11:30

APPROVED AS TO FORM AND LEGALITY:


DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

A RESOLUTION ACCEPTING AND APPROPRIATING REDEVELOPMENT AGENCY FUNDS UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$185,000 FOR CITY PUBLIC IMPROVEMENTS WITHIN THE BROADWAY/MACARTHUR/SAN PABLO REDEVELOPMENT PROJECT AREA UNDER THE NEIGHBORHOOD PROJECT INITIATIVE PROGRAM

WHEREAS, the Redevelopment Agency of the City of Oakland adopted the Broadway/MacArthur/San Pablo Neighborhood Project Initiative ("NPI") program on February 7, 2006 (Resolution No. 2006-0005 C.M.S.) to assist in addressing general blight conditions within the Broadway/MacArthur/San Pablo Project Area; and

WHEREAS City staff on behalf of the Agency issued a Call for Projects to the community for the second round of the NPI program in April 2007, and the City submitted several proposals for improvements to City-owned property including public parks and streets; and

WHEREAS, several of the projects proposed by the City have been recommended for funding under the NPI program by the Broadway/MacArthur/San Pablo Project Area Committee ("PAC") and the PAC's NPI Subcommittee; and

WHEREAS, under the NPI program guidelines improvements to City-owned property must be implemented by the City of Oakland; 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 cost of installation 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 has authorized \$185,000 of NPI program funds for improvements to City-owned property, which will be transferred from the Broadway/MacArthur/ San Pablo Tax Allocation Bond Series 2006-TE Fund (9537), Redevelopment Projects Organization (88669), Broadway/MacArthur/San Pablo Neighborhood Projects Initiative Project (T314710) to the Oakland Redevelopment Agency Projects Fund (7780) to the Neighborhood Projects Initiative program under project numbers to be established; now therefore be it

RESOLVED: That the City Council hereby consents to the use of \$185,000 in Redevelopment Agency funding under the Broadway/MacArthur/San Pablo NPI program for the following City public projects:

- \$3,000 to plant street trees on Aileen and adjacent to the Golden Gate Library;
- \$46,000 to assist with the renovation of the Bob Mason Baseball Field at the Golden Gate Recreation Center;
- \$36,000 for landscaping and the implementation of a community garden at the Teen Center in Mosswood Park;
- \$50,000 to construct a tot lot in Mosswood Park;
- \$50,000 to renovate the median on West MacArthur Boulevard between Martin Luther King, Jr. Way and Webster Street;

and be it further

RESOLVED: That the City Council accepts the \$185,000 in Redevelopment Agency funds under the Cooperation Agreement for the above projects and appropriates such funds to the City repayment account in Oakland Redevelopment Agency Projects Fund (7780); and be it further

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

1. That the funding of the above projects will benefit the Broadway/MacArthur/San Pablo Redevelopment Project Area, 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 those public facilities and by developing new facilities on underutilized public facilities;
2. That since City General Funds or Capital Improvement Program funds have not been allocated to these projects, no other reasonable means of financing the above projects is available to the City other than Redevelopment Agency funding;
3. That the use of tax increment funds from the Broadway/MacArthur/San Pablo for the above projects is consistent with the implementation plan adopted for the Broadway/MacArthur/San Pablo;

and be it further

RESOLVED: That the City Administrator or her designee is authorized to take any other actions with respect to the above projects consistent with this Resolution and its basic purpose.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2007

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