

OFFICE OF THE
CITY ADMINISTRATOR
2007 NOV 15 PM 3:24

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

To: Office of the Agency Administrator
Attn: Deborah Edgerly
From: Community and Economic Development Agency
Date: November 27, 2007

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 \$5,064,910 for Certain Public Facility and Park Projects in the Central District, Coliseum, Central City East, and West Oakland Redevelopment Project Areas

City Resolution Accepting and Appropriating a Contribution of Redevelopment Agency Funds under the Cooperation Agreement in an Amount not to Exceed \$5,064,910 for Certain Public Facility and Park Projects in the Central District, Coliseum, Central City East, and West Oakland Redevelopment Project Areas for FY 2007-09

SUMMARY

Staff requests approval to allocate Redevelopment Agency funding for certain public facility and park projects in the Central District, Central City East, Coliseum, and West Oakland Redevelopment Project Areas for FY 2007-09. The Office of Parks and Recreation (OPR), with the assistance of Community and Economic Development Agency (CEDA) Project Delivery staff and the City Administrator's Office, prioritized and allocated funding to eligible park projects within the four Project Areas. The Oakland Public Library (OPL) similarly prioritized and allocated funding to eligible library projects. All of the park projects were chosen from the Capital Improvement Program - Unfunded Requests list while the library projects were from OPL's FY 2007-09 Capital Improvement Projects list.

Staff has prepared two resolutions. The first resolution authorizes the Redevelopment Agency to contribute Central District, Central City East, Coliseum, and West Oakland Project Areas funds to the City under the Cooperation Agreement. The second resolution authorizes the City to accept and appropriate Agency funding for various improvement projects in the Project Areas.

FISCAL IMPACT

The Agency will allocate \$5,064,910 in total for all four Project Areas. Proposed spending is as follows:

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Projects by Project Area	Approved Allocations		Proposed Allocations	
	Amount	Resolution	FY 2007-08	FY 2008-09
Central District:				
Lincoln Square Park	\$ 500,000	2007-0054		
Madison Square Park	\$ 150,000	2007-0072		
Malonga Casquelourd Center			\$ 550,000	
Jefferson Square Park			\$ 557,000	
Chinese Garden Park			\$ 243,000	
Central District Allocations	\$ 650,000		\$ 1,350,000	
Coliseum:				
Rainbow Teen Center	\$ 800,207	2007-068		
Sobrante Park				\$ 288,630
Officer Willie Wilkins Park				\$ 211,370
Brookfield Library			\$ 150,000	
Martin Luther King Jr. Library			\$ 350,000	
81st Avenue Library				\$ 500,000
Coliseum Allocations	\$ 800,207		\$ 500,000	\$ 1,000,000
Central City East:				
Cesar Chavez Park	\$ 200,000	2007-0054	\$ 50,000	
Josie De La Cruz Park	\$ 700,000	2007-0054	\$ 50,000	
Eastmont Library			\$ 60,000	
Elmhurst Library			\$ 100,000	
Melrose Library			\$ 380,000	
Central City East Allocations	\$ 900,000		\$ 640,000	
West Oakland:				
Raimondi Park			\$ 1,574,910	
West Oakland Allocations:			\$ 1,574,910	
Total Allocations	\$ 2,350,207		\$ 4,064,910	\$ 1,000,000

These allocations are based on estimates of costs provided by Project Delivery staff. Some projects may exceed estimated costs while others may come in under budget. To realize projects in a timely manner and as efficiently as possible, staff will be allowed to use unexpended funds from park and public facility projects within a Project Area on other such approved projects in the same Project Area without further action by City Council.

Funding for these projects will be allocated from the following sources:

Central District:

Central District Tax Allocation Bond Series 2005 Fund (9533), Capital Improvement Project – Economic Development Organization (94800), Central District Public Facilities Capital Project (T314510) - \$1,350,000

Coliseum:

Coliseum Tax Allocation Bond Series 2006B-TE Fund (9455), Capital Improvement Project – Economic Development Organization (94800), Coliseum Public Facilities Project (T315710) - \$449,793 in FY2007-08 and \$500,000 in FY2008-09

Coliseum Operations Fund (9450), Coliseum Redevelopment Organization (88659), Coliseum Project (S82600) - \$50,207

Coliseum School Set Aside Fund (9527), Coliseum Redevelopment Organization (88659), Coliseum School Set Aside Project (P210410) - \$500,000

Central City East:

Central City East Tax Allocation Bond Series 2006A-TE Fund (9542), Central City East Organization (88699), Central City East Facilities/Infrastructure Project (S233389) - \$100,000, Central City East Project (S233310) - \$474,000

Central City East Operations Fund (9540), Central City East Organization (88699), Central City East Land Assembly and Relocation Project (S233350) - \$60,000, Central City East Project (S233310) - \$6,000,

West Oakland:

West Oakland Operations Fund (9590), West Oakland Base Reuse Organization (88679), West Oakland Project (S233510) - \$1,574,910

These Redevelopment Agency funds will be utilized to reimburse the City's Oakland Redevelopment Agency Projects Fund (7780), Engineer Design – Project Management Organization (92270), De La Cruz ORA Project (C329510), Chavez ORA Project (C329410), 81st Avenue Library Project (C274420), and City Projects to be established for Malonga Casquelourd Art Center, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins Park, Raimondi Park, Brookfield Library, Martin Luther King Jr, Library, Eastmont Library, Elmhurst Library, and Melrose Library

Operations and maintenance cost increases for most of the projects are estimated to remain within existing service level funding. The Josie De La Cruz and Eastmont Library projects will not immediately affect current service level funding since they are planning projects. Construction of the 81st Avenue Library will result in additional staffing and operating costs, but those costs are anticipated to be covered by the Measure Q Library Parcel Tax.

The improvement of Raimondi Park is expected to result in higher operations and maintenance costs due to increased use of the park. Existing staff would be re-assigned to provide services for the new capital improvements, which could reduce service levels at other existing facilities and parks. However, the new artificial turf field to be installed in Raimondi Park is estimated to reduce mowing and general maintenance costs by about \$6,000 per year with additional savings on fertilizer, water, and re-seeding/re-sodding, which artificial turf does not require.

The artificial turf field is anticipated to last for at least a decade. At the end of that time, the replacement cost for the artificial turf would be approximately \$1 million. Re-seeding one of Raimondi Park's natural turf fields, along with associated operations, costs about \$200,000. To remain playable, the heavily utilized fields at Raimondi Park require re-seeding as frequently as every two years, a level of maintenance the City has been unable to provide.

Hard costs, such as electricity for the sports lighting, have not been quantified, but it may be possible to recoup these costs through higher rental rates for night games.

Detailed descriptions of the 17 projects above are provided in Attachment A.

BACKGROUND

For public facility and park projects, the Agency budgeted in its FY 2007-09 Adopted Budget \$2,000,000 for the Central District, \$2,250,000 for the Coliseum Area, and \$1,000,000 for Central City East. During the budget process, Lincoln Square Park in the Central District, and Josie De La Cruz Park and Cesar Chavez Park in Central City East were identified as public facility and park projects and allocated funding. In separate actions following the adoption of the Agency budget, Council approved and allocated funding out of the budgeted funds for the Madison Square Park and Rainbow Teen Center projects in the Central District and Coliseum Area respectively. OPR, working with CEDA Project Delivery staff and the City Administrator's Office, has since identified seven additional public facility and park projects to receive allocations.

Staff chose the projects from the Capital Improvement Program - Unfunded Requests list and gave preference to projects which were also on the Parks Prioritization List. Established in July 2007, the Prioritization List serves as a guiding plan for responding to funding opportunities and implementing Oakland's parks and open space capital improvements. Given the limited funds available, staff decided to fund those projects which could be advanced in discrete phases and would result in functional improvements with only partial funding.

Concomitant to staff's selection of park projects is the West Oakland Project Area Committee's (WOPAC) support of Raimondi Park. The WOPAC, which advises the City Council on expenditures of West Oakland Redevelopment Project Area tax increments, voted on March 14, 2007 to recommend funding the Raimondi Park project with \$336,107. Then on September 19, 2007, the WOPAC voted to add another \$1,238,803 to the Raimondi Park project for a total of \$1,574,910 in recommended funding. This amount will complete Phase One of a three phased

plan developed by the Friends of Oakland Parks and Recreation with input from the community and City staff.

The amounts the Agency budgeted for public facilities and parks in the Coliseum and Central City East Project Areas were intended to support libraries as well as parks. OPL requested Agency support for six libraries in the Coliseum and Central City East Project Areas in the FY 2007-12 Proposed Capital Improvement Program. Only two libraries, the Brookfield and Martin Luther King, Jr. Branch Libraries in the Coliseum Area, were included in the FY 2007-12 Adopted Capital Improvement Program (CIP). The other four libraries were left unfunded. In October 2007, OPL submitted to the Agency a statement of funding need for the 81st Avenue Branch Library in the Coliseum Area. Coliseum School Set Aside funds will be used to meet that need.

During the budget process, \$900,000 of the \$1,000,000 budgeted for Central City East's public facilities and parks was allocated to two parks (Josie De La Cruz and Cesar Chavez). OPR, the City Administrator's office, and CEDA Project Delivery allocated the remaining \$100,000 to the same two parks when prioritizing projects for Agency funding. To provide for the three library projects in Central City East, several line items in the Central City East FY 2007-09 budget will be reapportioned.

The Central City East Project Area Committee (CCEPAC), which advises the City Council on expenditures of Central City East Redevelopment Project Area tax increments, had voiced its support for Central City East libraries in previous CCEPAC meetings, but had not recommended a specific funding amount. The proposed spending for the Eastmont, Elmhurst, and Melrose Libraries will be presented to the CCEPAC for its consideration on December 3, 2007.

KEY ISSUES AND IMPACTS

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. A redevelopment agency may with the consent of the city fund installation and construction of publicly-owned buildings and facilities, but only if the city can make the following findings: (1) that the improvements are of benefit to the redevelopment project area or the immediate neighborhood in which the project is located; (2) that no other reasonable means of financing the improvements are available to the city other than redevelopment funding; (3) that the improvements will assist in the elimination of one or more blight conditions in the project area; and (4) that the improvements are consistent with the five-year implementation plan for the project area.

Redevelopment law prohibits the use of redevelopment funds to pay for normal maintenance or operations of publicly owned facilities. Blight conditions recognized by redevelopment law include, among other things, unsafe or unhealthy buildings, serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, faulty or inadequate water or sewer utilities, conditions that prevent or substantially hinder the viable use or capacity of

buildings, or buildings of substandard, defective, or obsolete design or construction given current development standards. The attachment to this report explains how each of the improvements will address blight conditions in the Project Areas.

No other reasonable means of financing these projects are available to the City other than Agency funding. The FY 2007-12 CIP, which addresses the City's major capital needs for the five-year period through June 30, 2012, identifies new capital projects and sources of funding. City sources can fund \$134.6 million in projects. The largest source of funding comes from Measure B (\$69.3 million for street improvements) followed by sewer service fee revenues (\$45.3 million for sewer maintenance projects). City sources available for FY 2007-12 CIP projects such as public facilities and parks include the Capital Improvement Reserve, the Joint Powers Financing Authority (JPFA) Capital Project 2005 fund, and the Municipal Capital Improvement – 1989 Local Government Fiscal Autonomy (LGFA) Refunding. These funds can support a total of \$19 million in projects. Unfunded CIP projects, which have no identified revenue source and include the proposed public facility and park projects, total an estimated \$54.4 million.

PROGRAM DESCRIPTION

The principal objectives of the Redevelopment Plans for the Central District, Coliseum, Central City East, and West Oakland Project Areas include the abatement of physical and economic blight through the redevelopment of vacant and underutilized properties, and the replacement of obsolete infrastructure. The Plans provide the Agency with powers, duties and obligations to implement and further the program generally formulated in the Plans for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project Areas.

SUSTAINABLE OPPORTUNITIES

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

Environmental: Wherever possible, the projects will be designed to conserve resources, minimize maintenance, incorporate sustainable design elements, and utilize recycled-content materials.

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.

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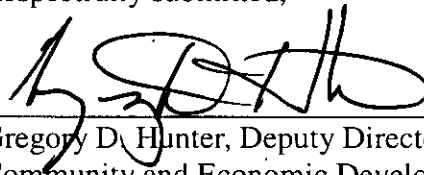
RECOMMENDATION AND RATIONALE

Staff recommends the Redevelopment Agency and City Council adopt the Agency and City resolutions allocating \$5,064,910 dollars 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 \$5,064,910 for certain public facility and park projects in the Central District, Coliseum, Central City East, and West Oakland Redevelopment Project Areas for FY 2007-2009.

Respectfully submitted,

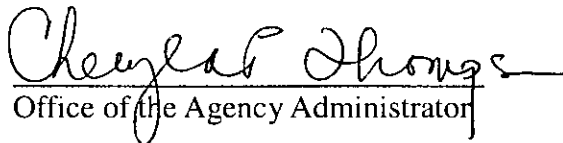


Gregory D. Hunter, Deputy Director
Community and Economic Development Agency
Economic Development and Redevelopment

Reviewed by:
Patrick Lane, Redevelopment Area Manager

Prepared by:
Hui Wang, Urban Economic Analyst II

APPROVED AND FORWARDED TO
THE LIFE ENRICHMENT COMMITTEE:



Office of the Agency Administrator

Attachment A

**Priority Public Facility and Park Projects for Redevelopment Agency Funds
Fiscal Year 2007-09**

PROPOSED PUBLIC PROJECTS

PARKS AND RECREATION CENTERS

CENTRAL DISTRICT

Lincoln Square Park

Location: 261 11th Street.

Project Description: Demolish existing asphalt play yard. Provide new synthetic turf field connecting between Lincoln Square and the Lincoln Elementary School.

Project Benefits and Blight Elimination: The park is located next to 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. Four daycare centers and two Head Start Programs also use the park. 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: \$500,000 approved for FY 2007-08.

Funding Source: 9533 Central District Tax Allocation Bond Series 2005.

Madison Square Park

Location: 810 Jackson Street.

Project Description: Grade and install new paving surfaces, a retaining wall, youth play court, basketball court, new trees and a landscaped area.

Project Benefits and Blight Elimination: This project will provide a gathering space for community groups who have been using the nearby BART plaza site for various cultural and fitness activities. Due to the planned demolition of the vacant BART Administration Building located at the Lake Merritt BART Plaza, the plaza will be closed, displacing hundreds of community members. There is an urgent need to provide the community groups with a space where they can continue their activities. In addition to making a space for the existing groups, the improvements will provide additional recreational amenities to local residents and youths currently limited to the over-crowded Lincoln Square Recreational Center.

Therefore the improvements will assist in the elimination of the following blight condition: substandard design which hinders the viable use and capacity of Madison Square Park.

Monetary Contribution: \$150,000 approved for FY 2007-08.

Funding Source: 9533 Central District Tax Allocation Bond Series 2005.

Malonga Casquelourd Center for the Arts

Location: 1428 Alice Street.

Project Description: Overhaul all three building elevators, radiators in all performance spaces, HVAC system and boilers. Replace carpet throughout the building. Add emergency exit lighting and upgrade lighting throughout the building. Install new fixtures in the public bathrooms.

Project Benefits and Blight Elimination: Malonga is a heavily used, year round facility operated on a 24/7 basis. These improvements address mechanical, electrical, structural, HVAC, and mold issues which jeopardize the safety and health of persons living and working in the building. Renovating Malonga will assist in the elimination of the following blight conditions: an unsafe and unhealthy building, code violations, and serious dilapidation which hinder the viable use of the building.

Monetary Contribution: \$550,000 proposed for FY 2007-08.

Funding Source: 9533 Central District Tax Allocation Bond Series 2005.

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 in existing asphalt and sand area with new fencing and gates.

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. 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: \$557,000 proposed for FY 2007-08.

Funding Source: 9533 Central District Tax Allocation Bond Series 2005.

Chinese Garden Park

Location: 7th and Harrison Streets

Project Description: Make entry improvements including pathway, seat walls, tree planting and irrigation. Repair and make safety improvements to existing pathway through the garden.

Project Benefits and Blight Elimination: The poor condition of the seat walls and pathway is a blemish on the community and a safety hazard. Aesthetic enhancement of the park, which serves local businesses as well as residential users, would encourage more commercial activity in the neighborhood and generate more sales tax revenue for the City of Oakland. Therefore the improvements will assist in the elimination of the following blight conditions: visual blight which impairs investment in the surrounding neighborhood, obsolete design, and code violations.

Monetary Contribution: \$243,000 proposed for FY 2007-08.

Funding Source: 9533 Central District Tax Allocation Bond Series 2005.

COLISEUM**Rainbow Teen Center**

Location: 5818 International Boulevard

Project Description: Acquisition funds to purchase an existing building for a new Teen Center.

Project Benefits and Blight Elimination: The vacant building will be renovated and put to new use as a Teen Center, increasing the adjacent Rainbow Recreation Center's capacity to serve the community. The additional activity from neighborhood youth will enliven the street and assist in revitalizing the neighborhood. Therefore the purchase and future renovation of this building will assist in the elimination of the following blight conditions: visual blight caused by an empty and poorly maintained building, code violations, and a high number of vacancies along International Boulevard.

Monetary Contribution: \$800,207 approved for FY 2007-08.

Funding Source: 9455 Coliseum Tax Allocation Bond Series 2006B-TE Fund.

Sobrante Park

Location: 470 El Paseo Drive.

Project Description: Provide and install a new restroom structure and new utility connections to street service point. Provide handicap accessible pathways to the park's ball field, tot lot, and restrooms.

Project Benefits and Blight Elimination: At 4.69 acres in size, Sobrante Park requires a field restroom to provide for the health and comfort of park users. The

new restroom will help contain sanitary functions to an appropriate place and maintain the cleanliness of park areas. The new pathways are necessary to make the park fully accessible. Therefore the improvements will assist in the elimination of the following blight conditions: obsolete design, inadequate facilities creating health and safety violations, and impaired property values due to the lack of sanitary facilities.

Monetary Contribution: \$288,630 proposed for FY 2008-09.

Funding Source: 9455 Coliseum Tax Allocation Bond Series 2006B-TE Fund.

Officer Willie Wilkins (Elmhurst) Park Tot Lot

Location: 1800 98th Avenue.

Project Description: Remove existing play equipment and install new equipment for children ages 2-5 with rubberized safety surfaces.

Project Benefits and Blight Elimination: The improvements will replace obsolete equipment with more functional and safer play structures. These improvements will assist with the elimination of the following blight conditions: obsolete and substandard facilities that are unsafe.

Monetary Contribution: \$211,370 proposed for FY 2008-09.

Funding Source: 9455 Coliseum Tax Allocation Bond Series 2006B-TE Fund.

CENTRAL CITY EAST

Cesar Chavez Park

Location: Foothill Boulevard between Bridge and 38th Avenues.

Project Description: Repave existing basketball court. Provide limited accessible asphalt concrete pathway. Replace tot lot surfacing and replace limited play equipment.

Project Benefits and Blight Elimination: Repaving the basketball court and resurfacing the tot lot will reduce tripping hazards and provide safer surfaces for play. Replacement of some of the play equipment is necessary to meet safety standards. Therefore the improvements will assist in the elimination of the following blight conditions: code violations, obsolete design, serious dilapidation and deterioration caused by long-term neglect, and unsafe conditions which hinder the viable use of the park.

Monetary Contribution: \$200,000 approved for FY 2007-08.

\$50,000 additional proposed for FY 2007-08.

Funding Source: 9542 Central City East Tax Allocation Bond Series 2006A-TE Fund.

Josie de la Cruz Park

Location: 1637 Fruitvale Avenue.

Project Description: Develop a conceptual park improvement plan through community process and implement selected elements that are within the project budget.

Project Benefits and Blight Elimination: Potential improvements will address accessibility issues and adequate lighting for safety, as well as the provision of synthetic turf for safe play surfaces, gathering spaces that invite community use and deter illegal activities, and amenities that encourage recreational use and other healthful activity. Therefore the improvements will assist in the elimination of the following blight conditions: code violations, obsolete design which contributes to illegal activities, results in public safety and welfare problems, and hinders the viable use and capacity of the park.

Monetary Contribution: \$700,000 approved for FY 2007-08.
\$50,000 additional proposed for FY 2007-08.

Funding Source: 9542 Central City East Tax Allocation Bond Series 2006A-TE Fund.

WEST OAKLAND

Raimondi Park Fields

Location: 1800 Wood Street.

Project Description: Renovate and improve existing park with a new baseball diamond, a new synthetic turf multi-purpose field, and field lighting. Upgrade infrastructure with limited curb ramp and sidewalk repair, and minor paving repairs for handicap access.

Project Benefits and Blight Elimination: This park is one of the most heavily used in the City, but it is seriously dilapidated. The renovation will make the park safer to use and more easily accessible and assist in the elimination of the following blight conditions: serious dilapidation and deterioration, code violations, obsolete and substandard facilities.

Monetary Contribution: \$1,574,910 proposed for FY 2007-08.

Funding Source: 9590 West Oakland Operations Fund.

LIBRARIES

COLISEUM

Brookfield Branch Library

Location: 9255 Edes Avenue.

Project Description: Supplement Council District 7 PayGo funding to replace glazing on the sides and roof of the building with insulating opaque embossed metal plates. Study potential accessibility upgrades.

Project Benefits and Blight Elimination: The insulating plates will reduce excessive heat gain through the existing skylight in the children's area and increase the viable use of the building. The improvement will assist in the elimination of the following blight condition: defective design which substantially hinders the viable use and capacity of the library.

Monetary Contribution: \$150,000 proposed for FY 2007-08.

Funding Source: 9455 Coliseum Area Tax Allocation Bond Series 2006B-TE.

Martin Luther King, Jr. Branch Library

Location: 6833 International Boulevard.

Project Description: Create new children's and teen's areas, upgrade technology, and install new gates for the parking lot.

Project Benefits and Blight Elimination: Dedicated areas for children and teens will serve the high number of youth in the neighborhood. Technology upgrades are necessary to increase computer access. New gates will prevent trash dumping in the library's parking lot. The improvements will assist in the elimination of the following blight conditions: code violations and obsolete design which hinders the viable use and capacity of the library.

Monetary Contribution: \$350,000 proposed for FY 2007-08.

Funding Source: 9455 Coliseum Area Tax Allocation Bond Series 2006B-TE.
9450 Coliseum Operations Fund.

81st Avenue Branch Library

Location: 81st Avenue and Rudsdale Street.

Project Description: The Oakland Public Library is building a new 21,000 square foot public library as part of a joint project, which will include two new schools by the Oakland Unified School District. In 2004, the Oakland Library received a \$6.5 million state grant and a \$3.5 million local match (in Coliseum School Set-Aside funds) to build the new library. Due to the increase in the cost of construction materials since 2004, the 81st Avenue Library construction project has a shortfall of approximately \$3.0 million. The \$500,000 request from the Coliseum School Set-Aside augments the local \$3.5 million match and aids the Oakland Public Library in raising funds from other public and private donors to meet this shortfall.

Project Benefits and Blight Elimination: The new library is a much needed facility for the community with more than 36,000 persons living within a one-mile radius and over 38% of that population under the age of 19. The state-of-the-

art building, designed to be visually appealing, will help beautify the neighborhood and help stimulate revitalization of an area which has experienced little new construction. By providing a center for safe and positive activities, the library will also help promote public safety in the high crime area. Therefore the construction of the library will assist in the elimination of the following blight conditions: visual blight, stagnant property values, and a high crime rate which constitutes a serious threat to the public welfare.

Monetary Contribution: \$500,000 proposed for FY 2008-09.

Funding Source: 9527 Coliseum School Set-Aside.

CENTRAL CITY EAST

Eastmont Branch Library

Location: 7200 Bancroft Avenue.

Project Description: Conduct a feasibility study to examine the extent to which improvements should be made at the current site and the practicality of changing the library's location.

Project Benefits and Blight Elimination: The study examines issues arising from the current location of the library in the Eastmont Town Center, such as visibility, perception, and differentiation from the social services agencies housed within the closed mall. The study will assist in the elimination of the following blight conditions: substandard and obsolete design which hinders the viable use and capacity of the library, and incompatible land uses,

Monetary Contribution: \$60,000 proposed for FY 2007-08.

Funding Source: 9542 Central City East Tax Allocation Bond Series 2006A-TE.

Elmhurst Branch Library

Location: 1427 88th Avenue.

Project Description: Supplements Council District 7 PayGo funding to add a new unisex ADA-compliant restroom and a new high-low drinking fountain within the existing library, paint the building exterior, and develop potential makeover.

Project Benefits and Blight Elimination: The drinking fountain and public restroom ensure the comfort and health of all patrons, while the exterior paint improves the appearance of the library and makes it more visible to the public. Therefore the improvements will assist in the elimination of the following blight conditions: deterioration and obsolete design given current development standards.

Monetary Contribution: \$100,000 proposed for FY 2007-08.

Funding Source: 9542 Central City East Tax Allocation Bond Series 2006A-TE.

Melrose Branch Library

Location: 4805 Foothill Boulevard.

Project Description: Replace and repair rotted wood windows and frames on main floor and lower level, and make electrical improvements.

Project Benefits and Blight Elimination: The serious dilapidation and deterioration of the window frames in this historic building present building code violations and require them to be replaced. Water seeps through the frames and many of the windows can no longer be opened. The insufficient electrical capacity on the lower level also needs to be corrected to bring the building up to code. Therefore the improvements will assist in the elimination of the following blight conditions: building code violations, an unsafe and unhealthy building, obsolete construction.

Monetary Contribution: \$380,000 proposed for FY 2007-08.

Funding Source: 9542 Central City East Tax Allocation Bond Series 2006A-TE.
9540 Central City East Operations Fund.

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved as to form and legality


Agency Counsel

2007 NOV 15 PM 3:21

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

Resolution No: _____ C.M.S.

RESOLUTION AUTHORIZING A CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS TO THE CITY OF OAKLAND UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$5,064,910 FOR CERTAIN PUBLIC FACILITY AND PARK PROJECTS IN THE CENTRAL DISTRICT, COLISEUM, CENTRAL CITY EAST, AND WEST OAKLAND REDEVELOPMENT PROJECT AREAS

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, Coliseum, Central City East, and West Oakland Redevelopment Project Areas; and

WHEREAS, the Redevelopment Agency is implementing the FY 2007-09 Agency Budget, including funding of the following projects in the Central District, Coliseum, Central City East, and West Oakland Redevelopment Project Areas:

Project Area	Projects
Central District	Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park
Coliseum	Sobrante Park, Officer Willie Wilkins Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library
Central City East	Cesar Chavez Park Josie De La Cruz Park, Eastmont Library, Elmhurst Library, Melrose Library
West Oakland	Raimondi Park

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 City Council was held on this funding on December 4, 2007; 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 will contribute and utilize Agency funds to reimburse the City's Oakland Redevelopment Agency Projects Fund (7780), Engineer Design – Project Management Organization (92270), Chavez ORA Project (C324910), De La Cruz ORA Project (C329510), and City Projects to be established for the Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park projects; and

WHEREAS, the City Council has consented to the use of Agency funding for the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park 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 \$5,064,910, including contingencies, under the Cooperation Agreement to the City of Oakland for the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park projects; and be it

FURTHER RESOLVED: That \$5,064,910 in Agency funding will be allocated as follows:

Central District

Central District TAB Series 2005 Fund (9533), Capital Improvement Project – Economic Development Organization (94800), Central District Public Facilities Capital Project (T314510) - \$1,350,000;

Coliseum

Coliseum Tax Allocation Bond Series 2006B-TE Fund (9455), Capital Improvement Project – Economic Development Organization (94800), Coliseum Public Facilities Project (T315710) - \$449,793 FY 2007-08, \$500,000 FY 2008-09
Coliseum Operations Fund (9450), Coliseum Redevelopment Organization (88659), Coliseum Project (S82600) - \$50,207
Coliseum School Set Aside Fund (9527), Coliseum Redevelopment Organization (88659), Coliseum School Set Aside Project (P210410) - \$500,000;

Central City East

Central City East Tax Allocation Bond series 2006A-TE Fund (9542), Central City East Organization (88699), Central City East Facilities/Infrastructure Project (S233389) -

\$100,000, Central City East Project (S233310) - \$474,000
Central City East Operations Fund (9540), Central City East Organization (88699), Land
Assembly and Relocation Project (S233350) - \$60,000, Central City East Project
(S233310) - \$6,000;

West Oakland

West Oakland Operations Fund (9590), West Oakland Base Reuse Organization (88679),
West Oakland Project (S233510) - \$1,574,910; and be it

FURTHER RESOLVED: That the Agency contribution is appropriated with
contingency funding up to a total amount of \$5,064,910 as set forth in the Oakland
Redevelopment Agency FY 2007-09 Adopted Budget; and be it

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

1. That the funding of the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park projects will benefit the Central District, Coliseum, Central City East, and West Oakland Redevelopment Project Areas by improving the physical environment for the residents, business and property owners in these Project Areas;
2. That the City's Capital Improvement Program funds have been unable to provide financing for the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park projects in the period FY 2007- 09, 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, Coliseum, Central City East, and West Oakland Project Areas for the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park projects will assist in the elimination of blight in their respective Project Areas for the reasons set forth in the staff report accompanying this Resolution; and
4. That the renovation of the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park is consistent with the implementation plans adopted for the Central District, Coliseum, Central City East, and West Oakland Redevelopment Project Areas; and be it

FURTHER RESOLVED: That the Agency Administrator or her designee is hereby authorized to take whatever action is necessary with respect to the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park projects 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

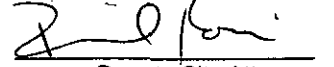
NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

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


 Deputy City Attorney

 FILED
 OFFICE OF THE CITY CLERK
 OAKLAND

OAKLAND CITY COUNCIL

2007 NOV 15 PM 3:24

RESOLUTION No. _____ C.M.S.

RESOLUTION ACCEPTING AND APPROPRIATING A CONTRIBUTION OF REDEVELOPMENT AGENCY FUNDS TO THE CITY UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$5,064,910 FOR CERTAIN PUBLIC FACILITY AND PARK PROJECTS IN THE CENTRAL DISTRICT, COLISEUM, CENTRAL CITY EAST, AND WEST OAKLAND REDEVELOPMENT PROJECT AREAS FOR FY 2007-09

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, Coliseum, Central City East, and West Oakland Redevelopment Project Areas; and

WHEREAS, the Redevelopment Agency is implementing the FY 2007-09 Agency Budget for the Central District Redevelopment Project, including funding of the following projects in the Central District, Coliseum, Central City East, and West Oakland Redevelopment Project Areas:

Project Area	Projects
Central District	Malonga Casquelourd Center, Jefferson Square Park, Chinese Garden Park
Coliseum	Sobrante Park, Officer Willie Wilkins Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library
Central City East	Cesar Chavez Park, Josie De La Cruz Park, Eastmont Library, Elmhurst Library, Melrose Library
West Oakland	Raimondi Park

and

WHEREAS, the Redevelopment Agency has authorized a contribution of \$5,064,910, including contingencies, to the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park 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 December 4, 2007; 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 \$5,064,910 in Agency funds as follows:

Projects by Project Area	FY 2007-08	FY 2008-09
Central District:		
Malonga Casquelourd Center	\$ 550,000	
Jefferson Square Park	\$ 557,000	
Chinese Garden Park	\$ 243,000	
Coliseum:		
Sobrante Park		\$ 288,630
Officer Willie Wilkins Park		\$ 211,370
Brookfield Library	\$ 150,000	
Martin Luther King Jr. Library	\$ 350,000	
81st Avenue Library		\$ 500,000
Central City East:		
Cesar Chavez Park	\$ 50,000	
Josie De La Cruz Park	\$ 50,000	
Eastmont Library	\$ 60,000	
Elmhurst Library	\$ 100,000	
Melrose Library	\$ 380,000	
West Oakland:		
Raimondi Park	\$ 1,574,910	
Totals:	\$ 4,064,910	\$ 1,000,000

and be it

FURTHER RESOLVED: That the City Council hereby accepts a total of \$5,064,910 from the Agency under the Cooperation Agreement and appropriates such funds to the City's Oakland Redevelopment Agency Projects Fund (7780), Engineer Design – Project Management Organization (92270), Chavez ORA Project (C324910), De La Cruz ORA Project (C329510), and City Projects to be established for the Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park projects; and be it

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

1. That the funding of the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park projects will benefit the Central District, Coliseum, Central City East, and West Oakland Redevelopment Project Areas by improving the physical environment for the residents, business and property owners in these Project Areas;
2. That the City's Capital Improvement Program funds have been unable to provide financing for the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park projects in the period FY 2007- 09, 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, Coliseum, Central City East, and West Oakland Project Areas for the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park projects will assist in the elimination of blight in their respective Project Areas for the reasons set forth in the staff report accompanying this Resolution; and
4. That the renovation of the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park is consistent with the implementation plans adopted for the Central District, Coliseum, Central City East, and West Oakland Redevelopment Project Areas; and be it

FURTHER RESOLVED: That the City Administrator or her designee is hereby authorized to take whatever actions necessary with respect to the Cesar Chavez Park, Josie De La Cruz Park, Malonga Casquelourd Center for the Arts, Jefferson Square Park, Chinese Garden Park, Sobrante Park, Officer Willie Wilkins (Elmhurst) Park, Brookfield Library, Martin Luther King Jr. Library, 81st Avenue Library, Eastmont Library, Elmhurst Library, Melrose Library, and Raimondi Park 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