

# REDEVELOPMENT AGENCY

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

# AND THE CITY OF OAKLAND

## AGENDA REPORT

2011 MAY 12 AM 9: 29

**TO:** Office of the City/Agency Administrator  
**ATTN:** P. Lamont Ewell, Interim City/Agency Administrator  
**FROM:** Community and Economic Development Agency  
**DATE:** May 24, 2011

**RE:** An Agency Resolution Authorizing A Total Of \$442,085 In Funding Under The West Oakland Neighborhood Project Initiative Program, Including (A) Funding In An Amount Not To Exceed \$210,338 For (1) Creation Of Murals Under The 580 Freeway Overpass, (2) Upgrades To The Entryway Of The Crucible At 1260 7th Street, (3) Tenant Improvements To 1485 8th Street, And (4) Installation Of Lighting Improvements At 716 Peralta Street; And (B) A Contribution of Agency Funds To The City Under The Cooperation Agreement In An Amount Not To Exceed \$231,747 For (1) Installation Of Motion Detectors/Cameras To Deter Or Apprehend Illegal Dumpers, (2) Renovations To St. Andrew's Plaza At 32nd Street And San Pablo, (3) Tree Planting On San Pablo Avenue, (4) Installation Of "Keep Oakland Beautiful" Signage, And (5) Installation Of Bike Racks And Sidewalk Repairs In Front Of 716 Peralta Street; And

A City Resolution Accepting And Appropriating Redevelopment Agency Funds Under The Cooperation Agreement In An Amount Not To Exceed \$231,747 For City Public Improvements Within The West Oakland Redevelopment Project Area Under The Neighborhood Projects Initiative Program, And Authorizing The City Administrator To Enter Into Agreements And Make Necessary Expenditures To Implement Projects Funded Under The Program Without Returning To The City Council

---

### SUMMARY

This item is a request for Redevelopment Agency and City Council approval of two resolutions related to the allocation of funds for projects under the West Oakland Neighborhood Projects Initiative (NPI) program. Projects funded by the NPI program are intended to assist with the elimination of blight within the Redevelopment Project Area.

The Agency resolution allocates a total of \$442,085 of funding under the NPI program, and authorizes the Agency to distribute program funding to appropriate City departments through the Cooperation Agreement, or to private entities through grant agreements with project sponsors.

The City resolution accepts and appropriates Agency funds under the Cooperation Agreement to implement certain projects located on public property, such as parks and sidewalks. The

Item: \_\_\_\_\_  
CED Committee  
May 24, 2011

resolutions also authorize the Agency/City to make any required expenditures, within the allocated budget of each project, to assist with the implementation of the projects without returning to the Agency/City Council for further authorization.

## **FISCAL IMPACT**

The Agency resolution allocates a total of \$400,000 from the West Oakland Projects Fund (Fund 9590, Org. 88679, Project S233510) to the West Oakland NPI Program (Fund 9590, Org. 88679, Project T342610). The NPI Program accounts currently have balances of unexpended funds from prior years of \$42,085, which combined with this year's allocation request, will cover the total costs of the proposed projects for 2010-11 funding cycle (\$442,085).

Staff requests that up to \$231,747 of this year's total NPI allocation be transferred to the City of Oakland (Oakland Redevelopment Agency Projects Fund 7780, projects to be determined) so that appropriate divisions within CEDA, the Public Works Agency and the Office of Parks and Recreation can access the funds to implement projects that involve upgrades to public property. The remainder of the FY 2011-12 projects funding (\$210,338) will either be expended by the Agency directly or will be provided to project sponsors through reimbursement grant agreements for expenditures toward the awarded projects.

Maintenance agreements with project sponsors and adjacent property owners will be required for all landscaping or other improvements on public property to avoid negative fiscal impacts to the City. The Public Works Agency conducts occasional workshops to teach West Oakland volunteers tree pruning skills, and will continue to work with grantees to solidify plans for long-term tree maintenance.

## **BACKGROUND**

The Neighborhood Projects Initiative Program (NPI) 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 the West Oakland Redevelopment Project area and to encourage community participation in the revitalization of the area. The Redevelopment Agency adopted the West Oakland NPI program on March 4, 2008 (Resolution 2008-0011 C.M.S.). Under the program guidelines, projects may be located on either public or private property within the West Oakland redevelopment project area. Grants may range from \$1,000 to \$75,000.

Project proposals for the 2011 NPI cycle were solicited from the West Oakland community between January and March 2011. A total of 18 applications were submitted to CEDA from community organizations and area residents. Each project application was reviewed by staff for eligibility under redevelopment law and conformance with the West Oakland Redevelopment Plan and Five-Year Implementation Plan. Eight of the applications were deemed ineligible for

Item: \_\_\_\_\_  
CED Committee  
May 24, 2011

NPI funding because the applications were either substantially incomplete, submitted late, or did not fit the program's purposes.

The total combined funding request for the ten applications that did meet the program application guidelines was \$520,707. A summary matrix of the eligible applications and the recommended funding allocations is included in this report as *Attachment A*.

Following staff review, West Oakland Project Area Committee (WOPAC) members reviewed each grant proposal and heard from applicants over the course of two meetings. Nine of the ten eligible proposals were recommended for funding by the WOPAC at its April 13, 2011 meeting.

## PROJECT DESCRIPTIONS

The following is a summary of the WOPAC's recommended finding allocations. The first five projects will be administered through the City's Cooperation Agreement with the Agency:

- \$75,000 to Public Works Agency (PWA) to fight illegal dumping in West Oakland by deploying four motion activated camera systems. The cameras will be set up in known hot spots, and will be monitored around the clock by a private security company. A security team will patrol the area four times every night, offering the possibility of a quick response to reports of illegal dumping. Public Works will manage the program and will direct re-deployment of the cameras to alternative locations over time for broader coverage.
- \$75,000 to refurbish St. Andrew's Plaza, including lighting, paint, planter box and bench repairs, tree maintenance, planting and installation of pavers.
- \$5,000 to *Keep Oakland Beautiful* for the purchase and installation of ads to display on billboards and bus shelters to raise awareness of litter and blight prevention efforts.
- \$73,297 for the purchase and installation of 90 street trees along San Pablo Avenue between the I-580 overpass and 27<sup>th</sup> Street.
- \$3,450 for sidewalk repair and installation of bike racks in front of 716 Peralta Street.

The remaining four projects described below will be administered through the Redevelopment Agency or through grant agreements with the project sponsors:

- \$75,000 to install six murals along the 1-580 overpass between MLK, Jr. Way and San Pablo Avenue. The art will be conceived by local youth through Attitudinal Healing's "Super Heroes Program", and installed by professional artists. Permission from CalTrans will be secured as a condition of the grant.
- \$57,700 to create a new public entry space at the New Crucible located at 1260 Seventh Street, which will include the removal of black acacia trees for a more safe and open streetfront, installation of lighting, signage and public art. Other mature trees will not be removed, as a condition of the WOPAC's approval of the grant. In spite of the cost savings in decreasing the number of trees slated for removal, the proposed allocation is a slight increase over the original grant request (\$420) to allow for probable permit costs.
- \$75,000 to bring a historic building, located at 1485 Eighth Street (formerly Jubilee West), up to code. The building currently houses a non-profit video and digital arts training program, and the proposed improvements include the installation of a commercial kitchen that could be used for expanded training services in the culinary arts.
- \$2,638 for installation of exterior lighting on private property located at 716 Peralta Street to illuminate a dark street front in close proximity to the West Oakland BART station.

Additional information regarding project sponsors and the original funding request for each project is provided in *Attachment A*. All of the projects recommended for funding have been reviewed by staff representing CEDA, the City Attorney's Office and various divisions of PWA. All recommended projects comply with California redevelopment law in their provision of public benefit and blight elimination.

## KEY ISSUES AND IMPACTS

Of the ten eligible project proposals WOPAC considered, one was not recommended for funding. The \$74,980 grant request from *Youth Uprising* proposed to employ area youth to landscape the San Pablo median between 35<sup>th</sup> Street and West Grand Avenue. Due to the nature of the median itself, which only has a thin layer of dirt over mounded road-bed, the project is infeasible. Other concerns included a lack of coordination between East Oakland-based *Youth Uprising* with existing West Oakland youth-serving organizations.

A recurring issue for NPI projects that involve landscaping or tree planting is the cost of ongoing maintenance. This year, the WOPAC recommends approval of a grant request from West Oakland Green Initiative (WOGI) to purchase and install 90 street trees along San Pablo Avenue.

Item: \_\_\_\_\_  
CED Committee  
May 24, 2011

Public Works Agency staff reviewed the proposal, and while it was found to have merit, there is no funding source currently available to support the long term costs of maintaining the trees. PWA and CEDA staff will work with the grantee to secure adjacent property owners' commitments to the trees' maintenance, and formalize an understanding with WOGI regarding long-term stewardship plans.

## SUSTAINABLE OPPORTUNITIES

**Economic:** The NPI program will improve the physical and economic health of the Redevelopment Project Area through the mitigation of blighting influences.

**Environmental:** The NPI program will fund neighborhood and corridor beautification projects that include landscape improvements and trees to improve visual aesthetics, air quality and water run-off.

**Social Equity:** The goal of the NPI program is to improve quality of life amenities to low income residents by reducing blight and providing upgrades to public open spaces such as St. Andrew's Plaza. Improvements to the historic but dilapidated former Jubilee West building will preserve an important cultural asset. In addition, several of the proposed projects include an element of exterior lighting that will improve night-time safety for pedestrians, and offer a more welcoming atmosphere to visitors.

## DISABILITY AND SENIOR CITIZEN ACCESS

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

## RECOMMENDATION(S) AND RATIONALE

Implementation of the NPI program helps the West Oakland community address blight in small but very tangible ways. NPI projects leverage the efforts of community organizations and individuals who devote their energy to creating more livable neighborhoods – often strengthening social bonds in the process.

Staff recommends that the Agency accept the West Oakland 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 \$231,747 from the Agency to the City, through the Cooperation Agreement, to allow City staff to implement the improvements to public facilities and streets. For the remainder of the grant awards, which total \$210,338, 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 projects authorized under this program.

Item: \_\_\_\_\_  
CED Committee  
May 24, 2011

**ACTION REQUESTED OF THE CITY COUNCIL/REDEVELOPMENT AGENCY**

It is requested that the attached Agency and City resolutions regarding the funding of West Oakland NPI projects be approved, including the authorization of a contribution of Agency funds to the City under the Cooperation Agreement in an amount not to exceed \$231,747 for City staff to implement or oversee five of the projects funded by the NPI program. In addition, it is requested that the Agency and City be authorized to make direct expenditures and to enter into grant agreements with the project sponsors to implement projects funded by the NPI program without returning to the Agency/City Council.

Respectfully submitted,



Walter S. Cohen, Director  
Community and Economic Development Agency

Reviewed by: Gregory D. Hunter <sup>GDH</sup> Deputy Director  
Economic Development and Redevelopment

Prepared by: Janice Lang  
West Oakland Redevelopment Project Area

APPROVED AND FORWARDED TO  
THE COMMUNITY AND ECONOMIC  
DEVELOPMENT COMMITTEE:

  
Office of the City/Agency Administrator

Attachments:

*Attachment A: 2011 West Oakland NPI Application Summary*

Item: \_\_\_\_\_  
CED Committee  
May 24, 2011

### ATTACHMENT A: Summary of 2011 West Oakland Neighborhood Projects Initiative Program Funding Recommendations

	Project Title	Grant Request	WOPAC Recommendation and Conditions of Approval (April 13, 2011)		Project Applicant	Community Organization Sponsor	Project Location	WOPAC Subarea	Funding Request Description
<b>A</b>	Illegal Dumping Deterrent and Apprehension System	\$75,000	\$75,000	City Project OPW will need to bid out project	Frank Foster	Oakland Public Works	"Hot spots" TBD throughout project area	Throughout project area	Deployment of 4 portable units of motion detectors/cameras to discourage, document and apprehend illegal dumpers. Coordination through OPW.
<b>B</b>	St. Andrew's Plaza Safety and Beautification Project	\$75,000	\$75,000	City Project Viable, healthy trees not causing severe maintenance issues should not be removed	Alex Miller-Cole	San Pablo Corridor Coalition/ Fiscal Sponsor: East Bay Recovery Project	St. Andrew's Park, (32nd St & San Pablo)	Clawson McClymonds	Refurbish park - lighting, paint, repair planter boxes & benches, plant installation, resurface plaza with pavers
<b>C</b>	KOB San Pablo Ave Street Enhancement	\$9,063	\$5,000	City Project Only the bus shelter and billboard ads will be funded	Dee McDonough	Keep Oakland Beautiful	San Pablo Avenue btwn I-580 and 27th Street	Clawson McClymonds and West Mac Hoover	Litter removal, sidewalk steam cleaning, repaint curbs and lamp posts, installation of "Keep Oakland Beautiful billboard and bus stop ads
<b>D</b>	Street Tree Planting on San Pablo Avenue	\$73,297	\$73,297	City Project	Maria Morales	West Oakland Greening Initiative	San Pablo Avenue btwn I-580 and 27th Street	Clawson McClymonds and West Mac Hoover	Plant 90 trees on both sides of San Pablo Avenue
<b>E</b>	716 Peralta - Bike Racks and concrete repair	\$3,450	\$3,450	City Project Full funding for both concrete repair and bike racks	Chris Alongi	Shellback Society	716 Peralta	Prescott South Prescott	Fabricate and install two bike racks on sidewalk, with capacity for up to 16 bikes. Repair associated blighted concrete.

**ATTACHMENT A: Summary of 2011 West Oakland Neighborhood Projects Initiative Program Funding Recommendations**

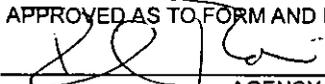
	Project Title	Grant Request	WOPAC Recommendation and Conditions of Approval (April 13, 2011)		Project Applicant	Community Organization Sponsor	Project Location	WOPAC Subarea	Funding Request Description
<b>F</b>	Oakland Super Heroes Mural Project	\$75,000	\$75,000	ORA Project	Aaron De La Cruz	Attitudinal Healing	I-580 Freeway underpass btwn MLK and San Pablo Ave	West Mac Hoover	Creation of 6 murals, conceptualized by area youth and installed by artists, under the 580 freeway overpass between MLK Jr. Way and San Pablo
<b>G</b>	New Crucible Entry Space	\$57,280	\$57,700	ORA Project*	Steven Young	The Crucible	1260 7th Street	Prescott South Prescott	Upgrade the building's entrance area, including tree removal, lighting, signage and public art installation
<b>H</b>	1485 -- 8th Street (Former Jubilee West)	\$75,000	\$75,000	ORA Project	Jed Silver	Overcomers With Hope 2nd Chance	1485 -- 8th Street	Prescott South Prescott	Bring building up-to-code to house an existing video and digital arts job training program, with the capacity to serve other programs as well
<b>I</b>	716 Peralta - Exterior Lighting	\$2,638	\$2,638	ORA Project	Anne Jones	Shellback Society	716 Peralta	Prescott South Prescott	Install 3 outdoor wall-mounted lanterns on private property to illuminate dark street front.
<b>J</b>	Maximizing Potential: Investing in our Youth, Investing in our West Oakland	\$74,980	\$0		Vincent Burton	Youth Uprising	San Pablo Median btwn 35th St and W. Grand	Clawson McClymonds and West Mac Hoover	Employ area youth, in partnership with landscape firm to install median landscaping

<b>ELIGIBLE TOTAL</b>	<b>\$520,708</b>	<b>RECOMMENDED TOTAL</b>	<b>\$442,085</b>
-----------------------	------------------	--------------------------	------------------

<b>AVAILABLE TOTAL</b>	<b>\$442,085</b>
------------------------	------------------

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2011 MAY 12 AM 9:29

APPROVED AS TO FORM AND LEGALITY:  
  
AGENCY COUNSEL

## REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION No. \_\_\_\_\_ C.M.S.

---

AN AGENCY RESOLUTION AUTHORIZING A TOTAL OF \$442,085 IN FUNDING UNDER THE WEST OAKLAND NEIGHBORHOOD PROJECT INITIATIVE PROGRAM, INCLUDING (A) FUNDING IN AN AMOUNT NOT TO EXCEED \$210,338 FOR (1) CREATION OF MURALS UNDER THE 580 FREEWAY OVERPASS, (2) UPGRADES TO THE ENTRYWAY OF THE CRUCIBLE AT 1260 7<sup>TH</sup> STREET, (3) TENANT IMPROVEMENTS TO 1485 8<sup>TH</sup> STREET, AND (4) INSTALLATION OF LIGHTING IMPROVEMENTS AT 716 PERALTA STREET; AND (B) A CONTRIBUTION OF AGENCY FUNDS TO THE CITY UNDER THE COOPERATION AGREEMENT IN AN AMOUNT NOT TO EXCEED \$231,747 FOR (1) INSTALLATION OF MOTION DETECTORS/CAMERAS TO DETER OR APPREHEND ILLEGAL DUMPERS, (2) RENOVATIONS TO ST. ANDREW'S PARK AT 32<sup>ND</sup> STREET AND SAN PABLO, (3) TREE PLANTING ON SAN PABLO AVENUE, (4) INSTALLATION OF "KEEP OAKLAND BEAUTIFUL" SIGNAGE, AND (5) INSTALLATION OF BIKE RACKS AND SIDEWALK REPAIRS IN FRONT OF 716 PERALTA STREET

**WHEREAS**, the Redevelopment Agency adopted the West Oakland Project Initiative ("NPI") program on March 4, 2008 (Resolution No. 2008-0011 C.M.S.) to assist in addressing general blight conditions within the West Oakland Project Area, and

**WHEREAS**, the Redevelopment Agency allocated \$400,000 for a one-year grant cycle of the program as part of the Fiscal Year 2010-2011 Agency budget; and

**WHEREAS**, there is \$42,085 remaining from previous NPI grant cycles which results in a total of \$442,085 for the 2011 NPI grant cycle; and

**WHEREAS**, on behalf of the Agency, staff issued a Call for Projects to the community for the third round of the NPI program in January 2011, and received eighteen applications for NPI funding in response; and

**WHEREAS**, the West Oakland Redevelopment Project Area Committee (“WOPAC”) reviewed all applications to the NPI program and made recommendations for funding under the program; and

**WHEREAS**, under the NPI program guidelines, all improvements proposed to be funded by the program must be submitted to the Agency for review and approval; and

**WHEREAS**, the projects to be recommended for funding under the 2011 cycle of the NPI program are consistent with and will further the purposes of the West Oakland Redevelopment Plan and its Five-Year Implementation Plan adopted on November 18, 2008 (Resolution No. 2008-0098 C.M.S.); and

**WHEREAS**, the WOPAC has recommended that \$210,338 of NPI program funds be allocated for the following improvements within the Project Area to be implemented directly by the Redevelopment Agency and/or the project sponsors:

- \$75,000 for the creation of six (6) murals, conceptualized by area youth and installed by artists, under the 580 freeway overpass between MLK Jr. Way and San Pablo Avenue;
- \$57,700 to upgrade the entryway of The Crucible, located at 1260 7<sup>th</sup> Street, including tree removal, lighting, signage and public art installation;
- \$75,000 to bring 1485 – 8<sup>th</sup> Street (formerly Jubilee West) up to code to house an existing video and digital arts job training program and allow for expansion to serve other programs;
- \$2,638 to install three outdoor wall-mounted lanterns on private property at 716 Peralta Street to illuminate a dark street front; and

**WHEREAS**, the funding for the improvements to be implemented by the Agency will be transferred from the West Oakland Operations Fund (9590), Redevelopment Projects Organization (88679), West Oakland Project (S233510) to new project numbers to be established for each project within the same Fund and Organization; and

**WHEREAS**, several of the projects to be recommended for funding under the NPI program by the WOPAC will include improvements to City-owned property including public parks and streets; and

**WHEREAS**, the WOPAC has recommended that \$231,747 of NPI program funds be allocated for the following improvements to City-owned property

- \$75,000 to deploy four (4) portable units of motion detectors/cameras to discourage, document and apprehend illegal dumpers;
- \$75,000 to refurbish St. Andrew’s Park located at 32<sup>nd</sup> Street and San Pablo;
- \$73,297 to plant ninety (90) trees on both sides of San Pablo;
- \$5,000 to install “Keep Oakland Beautiful” ads on billboards and bus stop shelters;
- \$3,450 to install bike racks and repair sidewalk in front of 716 Peralta Street; 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 funding for the improvements to City property will be transferred from the West Oakland Operations Fund (9590), Redevelopment Projects Organization (88679), West Oakland Neighborhood Projects initiative Project (T342610) to the Oakland Redevelopment Agency Projects Fund (7780), Neighborhood Projects Initiative Program under project numbers to be established; and

**WHEREAS**, the Agency Administrator requests authorization to make all required expenditures and to enter into grant agreements with 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 WOPAC's recommendations for allocating a total of \$442,085 under the 2011 NPI grant cycle and authorizes funding for those improvements identified above; and be it

**FURTHER RESOLVED**: That the Agency hereby allocates an amount not to exceed \$231,747 in Redevelopment Agency funding from the West Oakland Operations Fund (9590), Redevelopment Projects Organization (88679), West Oakland Neighborhood Projects Initiative Project (T342610) under the Cooperation Agreement for 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 West Oakland 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 due to fiscal constraints in the City's general fund and the high number of capital projects for limited City funds, the City's Capital Improvement Program budget is unable to provide financing for these projects, and therefore 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 West Oakland Redevelopment Project Area for the above projects is consistent with the implementation plan adopted for the West Oakland Redevelopment Project Area;

and be it

**FURTHER RESOLVED:** That for the remaining \$210,338 in program funding that will not be 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 his designee is authorized to take any other actions with respect to the above projects and the NPI program consistent with this Resolution and its basic purpose.

IN AGENCY, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

PASSED BY THE FOLLOWING VOTE:

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

NOES-

ABSENT-

ABSTENTION-

Attest: \_\_\_\_\_

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

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2011 MAY 12 AM 9:29

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 \$231,747 FOR CITY PUBLIC IMPROVEMENTS WITHIN THE WEST OAKLAND REDEVELOPMENT PROJECT AREA UNDER THE NEIGHBORHOOD PROJECT INITIATIVE PROGRAM, AND AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AGREEMENTS AND MAKE NECESSARY EXPENDITURES TO IMPLEMENT PROJECTS FUNDED UNDER THE PROGRAM WITHOUT RETURNING TO THE CITY COUNCIL

**WHEREAS**, the Redevelopment Agency of the City of Oakland adopted the West Oakland Neighborhood Project Initiative ("NPI") program on March 4, 2008 (Resolution No. 2008-0011 C.M.S.) to assist in addressing general blight conditions within the West Oakland Project Area, and allocated \$200,000 for a one-year grant cycle of the program as part of the Fiscal Year 2007-2009 Agency budget; and

**WHEREAS** City staff on behalf of the Agency issued a Call for Projects to the community for the third round of the NPI program in January 2011, and several proposals were submitted for improvements to City-owned property including public parks and streets; and

**WHEREAS**, several projects on City-owned property are recommended for funding under the NPI program by the West Oakland Project Area Committee ("WOPAC"); 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 \$231,747 of NPI program funds for improvements to City-owned property, which will be transferred from the West Oakland Operations Fund (9590), Redevelopment Projects Organization (88679), West Oakland Neighborhood Projects Initiative Project (T342610) to the Oakland Redevelopment Agency Projects Fund (7780), 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 \$231,747 in Redevelopment Agency funding under the West Oakland NPI program for the following City public projects:

- \$75,000 to deploy four (4) portable units of motion detectors/cameras to discourage, document and apprehend illegal dumpers;
- \$75,000 to refurbish St. Andrew's Park located at 32<sup>nd</sup> Street and San Pablo;
- \$73,297 to plant ninety (90) trees on both sides of San Pablo;
- \$5,000 to install "Keep Oakland Beautiful" ads on billboards and bus stop shelters;
- \$3,450 to install bike racks and repair sidewalk in front of 716 Peralta Street; and be it

**FURTHER RESOLVED:** That the City Council accepts the \$231,747 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 West Oakland 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 due to fiscal constraints in the City's general fund and the high number of capital projects for limited City funds, the City's Capital Improvement Program budget is unable to provide financing for these projects, and therefore 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 West Oakland Redevelopment Project Area for the above projects is consistent with the

implementation plan adopted for the West Oakland Redevelopment Project Area;

and be it

**FURTHER RESOLVED:** That the City Administrator or his designee is authorized to enter into agreements and make necessary expenditures to implement projects funded under the program without returning to the City Council; and be it

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

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2011

**PASSED BY THE FOLLOWING VOTE:**

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

**NOES-**

**ABSENT-**

**ABSTENTION-**

Attest: \_\_\_\_\_  
**LATONDA SIMMONS**  
City Clerk and Clerk of the Council of the City of  
Oakland, California