

MEETING #1
CITY OF SAN LEANDRO
MEETING OF THE
REDEVELOPMENT ADVISORY COMMITTEE (RAC)

South Offices Conference Room
City of San Leandro Civic Center
835 East 14th Street

Thursday, September 17, 2009
4:00 to 5:30 p.m.

MEETING NOTES

Committee Members: Barbara Brooks, Dan Gatto, Jeffrey Griffiths, Robert Scribner, Manuel Ambrosio, Rod Riggs, Doug Federighi, Linda Lazeretti, Louis Chicoine, Jim Patterson, Vince Rosato, Maristella Huerta (absent).

City staff present: Community Development Director Luke Sims, Housing Manager Tom Liao, Housing Specialist Jean Hom, Planning Manager Kathleen Livermore, Business Development Manager Cynthia Battenberg, Senior Development Project Specialist Elmer Penaranda.

Public present: None.

I. Call to Order

A. Welcome and Agenda Overview. Director Sims welcomed everyone present and gave a brief history of Redevelopment in San Leandro (i.e., Plaza Project Area was conceived in the 1950s-60s, City of San Leandro/Alameda County Joint Project Area was created in 1994, and the West San Leandro/MacArthur Boulevard Project Area was created in 1999). Manager Cynthia Battenberg reviewed the agenda and introduced City staff present.

B. Introductions.

Doug Federighi. MacArthur Boulevard Business owner; real estate broker and developer. Also an industrial property owner. Past member and co-chairperson of the former West San Leandro/MacArthur Boulevard RAC. Former resident of the City from 1964 to 1975. He was active in creating the various redevelopment project areas in the City by encouraging property owners to endorse the Plans and explain to them the tax advantages of having Project Areas.

Dan Gatto. Owner of the FH Dailey car dealerships that has been on Davis Street since 1986 and on Marina Boulevard since 2002. He appreciates the City and believes it is a progressive minded community. Considers the City as being strategically located for businesses. He would like the City to maintain and create jobs; prevent businesses from leaving the City.

Rodd Riggs. Owner of Intertile on Doolittle Drive that opened in 1996; the site is seven acres. He was very positive and spoke highly about dealing with the City and opening his business; the City was very business-friendly and provided a high level of customer service. He also spoke highly about the City's Police services. He would now like to give back to the community by serving on the RAC.

Vince Rosato. Resident on 141st Avenue between Bancroft and Wake Avenues. Involved in his labor union and serves as an officer. Vice President of the Halcyon Foothill Homeowners Association; also a block captain. He also spoke highly of the Police Department and is a member of the Citizen Police Academy. He has resided in the City for nine years. He sees revenues, blight and transportation issues as challenges and would like to participate in the RAC to be a voice addressing those points.

Manuel 'Manny' Ambrosio. Moved to San Leandro from Massachusetts in the 1960s. Initially worked for engineering companies located in San Leandro, Friedkin and Nelson. He started his own engineering company in 1964 and moved it in 1968 to its present location on Montague Street. He has 32 employees. He still lives in the City and wants to help improve the community.

Jeffrey 'Jeff' Griffiths. San Leandro resident for eight years; has lived in the East Bay since 1985. He has participated in building and structural Code development for industry. He has an interest in how committees work and sees the RAC as an opportunity to improve the community.

Barbara Brooks. Born and lived in the City until 1980s. She owned and operated a real estate and insurance business and eventually turned them over to her two sons. She still owns properties in the San Leandro and wants to help the City by serving on the RAC.

Linda Lazeretti. Resident of San Leandro for 25 years. Past member of the former West San Leandro/MacArthur Boulevard RAC. Field Supervisor for the Oakland Unified Scholl District. She is also a development consultant for other developing countries, especially the ones wanting transit oriented development (TOD).

Robert 'Rob' Scribner. Owner of the Scriber Shopping Center on Parrott and Washington Avenues. Born in Oakland and grew up in San Leandro. His attorney's office was located at Pelton Shopping Center years ago. He is a real estate attorney. He wants to contribute in improving the City.

Louis Chicoine. Lifelong East Bay resident. Executive Director of Allied Housing, a non-profit affordable housing agency based in Fremont. His company owns the Mission Bell apartments at East 14th Street and Garcia Avenue. He spoke highly of City staff. Experienced in working with Redevelopment Agencies, for example Allied Housing has a \$28 million project in Fremont that has funding from the Agency and will provide opportunities for affordable housing.

Jim Patterson. Moved into San Leandro and has been a resident since the mid-1980s. He believed the City is a good location to live and work. It is well served by BART and many businesses. He stated the City government is responsive and proactive.

C. Selection of Preferred Meeting Schedule. After review and discussion of the preferred meeting days and times, it was agreed that future meetings would be scheduled for first Thursdays of the month at 5:00 to 6:00 p.m. starting in November.

D. Establishment of Rules of Decorum. There was discussion to establish rules for the meetings. The recommended rules include the following:

- Stay on topic.
- Recognize the Chairperson (i.e., Robert's Rules).
- Cell phones should be turned off or set on *silent* during the meetings.
- Assume good intentions from the speaker.
- Have an agenda; follow the agenda.(At the end of an agenda, list: Future Discussion Items)
- Keep records of public comments; keep records of meetings.
- Start meetings on time and have them end on time.
- Review agendas with chairperson prior to distribution to all members and posting as public information.

E. Election of Officers. There was discussion to select a Chairperson. It was decided by the committee to have Doug Federighi and Rob Scribner as co-chairpersons for the RAC. Duties to Chair the meetings would interchange between them.

II. RAC Business

A. Creation of the RAC.

B. Review of Mission Statement and the Role of the RAC.

C. Overview of Redevelopment.

Manager Battenberg and Development Specialist Elmer Penaranda explained the background of the creation of the RAC, its mission statement, its role as a committee, and an overview of Redevelopment, as outlined in the staff report that was distributed.

D. Successes of Redevelopment Plan. Manager Battenberg gave a powerpoint presentation showing recent and various private and public projects that are examples of successes in the three Redevelopment Project Areas per the City's Redevelopment Plans. The projects included new office buildings, in-fill housing, downtown improvements to make a more *walkable* environment, branding and marketing of the downtown, farmers' market, auto mall, undergrounding of overhead utility lines, San Leandro Unified School District Ninth Grade campus, senior community center, Bayside Business Park, West San Leandro LINKS Shuttle service, MacArthur Boulevard streetscape improvements, Doolittle Drive/Airport Gateway improvements, and affordable housing developments (Mission Bell, Fuller Gardens, Broadmoor Plaza, casa Verde and Estabrook Place). The presentation also included future projects such as, mixed-use development at former EBMUD site, replacement of the downtown parking garage, redevelopment of the former Albertsons site, development of Townhall Square, and Cornerstone residential development by Westlake and BRIDGE Housing.

III. Committee Comments. None.

IV. Public Comments. None.

V. Adjournment. The meeting adjourned at 5:48 p.m.