

MEETING OF THE REDEVELOPMENT ADVISORY COMMITTEE (RAC)

Trustees Meeting Room
City of San Leandro Main Library
300 Estudillo Avenue, San Leandro

Thursday, December 3, 2007
5:00 to 6:00 p.m.

MEETING NOTES

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

City staff present: Business Development Manager Cynthia Battenberg, Senior Development Project Specialist Elmer Penaranda, Business Development Analyst Jeff Kay.

Public present: None.

I. Call to Order

- A. Revised Meeting Schedule.** Development Specialist Penaranda informed the group that Committee member Jeff Griffiths had resigned from the Committee due to scheduling conflicts. To make the meetings most convenient for the remaining members, a suggestion had been circulated to shift the time of future meetings to 4:00 to 5:30 p.m. Meetings would still be held on the first Thursday of each month. All Committee members confirmed that the proposed change would be acceptable to them and Development Specialist Penaranda stated that he would officially confirm the change via email after consulting with the members who were not present in advance of the next meeting.

II. RAC Business – Plaza Redevelopment Area

- A. Overview of the Redevelopment Plan for the Project Area.** Development Specialist Penaranda gave a powerpoint presentation, beginning with a map overview of the City's three redevelopment project areas and a close-up of the Plaza Project Area. The Plaza 1 was formed in the mid-1960's with the goal of revitalizing the Central Business District. A key early effort was the development of the downtown Plaza Shopping Center, which is currently the site of CVS and Safeway. A second project area, Plaza 2, was formed in 1967. Key early developments in the Plaza 2 Project Area included the construction of the Wells Fargo office building and the office building at 101 Callan. The Plaza 1 and Plaza 2 were officially merged in 2000 to maximize administrative efficiency.
- B. Review of the Past Five Year Plan.** Development Specialist Penaranda continued the presentation by showing a series of photographs of redevelopment projects completed under the previous five-year Implementation Plan. Those projects included the Creekside Plaza office development located at the site of the former Perk's Used Car dealership. Creekside will ultimately house hundreds of jobs and is consistent with the City's goals for transit-oriented development (TOD) near the downtown BART station. The establishment of a

formal TOD strategy was another success of the previous Plan. The TOD strategy will facilitate development of substantial amounts of high-density residential, retail, and office development in downtown San Leandro.

Other successes from the previous five years included the development of an office project at 1040 Davis (the site of a former fire station), the development of seven residential units known as Toscani Place at 1101 Davis Street. Along West Estudillo, a pedestrian interface was completed to link the Plaza Shopping Center to BART and an Art and History Museum completed at 324 West Estudillo Avenue.

C. Overview of Project Area's Budget. Development Analyst Kay presented the Plaza 2009-10 financial overview. A majority of the tax increment revenue will be expended in pass-through obligations (i.e., school districts, community college, AC Transit and East Bay Regional Park District), housing set-aside (20% for housing projects), general fund loan repayment, bond debt service, and debt service escrow payment (to ensure that debt service obligations can be met after the project area has reached its legal cap for receiving tax increment revenues). These expenditures leave a limited fund amount available for Plaza operating expenses which includes administration (i.e., consulting and legal fees), commercial rehabilitation program (façade program), Plaza Shopping Center maintenance and security (bicycle police), and costs related to Town Hall Square. In addition, bond funded projects are all nearly completed with limited funding remaining for the downtown lighting and pedestrian improvements, the temporary parking lot on the Town Hall Square site prior to its redevelopment with a new project.

D. Discussion of the 2010-2014 Five Year Plan. Development Specialist Penaranda affirmed Analyst Kay's presentation that the Plaza does not have adequate funds to take on expensive projects, similar to five years ago, such as capital improvements and purchase of property for new development.

Discussion by the committee ensued. Recommendations included continuing assistance to property owners in repositioning their buildings when financially feasible, working with the downtown property owners and businesses to explore the creation of a Property Business Improvement District (PBID), establishing or refining design guidelines to support compatible building aesthetics throughout the downtown, and facilitating improvements to the downtown to make it more bicycle friendly. Manager Battenberg and Development Specialist Penaranda stated that for the next meeting a draft *Plaza* section for the 2010-14 Implementation Plan will be distributed to the committee for review.

E. Next meeting January 7, 2010 at the South Offices Conference Room (Civic Center).

III. Committee Comments. None.

IV. Public Comments. None.

V. Adjournment. The meeting adjourned at 6:25 p.m.