

CITY OF OAKLAND

BUDGET ADVISORY COMMITTEE

September 19, 2005

Meeting Minutes

Committee Members Present:

Dinah Benson (vice-chair), Maeve Elise Brown (chair), Jeff Fearn, Ted Frey (new member), Henry Hieslmair, O. Fabomi Ojuola, Jessica Pitt, Benjamin Scott, Iris Winogron, Donald White,

Committee Members Absent:

Thomas Doctor (excused), Mike Petouhoff (excused), Gene Zahas (excused), Ben Fay (excused)

City Representatives Present:

Sydney Oam, *Budget and Operations Analyst III, Budget Office*
Jean Quan, *Councilmember, District 4*

The meeting was called to order at 6:08 pm.

I. Administrative Items

New member: Ted Frey, already sworn in by the City Clerk

Staff to check on term expiration of committee members.

II. Approval of the Minutes

Minutes were approved without any amendments.

III. Report from subcommittee on Police Budget and MOU

- Jeff Fearn gave an update and pointed out that the documents that are being reviewed include the MOU, side agreements and the overtime study (PFM report).
- Laundry list:
 - ✓ Comp day – eliminate 1 day.
 - ✓ Holiday pay
 - ✓ Past practices

- ✓ An Officer must pay \$8,000 in training cost if he/she leaves the City after completion of the training. Consider raising the threshold so that it is a disincentive for the Officer to leave.
- Jeff Fearn will present a draft letter (report) at the next committee meeting, with an advance copy to City Administrator Deborah Edgerly.

IV. Presentation by Dan Vanderprieem, Director of Redevelopment

Maeve Elise Brown asked Vanderprieem to talk about the redevelopment process and the decision-making process involving redevelopment and redevelopment projects.

Vanderprieem showed a redevelopment area map, which covers 10 redevelopment areas within the City of Oakland. He indicated that biggest 3 redevelopment areas account for approximately 85% of tax increments (cash) coming in to the redevelopment agency. These are the Central City East, Downtown, and the Coliseum.

The Army Base redevelopment area could generate a lot of tax increments depending on the type of private construction that will take place there.

Vanderprieem gave an overview of the redevelopment process. He talked about eliminating blight. The definition of blight includes lack of housing, vacant building, lack of infrastructure, etc. Council must adopt the plan. He talked about the role of the project area committee (PAC) who are elected and appointed. He also talked about the use of eminent domain and the 25% set-aside for low and moderate housing.

Vanderprieem distributed an “assessed value” graph showing what portion of the property tax dollars goes to the redevelopment agency and what portion goes to other taxing entities (i.e., schools, county, other special assessment districts, etc.)

Vanderprieem took question from committee members. Questions that were asked and addressed include the following:

- ✓ How were boundaries drawn? Any political / Council zone?
 1. Vanderprieem said that this was done in the beginning stage in the redevelopment process. Maps were drawn based on blighted areas and other criteria. Some areas cover more than one Council zone.
- ✓ What is the Agency’s view on the public opinion that the Agency is siphoning property tax dollars from the General Fund?
 1. Vanderprieem pointed out that Redevelopment funds are used to pay for City services as well. For example, police services (walking patrol) in the Downtown redevelopment area (3.5 FTEs).
- ✓ Why do Council and Attorney charge so much to Redevelopment?
 1. Councilmember Quan indicated that both the Council and the City Attorney’s Office work on Redevelopment projects and issues. She also indicated that most funds are matched by State / Fed funds for projects.

- ✓ Are redevelopment areas a net drain on City resources?
 1. Vanderprieem explained that the City receives a net gain in revenue from the City's redevelopment areas.

V. Quarterly report to Finance Committee for Q1 of FY 2005-06

Committee members are to submit ideas to Benjamin Scott.

VI. Next meeting is set for October 17, 2005.

VII. Open forum

Ted Frey will not be able to attend the meeting on October 17.

VIII. Adjournment

The meeting was adjourned at 8:45 pm.