WEST OAKLAND PROJECT AREA COMMITTEE  
(WOPAC)  
Wednesday, August 11, 2010 
6:30 – 9:00pm  
West Oakland Senior Center  
1724 Adeline Street, Oakland, CA 

MEETING MINUTES – Approved 9/15/2010

I. WELCOME, CALL TO ORDER, ROLL CALL AND DETERMINATION OF QUORUM

The meeting was called to order by co-chair Rice at 6:35 pm.

Present: Beveridge, Eldridge, Gordon, Horiuchi, Johnson, Kidd, Lowe, McFadden, Parrott, Rice, Robertson, Vidor, Wells, Wyrick-Parkinson
Excused/Absent: Hurwich, MacDonald, Eldridge

Eldridge announced that he will be stepping down as board member, creating a new vacancy for residential tenant representative for West Macarthur/Hoover Subarea

2 Vacant Seats: Residential tenant representative for Clawson/McClymonds/Bunche Subarea Residential tenant representative for Prescott/South Prescott Subarea

Staff Present: CEDA Redevelopment: Jeff Chew, Sunny Nguyen

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD JULY 14, 2010

MOTION was made by Parrott and Gordon seconded: To approve the July 14, 2010 minutes. The motion passed by acclamation.

III. OPEN FORUM

- Jed Silver, Silver CDS
- Jahahadad Alkebub-Miat, Grid Alternatives
- Michelle Cassens, Resident

IV. CHAIRPERSONS REPORT

Neither Ms. Parrott nor Mr. Rice had anything to report. Ms. Parrott announced that Rosh Hashanah falls on the second Wednesday of September, so the meetings for next month need to be adjusted accordingly.

V. ANNOUNCEMENTS

Ms. McFadden announced that West Oakland Air Monitors will be conducting body burden, or biomonitoring tests, for children between 5-12 years of age, living with one half mile of Custom Alloy Solutions on Union Street. They will be testing for cadmium, lead, and arsenic.

Mr. Kidd announced that he is circulating a petition for West Oakland residents to support the relocation of Custom Alloy Solutions and California Waste Solutions out to the Army Base area. The petition is addressed to the Mayor and the City Council.
Ms. Wyrick-Parkinson made several announcements: *Mama at Twilight* will be playing at the Prescott Joseph Center, at 920 Peralta Street, (510) 208-9192. Tickets are $20 per table and $15 General Admission. Students/Seniors pay $10; the Eat Real Bike Tour, ticket are $40, will be held at Jack London Square on Saturday, August 28th at 5pm; Kijiji Grows, the aquaponics organization, will be having a training on Sunday, August 8, 15, and 22, at 10am for $50. There will be a two-day training on August 28-29 for $200. The address is 1557 5th Street; the City has produced some videos for the Citywide Zoning Updates; and the Crucible will be having an open house on September 11, from 12-4pm.

Ms. Gordon announced that Willowfest occurred on July 31st, and had an attendance of 300 people with ten organizations who did some tabling. The West Oakland Environmental Indicators Project will be featured on the National Geographic station in September for their ongoing air monitoring program to educate residents about outdoor air quality research and data collection efforts in West Oakland.

Mr. Eldridge announced that he will step down as board member, creating a new vacancy for residential tenant representative for West MacArthur/Hoover Subarea.

Ms. Parrott announced that there will an Uptown Block Party Fundraiser, on Saturday August 28th at Pican, to benefit Oakland public schools.

**VI. SUBCOMMITTEE REPORTS**

1. **Community Outreach/Equitable Development Committee Report-Out**
Ms. Parrott reported that the Subcommittee discussed the WOPAC’s annual picnic, to be held on Saturday, September 11th, 12-2pm. She noted that this is the second year in which it occurs during the same time as the Crucible’s Open House, so better coordination will need to occur next year to ensure there is no overlap.

Public Speakers
- Jed Silver, CDS

2. **Planning Committee Report-Out**
Ms. Wells reported that the Subcommittee discussed the MLK/Peralta Streetscapes Project, and Staff’s request to have five (5) WOPAC members serve on an advisory committee that is forming for this particular project. The Subcommittee recommended the following five members: Rice, Kidd, McFadden, Wyrick-Parkinson, and Wells.

*Motion made by Parrott: To support the slate recommended by the Subcommittee, with the amendment that Mr. Vidor replace Mr. Rice (per the request of Mr. Rice).* Motion passed by acclamation.

In addition, she reported that Lucy Lequin attended and discussed the planned improvements for 7th Street Commercial Historic District, including the Arcadia Hotel and rebuilding the Lincoln Theater. Ms. Wyrick-Parkinson added that one issue of concern is the noise mitigation efforts as opposed to the BART undergrounding efforts. Last, she reported that Jed Silver and Bishop Watkins spoke on Overcomers with Hope – Second Chance, did an initial presentation of their plans.
VII. ORA STAFF REPORT

1. Administrative Items and Correspondences

Security Camera Memo

Staff reported briefly on August 11th memo regarding the Agency’s policy of discontinuing support of Redevelopment funding for surveillance camera systems, per Mr. Walter Cohen’s direction. Mr. Chew noted that he had made a verbal request to Mr. Cohen to attend this meeting.

MOTION made by Gordon, seconded by Lowe: To make a second request to Mr. Cohen to attend the next meeting to further explain the Agency’s stance on not funding surveillance cameras, and to obtain further clarification on the role of WOPAC (who advises the City Council) versus management staff in determining redevelopment policy.

There was additional discussion by WOPAC members regarding: the need to understand why recommendations from WOPAC are being stopped; a statement regarding the fact that the cameras are not helpful partially due to lack of follow-up; a statement that one security camera that the WOPAC had actually funded in 2008 revealed that crimes did decrease over a fixed period of time; a statement that the City of Oakland has numerous cameras already, which provided evidence that has held up in court; and a statement that it seems unreasonable for the Agency to decline funding without providing a positive, alternative solution that is feasible to handle specific challenges faced by the community.

Public Speakers
- Jed Silver, CDS
- Michelle Cassens

Motion passes unanimously by roll call vote.

2. Action Item: Fiscal Year 2010-11 Budget for West Oakland Redevelopment funds, Jeffrey Chew; and

3. Action Item: New Process to Streamline Community-Initiated Project Funding Requests, Jeffrey Chew

Mr. Chew presented in detail on the two items above, both of which were action items: (1) a proposal to adopt a FY 2010-2011 budget in the amount of approximately $1,574,531 (depending upon the actual amount of new agency funding to be received), of which $400,000 would be allocated to the next round of an expanded Neighborhood Project Initiative Program, $300,000 would be allocated to the Façade/Tenant Improvement Program, and the remaining amount would be allocated to the Land Assembly & Infrastructure Improvements category under the 5-Year Implementation Plan; and (2) a description of the “New Process to Streamline Community-Initiated Funding Requests” diagram. (Mr. Chew first revisited the West Oakland redevelopment strategy diagram, presented two months ago, which outlines the various studies, programs, and projects currently underway in the area.) Mr. Chew stated that by expediting the WOPAC decision-
making process (from five weeks to two), and by consolidating all community-initiated funding requests into one open application period, that that would allow for some flexibility in reducing meeting frequency (this pertains to Item 4 and is not an action item).

Regarding the budget, there were a number of comments from WOPAC: if the budget is voted upon and approved, to what extent is the WOPAC bound by this decision to allocate funds; the need to have more time and to fully understand all aspects of the prior funds that are part of the Budget before approving new funds; the need to allow for some flexibility in the budget to plan for unknown needs that arise; both concerns and support were expressed around allocating funds to the third category, Land Assembly and Infrastructure Improvements (some were concerned this was too confining, others thought it was appropriate); and a consideration that WOPAC should have the right to change the budget by vote in the future if need be.

Regarding streamlining the NPI efforts, there were a number of comments from WOPAC: there was concern and support for streamlining efforts; the need to change the parameters of the NPI program in such a way that mindfully considers both the larger “ad hoc” funding requests, and the smaller NPI projects; a suggestion to move the application period to a time which makes most sense for the public; some support that it is reasonable to consolidate the process in a fashion which causes the funding requests which come to WOPAC to be more fully fleshed out, because in the past some requests have come multiple times do take up meeting time. There was considerable general discussion regarding this topic.

**MOTION made by Parrott, seconded by Beveridge:** To accept the budget as proposed by Mr. Chew, but to change item #3 in the budget to a category called “Discretionary: Targeting Land Acquisition and Infrastructure Improvements”; to accept the consolidation and merging of the “ad hoc” projects into the NPI Program, with the caveat that additional refinement of the NPI Program guidelines and approval process will need to occur through the Outreach Subcommittee; to accept changing the NPI Program application period, with a suggestion that the application period be shifted to January – March, and the review process be April - June; and to not approve the recommendation to have WOPAC vote on items within a one-week timeframe.

9 AYE
4 NAY
2 ABSENT
The motion passes.

Public Speakers
- Jed Silver, CDS
- George Burtt, West Oakland Commerce Association
- Michelle Cassens

4. **Item: Request to Amend Bylaws to Accommodate Change in WOPAC Meeting Frequency, Jeffrey Chew**

Staff included as part of the agenda packet a memo which proposed amending the Bylaws to permit a change in WOPAC meeting frequency, to allow WOPAC and staff more time to address outstanding projects and new redevelopment efforts, plans, issues, and visions that reflect the 5-Year Implementation Plan. The inclusion of this memo satisfies the 30-day written notice requirement in the Bylaws.
The amendment would be to Article III, Section 2 of the Bylaws, to change the existing text from “The WOPAC shall meet regularly on the second Wednesday of each month…” to “The WOPAC shall meet regularly on the second Wednesday of every other month…”. (Special meetings are still permitted under Article III, Section 3.) Discussion and requested action will occur at the next WOPAC meeting.

VIII. OLD BUSINESS/OTHER ACTION ITEMS

1. There is one WOPAC Vacancy for Residential tenant representative for the Clawson/McClymonds/Bunche Subarea. The deadline for applications was August 14, 2010. Two applications were received, one from Amana Harris and one from Curtis Smothers. Ms. Amana Harris was in attendance and introduced herself to the WOPAC.

2. There is one WOPAC Vacancy for Residential tenant representative for the Prescott/South Prescott Subarea. The deadline for applications was August 14, 2010. Four applications were received, Brent Bucknum, Ed Henderson, Dion Nelson, and Joseph Wanzala. Mr. Dion Nelson was in attendance and introduced himself to the WOPAC.

VIII. AGENDA TOPICS AND NEW BUSINESS

None were discussed.

IX. ADJOURNMENT

MOTION was made by Lowe and Gordon seconded: To move next month’s meetings to Sep 1st and 2nd for the subcommittees, and to September 15th for the General meeting, due to City holidays and closures and a Jewish holiday during the second week of September. The motion passed by acclamation.

The meeting was adjourned at 9:26 pm.