

**WEST OAKLAND PROJECT AREA COMMITTEE
(WOPAC)**

**Wednesday, January 12, 2012
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

MEETING MINUTES – Approved Feb 9, 2011

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

The meeting was called to order by Co-Chair Rice at approx. 6:40 pm.

Present - 15: Beveridge, Bucknum, Gordon, Harris, Hurwich, Kidd, Lowe, Mac Donald, McFadden, Parrott, Rice, Robertson, Vidor, Wells, Wyrick-Parkinson

Excused/Absent - 1: Horiuchi

1 Vacant Seat: Residential tenant representative for West MacArthur/Hoover Subarea

Staff Present: CEDA Redevelopment: Jeffrey Chew, Hui-Chang Li

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD NOVEMBER 10, 2010

MOTION was made by Parrott and Hurwich seconded: To approve the November 10, 2010 minutes.

The motion passed by acclamation.

III. OPEN FORUM

- Max Allstadt
- Steve Lowe, WOCA
- Ellen Wyrick-Parkinson
- Ronnie Stewart, Bay Area Blues Society
- Felicia Pierson, West Oakland Green Initiative

IV. ORA STAFF REPORT

1. West Oakland Area Plan, Jeff Chew

Mr. Chew made a powerpoint presentation on possible development scenarios near the West Oakland BART station, one of several “opportunity areas” identified within the West Oakland Area Plan. This was presented in the context of the development history of West Oakland and how the West Oakland Area Plan would help to promote development that would reestablish lost linkages.

WOPAC members expressed appreciation for the presentation and the opportunity it allowed to generate ideas and feedback. Among concerns expressed were: the need to build housing far enough from the freeway; the need to build housing that can accommodate multi-generational families and communities; the need for historical preservation and architecture & design to compliment the neighborhood context; the need to mitigate BART noise; and the need for any new development to benefit existing residents (in terms of jobs created, neighborhood-serving retail and community services etc..).

Prior to Mr. Chew's presentation on the West Oakland Area Plan, he talked about Governor Brown's proposal, announced this week, to eliminate Redevelopment Agencies as a way to help close the State's budget deficit. A sample letter drafted by the California Redevelopment Association was distributed to the WOPAC to send to the governor and state legislature. This letter advocates keeping Redevelopment and points to the detrimental economic effects of eliminating and/or curtailing it.

2. Army Base Development Update, including Gateway Park, Patrick Cashman

Patrick Cashman, new Oakland Army Base Project Manager, gave an update on this Project:

Key points from Mr. Cashman's presentation were:

- The Oakland Redevelopment Agency (ORA) has an Exclusive Negotiating Agreement (ENA) with AMB/CCG (the master developer) for the City-owned portion of the Oakland Army Base Project (~165 acres/"Oakland Army Base Gateway Area")
- This ENA has been extended 90 days, to April 22, 2011, to allow time to:
 - Negotiate a more detailed ENA/Operating Agreement
 - Complete CEQA analysis
 - Negotiate economic terms for the LDDA (Lease Disposition and Development Agreement), which cannot be signed until CEQA is completed
 - Gather community input on Community Benefits to be included in LDDA
 - Set the procedures for the master developer to use ORA funds to complete a public infrastructure master plan.
- Staff plans to work with the master developer to plan and design the infrastructure to take advantage of the \$242 million of TCIF state funding, secured by the Port. Use of TCIF funding requires a project's infrastructure design be underway by early 2011 and construction to begin by December 2013.
- The developer is proposing to build 2 million square feet of building to accommodate port-oriented warehouse & logistics; office; and research & development.

East Bay Regional Parks, in conjunction with several regional agencies and Caltrans, is planning Gateway Park. The area being planned encompasses the freeway frontage adjacent to the City-owned portion of the OAB, and much of the land under the CalTrans maze. The current proposal is estimated to cost \$674 million and up to 20 years to implement.

WOPAC concerns and questions included: air quality and the need to reduce the amount of trucks going through the residential neighborhoods of West Oakland; the need to locate 15 acres for truck parking and ancillary services as part of master plan, as required by BDCD; access to Gateway Park; use of Gateway Park by surrounding community; and possibility of the Gateway Park development to mitigate air quality issues.

3. Housing Update, Norma Thompson and Loyd Ware

Mr. Loyd Ware gave the housing update. The three new housing rehab/improvement programs were approved by City Council on November the 9th: the West Oakland Automatic Gas Shut-Off Valve Program, Vacant Housing Acquisition/Rehab/New Construction, and Owner Rehab Programs. However, the amount of funds approved for each program is less than what WOPAC and staff originally recommended.

A draft brochure advertising the housing programs in West Oakland, including the Mortgage Assistance Program, is currently being finalized, and Programs should be “open” soon to receive applications.

Mr. Ware gave an update on the 319 Chester street project. This is land owned by the City of Oakland and WOPAC had previously recommended that Alliance for West Oakland Development be the developer for this project. Approval for this project is scheduled for City Council approval on February 15th. The project, a single family home, is estimated to cost the City about \$400,000 (no West Oakland Redevelopment funds will be used) and construction is expected to begin in the summer. WOPAC asked Mr. Ware return to WOPAC to get feedback about proposed design before it gets finalized and Mr. Ware agreed.

4. City Council Item(s) Update

Ms. Li referenced the memo, included in the packet, summarizing the recent City Council approvals related to WOPAC recommendations: 1) funding for the Housing Programs (as mentioned earlier by Mr. Ware); 2) Continued funding for the façade and tenant improvement programs and; 3) extension of WOPAC by one-year.

5. West Oakland Budget Update, Hui-Chang Li

Ms. Li gave an update on the remaining funds the WOPAC has to allocate for the current fiscal year, 2010-11, before next year’s new allocation. The net tax increment received this year was \$853,990 (down from \$1,191,436 in FY 2009-10). So far, WOPAC has allocated \$300,000 for the Façade and Tenant Improvement Program; \$400,000 for the Neighborhood Project Initiative Program; and \$874,532 for a fund targeted for land acquisition and infrastructure improvement. This leaves less than \$100,000 for WOPAC to allocate.

V. COMMITTEE REPORTS

1. Report-Out from “Committee of the Whole”

Ms. Parrott gave an update of the first meeting of the “Committee of the Whole”. This meeting will be in lieu of the previous subcommittees (Planning and Outreach) and will meet the first Wednesdays of the month, from 6:30 pm to 9:00 pm at the West Oakland Senior Center. This is a “Committee of the Whole” and not technically a *sub*-committee since all WOPAC members are required to attend and a quorum of the whole body is expected each time. The main differences between the two committee is that that final action will be taken at the “WOPAC General” meeting and the “Committee of the Whole” will be reserved primarily for more in-depth discussion (aka “subcommittee business”). The “Committee of the Whole” recommended unanimously keeping Stefanie Parrot and Larry Rice as chairs for this meeting until WOPAC Annual Elections in May. The Committee also recommended limited WOPAC member speaking time to 2 minutes for new topics not already addressed at the “Committee

of the Whole” level and 1 minute for topics already addressed and abstention on a vote if WOPAC member is lacking information due to being absent for the discussion at the “Committee of the Whole”. These self-imposed regulations are an effort to make WOPAC meetings more efficient and to limit the amount of re-hashing that has traditionally happened at WOPAC meetings.

VI. OLD BUSINESS/OTHER ACTION ITEMS

1. ACTION ITEM: Confirm voting membership, chairs, meeting time and venue for “Committee of the Whole”

MOTION by Lowe, seconded by Gordon: to confirm how the “Committee of the Whole” will operate, as recommended during the report-out: 1)all WOPAC members are required to attend and are voting and participating members; 2)the co-chairs for the remainder of the year will be Ms. Parrot and Mr. Rice, until May Annual Elections determine otherwise; 3) the “Committee of the Whole” will meet the first Wednesdays of the month, one week before the General WOPAC meeting, from 6:30pm to 9:00pm at the West Oakland Senior Center; 4) during the General WOPAC meeting, WOPAC member speaking time is limited to 2 minutes for new topics not already addressed at the “Committee of the Whole” level and 1 minute for topics already addressed.

Motion passed by acclamation.

2. ACTION ITEM: Residential Tenant Representative for Hoover/W Mac

Max Allstadt, tenant in Hoover/W Mac, introduced himself and spoke to WOPAC about his community involvement and interest in serving on the WOPAC board.

MOTION by Lowe, seconded by Mac Donald: to accept Max Allstadt as the new residential tenant representative for West MacArthur/Hoover Subarea.

Motion passed.

VII. NEW BUSINESS

NONE

VIII. CHAIRPERSONS REPORT

NONE

IX. ANNOUNCEMENTS

NONE

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

XI. ADJOURNMENT

The meeting was adjourned at approximately 9:20 p.m.