

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

Wednesday, July 13, 2011

6:30 – 9:00pm

**West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

MEETING MINUTES

Approved by the WOPAC 8/10/2011

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

The meeting was called to order by Co-Chair Beveridge at approx. 6:45 pm.

Present - 15: Allstadt, Beveridge, Bucknum, Gordon, Harris, Horiuchi, Hurwich, Kidd, Lowe, McFadden, Parrott, Rice, Robertson, Vidor, Wyrick-Parkinson

Excused/Absent - 2: Mac Donald, Wells

Staff Present: CEDA Redevelopment: Jeffrey Chew, Hui-Chang Li; CEDA Planning: Elois Thornton, Ulla-Britt Jonsson

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD JUNE 8, 2011

MOTION was made by Gordon and seconded by Kidd: To approve the June 8, 2011 minutes. The motion passed by acclamation.

III. OPEN FORUM

- Duane DeWitt
- Steven Rousso-Schinder

IV. CHAIRPERSON REPORT

The chairs had nothing to report.

V. NEW BUSINESS

- 1. San Pablo Corridor Coalition Update.** Mr. Alex Miller-Cole presented some of the work of the San Pablo Corridor Coalition: a map of assets (organizations, businesses, services) surrounding the San Pablo Avenue area; a survey of properties and associated blighting offenses (i.e. debris dumping, fencing, fire hazard, graffiti, sidewalk issues, vegetation overgrowth); and a directory of property information. He requested WOPAC to consider funding this work. Mr. Jeff Chew explained outside funding requests from organizations should comply with NPI Program Guidelines and will not be considered separately on an adhoc basis. WOPAC thanked Mr. Miller-Cole for his work and contribution.

VI. ORA STAFF REPORT

1. State Budget and Redevelopment

Mr. Chew reported that the adopted state budget for 2011-12 and related legislation eliminates redevelopment agencies as of October 1, but allows redevelopment agencies to continue if its sponsoring city agrees to make certain continuation payments for the benefit of the state. The estimated continuation amount for the City of Oakland is \$40 million for FY 2011-12 and ongoing annual payments of \$10 million beginning in FY 2012-13. Under this legislation, all major activities of redevelopment agencies, except for those required under existing contracts, were suspended as of June 29, 2011. Suspended activities include: entering into new contracts, amending existing contracts, disposing or acquiring real property, issuing bonds, adopting or amending. The legislation provides that this suspension would be lifted upon adoption of a so-called “continuation ordinance” by the city. Staff is scheduled to request City Council approval of such an ordinance on July 19, 2011. Meanwhile, there are legal challenges to the state legislation by the California Redevelopment Association and League of California Cities. Should the challenge be successful, the City reserves the right to recoup any payments made. Also, if the California Supreme Court issues a stay of the effectiveness of the legislation pending final resolution, such a decision would be issued in August. The effectiveness of the “continuation ordinance” would be suspended should a stay be issued.

Staff will return to Council in the fall with recommendations on how to make the payments and the required budget adjustments. The only available source would be the Redevelopment Agency. The first continuation payment will not be required until January 15, 2012.

There was one public speaker: Ron Mohammed

2. Administrative Items and Correspondences

There were no items to report.

3. City Council Item(s) Update – 7th and Campbell Site Acquisition

Ms. Hui-Chang Li gave an update on the status of the acquisition of the six blighted properties located at 7th and Campbell Street (“the site”). In June 2010, the Agency gained control of the site when it spent \$102,119 to purchase the note and deed of trust LISC (Local Initiatives Support Corporation) held against the properties. On July 5th, the City Council authorized \$500,000 for the acquisition of the site through foreclosure of Agency loans secured by the properties. The allocation of \$500,000 comes from the WOPAC’s 2010-11 budget set aside for land acquisition. It will go toward eliminating unpaid property taxes, delinquent City abatement penalties, expenses associated with foreclosure activities and ongoing property maintenance. Once the acquisition is finalized, the Agency may rent out the vacant property to offset maintenance costs until it is developed.

VII. COMMITTEE OF THE WHOLE REPORT-OUT

Co-Chair Beveridge reported that there was an update about the Peralta Streetscape project from the consultant team Gates & Associates. Mr. Chew announced he is planning a seminar

with UC Berkeley to study San Pablo Avenue. City Planning staff presented on the scope and schedule for the West Oakland Specific Plan now that the consultant team has been selected (JRDV Urban International) and are seeking two WOPAC members sit on the Community Advisory Committee for this Plan. There was also a review of past WOPAC-funded accomplishments and a proposed 2011-13 budget for WOPAC approval. These last two items are scheduled for action on tonight's agenda.

Because there was not enough time to discuss the Outreach items (related to the annual picnic, the newsletter and the housing brochure) those items were agendized for the August Committee of the Whole meeting. Ms. Stefanie Parrot suggested that a date for the picnic should be decided on tonight. So, the WOPAC then agreed to a date of Saturday, September 10th. Ms. Margaret Gordon then suggested the WOPAC partner with WOEIP (West Oakland Environmental Indicator's Project) who is also having an outreach event that day at Willow Park. The WOPAC agreed to this location and decided the planning details will be worked out at next month's meeting.

VIII. OLD BUSINESS/OTHER ACTION ITEMS

1. MOTION was made by Parrott and seconded by Allstadt: to send the letter to CALTRANS regarding their blighted sights in need of maintenance.
The motion passed by acclamation.

2. MOTION was made by Bucknum and seconded by Gordon: to reject the proposed 2011-13 budget for WOPAC O&M funds.
Ayes: 14
Absent: 2 (Wells, Mac Donald)
Abstain: 1 (Wyrick-Parkinson)
The motion passed.

The WOPAC asked this item be re-agendized at the Committee of the Whole for further discussion.

3. MOTION was made by Allstadt and seconded by Kidd: to nominate Stefanie Parrott and Brent Bucknum as the WOPAC representatives for the Steering Committee of the West Oakland Specific Plan.
Ayes: 15
Absent: 2 (Wells, Mac Donald)
The motion passed.

IX. ANNOUNCEMENTS

There were no announcements.

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

Committee of the Whole:

- Planning Items: FY2011-13 WOPAC O&M Budget
- Outreach Items: Planning annual picnic; Mailing of WOPAC Newsletter and Housing Brochure

General Meeting:

- Introduction of West Oakland Specific Plan Consultant team
- Action on: FY2011-13 WOPAC O&M Budget

XI. ADJOURNMENT

The meeting was adjourned at approximately 9:15 p.m.