

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

Wednesday, September 14, 2011

6:30 – 9:00pm

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

MEETING MINUTES – Approved Oct, 12, 2011

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

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

Present – 12: Beveridge, Bucknum, Hurwich, Johnson (for MacDonald), Kidd, Lowe, McFadden, Oluwole (for Gordon), Rice, Robertson, Wells, Wyrick-Parkinson

Excused/Absent - 5: Allstadt, Harris, Horiuchi, Parrott, Vidor

Staff Present: CEDA Redevelopment: Gregory Hunter, Jeffrey Chew, Sunny Nguyen

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD AUGUST 10, 2011

MOTION was made by Kidd and seconded by Robertson: To approve the August 10, 2011 minutes. Mr. Johnson commented that in Section I, MacDonald should be replaced with Johnson. The motion passed by acclamation.

III. CHAIRPERSONS REPORT

Chairperson Beveridge reported that there will be some changes made to the structures of the WOPAC agendas over the next few months, as most items requiring significant amounts of discussion will be placed on at the Committee of the Whole meetings. There will be an initiation of a “Planning 101” series of topics on specific planning issues, for the General meetings (first topic suggested will be on streetcars, next month); while these are initially meant as general education, they can be precursors to deeper discussions which can be held at the Committee level. In terms of scheduling future agenda items, they should come from either a WOPAC boardmember, staff, or members of the public *through* the WOPAC member representing their particular location in the area.

IV. OPEN FORUM

- Alex Miller-Cole (iWork)
- Everett Cleveland (Slim Jenkins Court)
- Rohit S. Sood (The Organizing Leadership Academy)

V. OLD BUSINESS/OTHER ACTION ITEMS

1. **MOTION was made by Kidd and seconded by Lowe:** To adopt the Fiscal Year 2011-12 Budget for West Oakland Redevelopment O&M Funds, with the amounts listed below; to discuss and vote for the Fiscal Year 2012-13 funds to the Spring 2012.

**Fiscal Year 2011-12 Budget
West Oakland Redevelopment O&M Funds**

Budget Item	Amount
Facade & Tenant Improvement Program (Round 4)	350,000
Neighborhood Projects Initiative Program (Round 4)	275,000
Tough on Blight Program	0
Admin Services for West Oakland Business Alert	6,000
Planning and Administration	15,000
Land Acquisition & Infrastructure Improvement Fund	709,569
Total	1,355,569

Note: Sources include \$296,773 in carryforward funds, and \$1,058,796 in FY11-12 Agency funds.

There was discussion concerning the following: recognition that there was an extensive discussion by the Board regarding the budget at the Committee level and at prior meetings; the need to start the budget discussions sooner (around February or March); a request that any future budget discussions be kept at the General Meeting level; and the stipulation that these funding recommendations are contingent upon the redevelopment agency continuing to exist in its full capacity.

Ayes: 11

Nays: 0

Absent: 6

Abstain: 0

The motion passed; please see attached Voting Record.

VI. ORA STAFF REPORT

1. Housing Update

Ms. Katz-Mulvey reported that the Housing Division has issued the 2011-2012 Notices of Funding Availability (NOFAs), for both Affordable Rental and Ownership Housing, and Preservation and Rehabilitation of Existing Affordable Rental Housing; this is despite the uncertainty of redevelopment and not knowing the exact amount of funding available. Ms. Katz-Mulvey provided a brief update on the status of several projects: Slim Jenkins and OPLP are currently under construction, the California Hotel is on hold until the redevelopment suspension is lifted, and the status and maintenance of the 7th & Campbell lots. Also, a discussion around local West Oakland hiring is scheduled to occur in October.

2. State Budget and Redevelopment

Mr. Chew reported that until there is a resolution of the lawsuit currently underway, there is not much of an update. The worst case scenario is that the Agency will have to make a \$40 million payment to the state, with each project area likely paying their proportionate share.

3. Budget & Projects Update

This was included in the agenda packet with discussion only if necessary. There were no major comments by WOPAC on this item.

VII. COMMITTEE OF THE WHOLE REPORT-OUT

1. Report on items scheduled for the August 3 meeting

a. Planning (Follow up discussion regarding FY 2011-13 Budget and Tough on Blight)

The chair reported that in addition to this year's budget, the fiscal year 2012-13 budget discussion will occur next year. Sufficient time will be set aside in the General Meeting agenda for early next year.

b. Outreach (Review of WOPAC Bylaws: Attendance Policy; Picnic Prep)

The chair reported that the bylaws discussion will occur next month, with focus on attendance. The annual picnic turned out well and was very well attended. Staff attended and a variety of information was provided regarding the Specific Plan.

VIII. NEW BUSINESS

There was no new business.

IX. ANNOUNCEMENTS

Ms. Wyrick-Parkinson announced that she is organizing volunteers to help clean up de Fremery Park and Raimondi field.

Mr. Bucknum announced that he may be moving out of the Prescott area, and as a result may need to step down from the board.

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

Suggested or discussed future agenda topics:

- Review of WOPAC Bylaws: Attendance Policy (carried over from this month)
- Planning 101 topics: Streetcar presentation; Examples of other planning efforts similar in scale to the Specific Plan such as Temescal or Emeryville (general meeting)
- Code compliance, West Oakland local hiring issues
- iWork project, Alex Miller-Cole
- Graffiti Abatement
- West Oakland Specific Plan
- NPI guidelines review
- PAC 1-year extension
- 5-Year Implementation Plan Mid-Term Review
- Invite Fred Blackwell

XI. ADJOURNMENT

MOTION by Kidd and seconded by Johnson: to adjourn the meeting.

The meeting was adjourned at approximately 9:00 p.m.