

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

**Wednesday, October 12, 2011
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

MEETING MINUTES – Approved Nov-9-2011

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, Gordon, Harris, Hurwich, Kidd, Lowe, Mac Donald, McFadden, Parrott, Wells, Wyrick-Parkinson

Excused/Absent - 4: Horiuchi, Rice, Robertson, Vidor,

Vacancy - 1: West Mac/Hoover Tenant (formerly filled by Max Allstadt who resigned)

Staff Present: CEDA Redevelopment: Jeffrey Chew, Hui-Chang Li; CEDA Housing: Christia Mulvey-Katz

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD SEPTEMBER 14, 2011

MOTION was made by Hurwich and seconded by Kidd: To approve the September 14, 2011 minutes.

The motion passed by acclamation.

III. CHAIRPERSON REPORT

No report

IV. OPEN FORUM

No speakers for Open Forum

V. ORA STAFF REPORT/ INFORMATIONAL ITEMS

1. Planning 101 Topic: Streetcars

Art Clark of JRDV Urban International, the prime consultant for the West Oakland Specific Plan (WOSP), introduced Douglas Wright. Mr. Wright provided a detailed 30 minute PowerPoint presentation on case examples of the development of streetcars in Portland, Seattle and San Francisco as a mode of public transportation, a means of (re-)establishing economic linkages, and stimulating private investment. Then, during the Question & Answer session, WOPAC and audience members' questions and comments covered the following topics: costs and funding available to develop a streetcars in general and specifically in Oakland and West Oakland; the possible pollution (noise, air) of streetcars; how streetcars compare to other modes of public transportation (BRT, light rail, bus); and the demand for streetcars.

Public Speakers:

- Charles S. Bryant, City of Emeryville
- Amber Evans, City of Emeryville
- John D. Scheurman, Emeryville Planning Commissioner

- Arly Cassidy, City of Emeryville

2. Housing Update

Ms. Christia Katz-Mulvey reported that two NOFA applications are expected to come out of the WOPAC area and these will be heard by WOPAC at the November Committee of the Whole Meeting.

3. Contract Compliance & West Oakland Local hiring

WOPAC raised concerns regarding the City's local hiring and contracting programs, in general and for specific developments in West Oakland (e.g. Army Base and NOFA-funded housing projects) that they would like to see employing West Oakland residents. Ms. Shelly Darensburg, Contract Compliance staff, attended this meeting to review the City's existing employment policies, programs and requirements (memo was included in the agenda packet) and hear WOPAC concerns. Ms. Darensburg reported there is a Local Hire Task Force that is looking into ways to promote the meeting of local hiring goals, while staying within the law.

4. State Budget and Redevelopment

Mr. Jeff Chew reported that no decision has been made by the CA Supreme Court and in the meanwhile Oakland Redevelopment Agency is preparing to pay the \$40 million required to continue its existence. Making this payment is not expected to affect the Programs that WOPAC has voted to fund thus far. Unless the Court determines otherwise, this payment is due January 15th.

5. Budget & Projects Update

This was included in the agenda packet with discussion only if necessary. Chair Beveridge gave an overview of the report but there were no comments by WOPAC on this item.

VI. COMMITTEE OF THE WHOLE REPORT-OUT

1. Report on items scheduled for the October 5 meeting

a. Planning

Chair Beveridge gave the report about Mid-Term Review of the West Oakland 5-Year Implementation Plan which happened at the Committee of the Whole WOPAC meeting. A mid-year review is required by California Redevelopment Law and involves a review by the WOPAC and then a Public Hearing before City Council, which staff has scheduled for November 15th. Typically, before the Public Hearing, the WOPAC would take this opportunity to not only review Implementation Plan goals achieved so far but also, if needed, make amendments to the Plan. However, due to the current suspension of redevelopment activities imposed by the State, the Agency is unable to amend the Plan at this time and so staff asked the WOPAC to take the agenda time to simply review and discuss the 5-Year Implementation Plan. As a basis for discussion, staff provided a memo highlighting the WOPAC accomplishments and funding expenditures from the last 3 years and comparing that to Implementation Plan goals and targets. Staff is requesting WOPAC take formal action tonight to approve the mid-year review so that this process can be noted in the staff report to City Council at the Public Hearing.

b. Outreach

Chair Beveridge reported the Bylaws were reviewed and specifically changes were proposed to the attendance policy to make it more strict:

	Existing	Proposed
Inactive Status:	If a member is absent from 3 consecutive regular meetings, whether excused or unexcused; may not vote.	If a member is absent from 3 consecutive regular meetings, (both Committee and General), whether excused or unexcused; may not vote.
Regaining Active Status:	After attending 2 consecutive regular meetings.	After attending 2 consecutive regular (both Committee and General), meetings.
Termination of Membership:	If a member is absent from 6 consecutive regular meetings, OR 50% or more of regular meetings within a calendar year; currently only pertains to unexcused absences; hearing must be held; up to discretion of the WOPAC.	If a member is absent, excused or unexcused, from 25% or more of regular meetings (both Committee and General), within a calendar year; hearing must be held; up to discretion of the WOPAC.
Maximum Allowed Excused Absences:	3 per calendar year	3 per calendar year, excused or unexcused
Maximum Allowed Substitutions by Alternate Representative for a Community Organization	Unlimited; A Community Organization is deemed present whether the primary or alternate is in attendance.	If a Community Organization is using the alternate as the representative instead of the primary for more than 25% more of regular meetings (both Committee and General), within a calendar year; then the Community Organization must designate a new primary representative.

The WOPAC will vote on these changes at the November General meeting.

VII. OLD BUSINESS/OTHER ACTION ITEMS

1. Action Item: WOPAC Extension for One-year

MOTION by Hurwich, seconded by Parrott: to approve extension of the WOPAC for one year, until November 18, 2012.

This motion passed by acclamation.

2. Action Item: Mid-Year Review of 2008-13 West Oakland Implementation Plan

MOTION by Kidd, seconded by Mac Donald: to approve the Mid-Year Review of 2008-2013 Implementation Plan.

This motion passed by acclamation.

3. Action Item: Nomination of Up to 3 Members to Assist with the 2012 NPI Program Guidelines Revision

MOTION by Parrott, seconded by Lowe: to nominate Amana, Bren, Olu and Ray to be on this subcommittee.

The motion passed by acclamation.

VIII. FUTURE AGENDA TOPICS AND NEW BUSINESS

Committee of the Whole:

- Planning Items: NOFA applications, and planning for WOPAC meeting with BART
- Outreach Items: WOPAC attendance policy and outreach for vacant board positions

General Meeting:

- Next Planning 101 Topic on Public Participation in Planning to be presented by students at UC Berkeley's Department of City and Regional Planning

XI. ADJOURNMENT

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