

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

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

**MEETING MINUTES Approved Mar 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: Allstadt, Beveridge, Bucknum, Gordon, Harris, Hurwich, Kidd, Lowe, Johnson, McFadden, Parrott, Rice, Robertson, Wells, Wyrick-Parkinson

Excused/Absent - 2: Horiuchi, Vidor

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

***II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD JANUARY 12, 2011***

**MOTION was made by Kidd and Allstadt seconded:** To approve the January 12, 2011 minutes. The motion passed by acclamation.

***III. OPEN FORUM***

No public speakers. Chairperson Parrott announced that tonight's food was from Mandela Foods Cooperative who is doing catering and WOPAC members were pleased to be supporting a local West Oakland business.

***IV. ORA STAFF REPORT***

**1. Administrative Items and Correspondences**

Mr. Patrick Lane talked about the governor's proposed elimination of Redevelopment and distributed a sample letter addressed to Governor Jerry Brown from the WOPAC, advocating for the keeping of Redevelopment. Mr. Lane helped draft the letter based on a form letter provided by CRA (the California Redevelopment Association) and added specific points relating to the how Redevelopment has benefited West Oakland in particular. This letter was first presented at the "Committee of the Whole". WOPAC members expressed concern about staff's motivation to initiate drafting this letter on WOPAC's behalf and some expressed reservations about the benefits of Redevelopment.

**MOTION by Kidd, seconded by Gordon:** to send the letter as drafted, with some noted copy editing changes, to Jerry Brown, Sandre Swanson and Loni Hancock.

Ayes: 14

Noes: 0

Absent: 3

This motion passed.

Chairperson Parrot brought the WOPAC's attention to a correspondence included in the WOPAC packet from one of her constituents complaining about anti-social activity happening outside of properties managed by EBALDC at 10<sup>th</sup> and Center.

Ms. Christia Mulvey, CEDA Housing Staff volunteered to relay WOPAC's concerns to EBALDC and to report back as part of the regular WOPAC Housing Update on what follow-up work has been done to address the complaint, and specifically to reach out to the constituents.

There was one public speaker:

- Ron Muhammad

A third correspondence was discussed. A letter was drafted by Steve Lowe on behalf of WOPAC to BCDC (San Francisco Bay Conservation and Development Commission) about certain community priorities not being represented in the planning of the Gateway Park Plan. Mr. Lowe had presented and passed around this letter to WOPAC during Open Forum in January and this was addressed a second time at the Committee of the Whole in February.

**MOTION by Lowe, seconded by Hurwich:** for Mr. Steve Lowe to send the letter as he had drafted on behalf of WOPAC.

Ayes: 14

Noes: 0

Absent: 3

This motion passed.

## 2. **Housing Update, Christia Mulvey**

Ms. Mulvey gave the Housing Update that was summarized in the memo included in the agenda packet.

- NOFA funding recommendations are scheduled to be heard at the Community and Economic Development Committee on March 8 and City Council on March 15<sup>th</sup>. The three applications in the WOPAC Project Area being considered are: California Hotel; Red Star Senior Housing and Marcus Garvey Commons.
- The first of eight Grid Alternatives solar panel installation project has been completed at 30<sup>th</sup> and Chester Street and the remaining are due to be completed in 2011.
- Housing Brochure is being finalized.
- The three residential lending programs were approved by Council in November and should be ready to open soon. WOPAC asked to get regular reports on the applicants and use of these programs, as with the First-time Homebuyers Program.

One WOPAC member expressed concern about the construction work going on at Slim Jenkins; specifically, workers not having badges and lack of notification about construction noise. Ms. Mulvey agreed to relay this message to EBALDC, the property owner.

## ***V. COMMITTEE REPORTS***

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

Mr. Larry Rice gave the report-out from this meeting. The main item discussed was the request for \$1.098 million for construction of the West Oakland Teen Center. Ms. Sandra Ousley, project manager from Public Works gave the presentation along with Mr. Lane and the architect, Mr. Harry Overstreet. The Committee decided to not vote on this item, as was scheduled on tonight’s agenda, but to instead invite Nancy Nadel’s office to return to the Committee of the Whole meeting in March to address concerns raised.

Some of those concerns were:

- the high cost of the project (~\$650/sf)
- why not just settle at Leed Certified instead of Leed Silver. (How else can the project cost be lowered?)
- are we sure the project cost won’t continue to increase?
- what specifically will the ~\$1 million pay for?
- why not a new building?
- no operations and maintenance funds
- what’s the revenue generating plan
- who will and will not be served by this Teen Center and how can public use be maximized.

A draft of the WOPAC newsletter was distributed by Ms. Li and WOPAC members were asked to give her any comments or feedback. A mailing of the newsletter will go out with the Housing Brochure once that is ready.

A status update was given of all funded NPI projects to-date, as was summarized in a memo. No applications have been received so far, but inquiries have been made. Applications are due March 25<sup>th</sup>.

## ***VI. OLD BUSINESS/OTHER ACTION ITEMS***

### **1. ACTION ITEM: Request for \$1.098 million for construction of West Oakland Teen Center**

Concilmember Nancy Nadel was present to address some of the concerns from the last meeting she heard. She gave the history of how this project came to be and talked about the youth involvement process.

Some of the concerns Ms. Nadel addressed were:

- Who will run the Center? The City’s Parks & Rec department and possibly a non-profit. Though the main concern now is getting the Center built and issues of operations and programming are to be worried about after there is a Center.
- How will programs be funded? Kids First money might be a source.
- How will Center be used to raise money? Space is flexible and can be rented out. A café will raise money and provide job opportunities for youth.

WOPAC members expressed concern about getting optimal use out of the space; what a “library” will look like and how it will be used by the teens of today and in the future; how successful other Teen Centers have been.

2. **Update:** Red Star Senior Living Project; presenter: David Lukens, Vice President of Development for *Michaels Development Company*, a joint venture partner with *Global Premier Development*

Mr. David Lukens, with Michaels Development Company ([www.themichaelsorg.com](http://www.themichaelsorg.com)) introduced himself and members of his team and his company. A video about the company, and its accomplishments in affordable housing development and property management was shown. The Michaels Organization has been silent financial partners with Global Premier on the Red Star Senior Living Project and is now taking the lead to move this project forward. Mr. Lukens came tonight to introduce himself and the team, to get WOPAC feedback on the project and to let WOPAC know about their availability to continue to come back to the WOPAC for more feedback. WOPAC expressed concerns about design of the building; local hiring for the project; how the project could mitigate air and noise pollution; the possibilities for neighborhood-serving businesses on the ground floor commercial space; and how this project should fit into the neighborhood and the transit village.

Mr. Lukens was invited to return to the WOPAC’s “Committee of the Whole” meeting on March 3<sup>rd</sup> to talk more about these topics, but specifically about design issues that are not too late to change.

There were the following public speakers:

- Ron Muhammad
- Jed Silver

## ***VII. NEW BUSINESS***

NONE

## ***VIII. CHAIRPERSONS REPORT***

There was no time for a chairpersons report

## ***IX. ANNOUNCEMENTS***

There was no time for announcements.

## ***X. FUTURE AGENDA TOPICS AND NEW BUSINESS***

## ***XI. ADJOURNMENT***

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