



Cultural Arts Programs

Economic & Workforce Development

Public Art Advisory Committee Proposal Review Form

Date 1-19-17
Artist(s) Debra Koppman
Project Contact Debra Koppman
Organization (if applicable) Unity Council (Maria Sanchez)
Phone # 510/482-1818 Email debkoppman@gmail.com
Street Address 2307 Damuth St.
City Oakland State CA Zip 94602
Proposed Site of Project (Address/Cross St. with physical details) La Finca
3801 Foothill Blvd | corner 38th St, FRUITVALE
DISTRICT
Name of Property Owner, Proposed Location Guadalupe Rocha
City Council District of Proposed Location District 5 - Noel Gallo

Attachments Checklist

Attach a separate document to address the following items, bundled together in a single electronic file:

1. Review Form (this page)
2. Project Narrative
3. Artist Resume
4. Examples of Past Work
5. Visual Proposal
6. Materials and Methods Description
7. Photos of Site
8. In-Situ Mockup
9. Timeline
10. Budget
11. Maintenance Plan
12. Community Outreach / Support Documentation
13. Insurance Documentation
14. Permission(s)- Private Property Owner or City
15. Waiver of Proprietary Rights for Artwork Placed on City Property (if applicable)

La Finca Project Proposal

Project Narrative

The proposed project, *La Finca*, was initiated by the Unity Council, with the aim to improve the aesthetic environment of the Fruitvale neighborhood. Maria Sanchez of the Unity Council has been interested in facilitating the creation of a mural at the corner of Foothill and 38th, the site of the long-standing tortilleria, La Finca. Maria has been especially interested since the owner of the property of La Finca has recently re-painted his business, and she does not want to see the long yellow wall which faces out on 38th become a magnet for graffiti. She recently approached the owner of La Finca, and was given encouragement to initiate a mural project. Debra Koppman, a local mural artist and educator who has been creating painted and mosaic murals in Oakland for the last 10 years, was approached to meet with the owner and to design a mural. Maria Sanchez, Debra Koppman, and Adrian Rocha met, discussed some ideas, and after several consultations with the whole family, came to an agreement on a design which uses the recently-painted yellow as the background for the mural. The use of this yellow will work to maintain the connection with the rest of the building, which is yellow with green trim, will allow for further aesthetic embellishment in the future, and will also function to keep the cost as low as possible for this large space.

The mural was designed as a visual “Fiesta,” celebrating Mexican culture, while alluding to the specific business of La Finca, which produces corn tortillas and corn masa for tamales. The design of the mural includes one gigantic star-shaped piñata, one huge, colorful children’s top, enormous ears of corn, a cornfield, one windmill, a mariachi band, one dancer, and large-scale papel picada draped across the landscape.

Debra Koppman will undertake all the necessary tasks to prime, paint, and seal the wall. This proposal will include the space from the edge of the property to the beginning of the windows. This space is approximately 20’ high, and 60’ long.

DEBRA KOPPMAN, Doctor of Arts

2307 Damuth St. Oakland, CA 94602, 510/482-1818 debkoppman@gmail.com

www.debrakoppman.com

EDUCATION:

DOCTOR OF ARTS, Studio Arts, New York University, 1993
Emphasis in painting, printmaking, criticism, aesthetics

MASTER OF ARTS, Fine Arts, University of California, Berkeley 1982

BACHELOR OF ARTS, Fine Arts, University of California, Berkeley 1980

SUMMARY OF EXPERIENCE: Wide variety of cultural settings has influenced all aspects of work as a painter, printmaker, sculptor, teacher, writer, and community artist. Investigations in multicultural aesthetics in Mexico, Guatemala, Nicaragua, Ecuador, Bolivia, Peru, Brazil, Spain, Portugal, Israel, India, Thailand, and Turkey have inspired artistic work and formed the bases for writing about and working with diverse people. Extensive work in Oakland Public Schools includes ongoing collaboration and professional development for classroom teachers, as well as development of arts integrated curriculum. Ongoing community work includes successful implementation of large-scale mural projects, involving students and other community participants.

SELECTED MURALS

- 2016 SAUSAL CREEK TO THAILAND, Dimond Café, Dimond District, Oakland
- 2016 SEQUOIA'S RAINBOW ROAD, Sequoia Elementary School, Dimond District, Oakland
- 2016 ENCHANIMALS! In collaboration with Sequoia Elementary School students, Dimond District, Oakland
- 2016 THREADS OF SAN PABLO, City of San Pablo, California (3 panels)
- 2015 WELCOME TO SAN PABLO! City of San Pablo, California (2 panels)
- 2015 DIMOND RIVER, Dimond District, Oakland, California
- 2014 THE BUDDHA'S 8 FOLD PATH, (directed 62 6th grade English/History students) Bret Harte Middle School.
- 2014 I LOVE DIMOND, MacArthur and Lincoln, Dimond District, Oakland, California
- 2013 YOU'RE HUNGRY, EAT HEALTHY, (directed Advanced Art Students, 6th – 8th grade) Bret Harte Middle School.
- 2012 RAINBOW FISH, (directed 90 3rd graders) Glenview Elementary.
- 2012 SEQUOIA'S HIDDEN JEWELS, Mosaic Mural, in collaboration with the Sequoia Elementary school community. Lincoln and Scenic, Dimond District, Oakland, California.
- 2011 WELCOME TO FRUITVALE, 880 & Fruitvale, 12 Pillars. Commissioned by The Unity Council.
- 2011 DIMOND'S HIDDEN JEWELS, in collaboration with Amanda Lockwood and Sequoia Elementary School students. Fruitvale Avenue and MacArthur, Dimond District, Oakland, California.
- 2008 WHAT'S COOKIN', GOOD LOOKIN'? Designed and facilitated, in collaboration with Amanda Lockwood. Healthy Start After-School Program, Sequoia Elementary. (Painted by 4th and 5th graders.)
- 2008 IMAGINE, (with 6th, 7th, and 8th grade art students) Bret Harte Middle School, Oakland, California
- 2007 PLANTS AND HOPES RISING, Sequoia Elementary, Oakland, California
- 2006 PHOENIX RISING, BRET HARTE RISING, Bret Harte Middle School, Oakland, California
- 2006 QUETZALCOATL, (with 6th, 7th, and 8th grade art students) Bret Harte Middle School, Oakland, California
- 2005 THE FOUR ELEMENTS (with 6th, 7th, and 8th grade art students) Bret Harte Middle School, Oakland, California

THEATER PROJECTS

- 2004 CASINO: A Production of the Glenview Performing Arts Center: Set Design.
- 2004 CHILDREN'S FAIRYLAND; CHILDREN'S THEATER: *La Cucaracha Martina*, Set Design.
- 2003 CHILDREN'S FAIRYLAND; CHILDREN'S THEATER: *Thumbelina*, Set Design, Masks, and Puppets.

FELLOWSHIPS/GRANTS/AWARDS:

CITY OF OAKLAND, INDIVIDUAL ARTIST GRANTS, for *I LOVE DIMOND, DIMOND RIVER Murals*
DIMOND IMPROVEMENT ASSOCIATION, for DIMOND'S HIDDEN JEWELS MURAL
CITY OF OAKLAND, PAY-GO FUNDS, FOR *DIMOND'S HIDDEN JEWELS MURAL*
OAKLANDISH, FOR *DIMOND'S HIDDEN JEWELS MURAL*
REACH-A-STAR FOUNDATION, FOR ARTS-IN-EDUCATION AT SEQUOIA SCHOOL
ROGERS FAMILY FOUNDATION, FOR ARTS-IN-EDUCATION AT SEQUOIA SCHOOL
UNITED PARCEL SERVICE, FOR ARTS-IN-EDUCATION AT SEQUOIA SCHOOL
CULTURAL ARTS DIVISION, CITY OF OAKLAND, ARTS-IN-EDUCATION GRANTS
CALIFORNIA ARTS COUNCIL, ARTIST-IN-RESIDENCE
OUTSTANDING OAKLAND ARTS EDUCATOR, CALIFORNIA STATE SENATE
LOCAL HERO AWARD, CITY COUNCILMEMBER JEAN QUAN'S OFFICE
PUFFIN FOUNDATION GRANT
JOSEPHINE BAY PAUL AND C. MICHAEL PAUL FOUNDATION
ELLA LYMAN CABOT CHARITABLE TRUST
FACULTY DEVELOPMENT GRANT, John F. Kennedy University
FULBRIGHT SCHOLAR LECTURING AWARD IN PERU
WOMEN'S STUDIES COMMISSION DOCTORAL DISSERTATION AWARD, NY University
ANN FLANAGAN FELLOWSHIP, Kala Institute

SELECTED SOLO/2-PERSON/3-PERSON EXHIBITIONS:

- 2013 SCULPTURE AND FURNITURE
500 Howard Street, San Francisco, California
- 2013 SCULPTURE AND FURNITURE
1111 Broadway, Oakland, California
- 2013 SCULPTURE AND FURNITURE
Union Bank, San Francisco, California
- 2012 A CHANCE TO PLAY (with Luz Marina Ruiz)
San Pablo Arts Center, San Pablo, California
- 2012 SOLO: AN EXHIBITION OF PAPER MACHÉ SCULPTURE
The Atrium: 600 Townsend Street, San Francisco, California
- 2010 STORY POLES
Gymboree Lobby, 500 Howard Street, San Francisco, California
- 2009 I SAW THE STRANGEST THINGS
Humanities Center Gallery, Cal State Chico, Chico, California
- 2009 DEBRA KOPPMAN: SCULPTURES
525 Market Street, San Francisco, California
- 2008 13 WISHES FOR 13 WITCHES
1870 Gallery, Belmont, California
- 2006 WERNER GLINKA & DEBRA KOPPMAN (2-person)
Crockett Contemporary Art, Crockett, California
- 2005-2006 SCULPTURES AND MASKS
Destination Art, San Francisco, California
- 2005-2006 IN THE SANCTUARY
San Jose Museum of Quilts and Textiles, San Jose, California

2005 MARCH OF THE TOTEMS
Marin Technology Center, Marin, California

2005 SCROLLS
940 Gallery, Berkeley, California

2004 ROCK, PAPER, SCISSORS (3-person)
Olive Hyde Gallery, Fremont, California

2002 CYCLES/RECYCLES (3-person)
Creative Arts Center Gallery, Sunnyvale, California

2002 TOTEMS
455 Market Street, William Torphy Fine Arts, San Francisco, California

2002 PAPER MACHÉ SCULPTURES
Green Shutter Gallery, Hayward, California

2002 A CALLING FORTH OF ALLUSIONS
Los Medanos College Gallery, Pittsburg, California

2002 REINCARNATIONS IN ART (3-person)
San Pablo Art Gallery, San Pablo, California

2000 VOICES OF THE ANCESTORS (SCULPTURES TURNED PUPPETS)
Puppets for Performances in Collaboration with ARTSHIP, Oakland, California

2000 RELIQUARIES
Windows Project, Broadway Corridor, Oakland, California

1998 WHY MOSQUITOS BUZZ IN PEOPLE'S EARS (SCULPTURES TURNED PUPPETS)
Jack London Square, Oakland, California

1998 SPIRIT HOUSES
Windows Project, Broadway Corridor, Oakland, California

1998 SUEÑOS SUREÑOS (SOUTHERN DREAMS): WORKS ON PAPER
Peruvian/North American Cultural Institute, Lima, Peru

1998 TO THE PACHA MAMA: WORKS ON PAPER
Fulbright Commission, Lima, Peru

1995 MIXED MEDIA PAINTINGS AND SCULPTURES
Banaker Gallery, San Francisco, California

1994 MUTANT FORMS
Art Center Gallery, Clatsop Community College, Astoria, Oregon

1989 WORKS ON PAPER
Regional Museum of the State of Puebla, México

1988 NARRATIONS (3 PERSON)
1078 Gallery, Chico, California

1988 ANN FLANAGAN FELLOWSHIP AWARDS EXHIBITION (3 PERSON)
Kala Institute, Berkeley, California

1987 STORIES TO TELL IN BLACK & WHITE
Creative Arts Center Gallery, Sunnyvale, California

1984 MONOPRINTS, Heller Gallery, Berkeley, California

SELECTED GROUP EXHIBITIONS:

2015	MAGIC CARPET RIDE Grammatopoulou Gallery, Athens, Greece
2011	LIBERTY ARTS PRESENTS: PACIFIC RIM SCULPTOR'S GROUP Yreka, California
2010	RUTH BANCROFT GARDENS PRESENTS: OUTDOOR SCULPTURE Walnut Creek, California
2008	RE-USE, RE-CYCLE, RE-CREATE Adobe Art Gallery, Castro Valley, California
2007	PAPER CUTS: THE ART OF CONTEMPORARY PAPER Hearst Art Gallery, St. Mary's College, Moraga, California
2005	AN ARRAY OF SMALL WORKS Crockett Contemporary Art, Crockett, California
2005	THE FACES OF ART National Association of Women Artists, New York, New York
2005	AMERICAN CRAFT COUNCIL EXHIBITION, San Francisco, California
2005	WIT AND WISDOM Falkirk Cultural Center, San Rafael, California
2004	MAGICAL, MYSTICAL, MYTHICAL Frank Bette Center for the Arts, Alameda, California
2004	AMERICAN CRAFT COUNCIL EXHIBITION San Francisco, California
2004	CALIFORNIA DREAMING (John Toki, juror) Design Center, San Francisco, California
2003	GALLERY ARTISTS Virginia Breier Gallery, San Francisco, California
2003	PACIFIC RIM SCULPTORS' GROUP (Steven Oliver, juror) Design Center, San Francisco, California
2002	PACIFIC RIM SCULPTORS' GROUP (Karen Tjusimoto, juror) Design Center, San Francisco, California
2002	LIGHT AND LAUGHTER Claudia Chapline Gallery, Stinson Beach, California
2001	CITY OF MIRACLES SOMA, San Francisco, California
2001	PLY AND COIL Green Shutter Gallery, Hayward, California
1999	LESSONS John F. Kennedy Arts and Consciousness Gallery
1999	WHAT IS ART FOR? Oakland Museum, Oakland, California
1999	TOTEMS AND TIMEPIECES JFK University Gallery, Berkeley, California
1998	ARCHETYPE Quan Yin Gallery, Oakland, California
1997	JORNADAS DE ARTE EN PAPEL Casa de Arte, Concepcion de Uruguay, Entre Rios, Argentina
1997	KALA FELLOWSHIPS EXHIBITION Presidio, San Francisco, California

1997 RECEPTIVITY: AN EXHIBITION OF WOMEN ARTISTS
Graduate Theological Union, Berkeley, California

1996 KALA FELLOWSHIPS EXHIBITION
Yerba Buena Center for the Arts, San Francisco, California

1996 INTERNATIONAL EXHIBITION OF WOMEN ARTISTS
Escuela de Bellas Artes, Arequipa, Peru

1993 PRINTED FROM WOOD Joanne Chappell Gallery, San Francisco, California

1991 FACULTY EXHIBITION, SCHOOL OF FINE ARTS
Nicaraguan Institute of Culture, Managua

1989 ART IN PUÉBLA Nigte Gallery, Puebla, México

1989 CSP/GRAPHIC WORKSHOP OF FUNEN EXCHANGE EXHIBITION
Brandts Klaedefabrik Museum, Odense, Denmark

1987 BERKELEY/NEW CASTLE EXCHANGE, New Castle Art Center, New Castle, Australia

1987 IMPRESSIONS BY KALA Gensler and Associates/Architects, San Francisco, CA

1987 IMPRESSIONS/KALA INSTITUTE
Art Store Gallery, San Francisco, California

1987 MONOPRINTS Lawson Galleries, San Francisco, California

1987 WOMAN OF SPIRIT, DISCOVERY AND PRACTICE, Walker Ames Gallery, Seattle, WA

TEACHING EXPERIENCE:

1998 - 2016 ARTIST-IN-RESIDENCE
Sequoia Elementary School, Oakland, California

2005 - 2014 ARTIST RESIDENCY, MURAL PROJECTS
Bret Harte Middle School, Oakland, California

2012 - 2013 ADJUNCT PROFESSOR, SCHOOL OF ARTS AND SCIENCES: Teaching Visual Art
Brandman University, Walnut Creek, California

2007 - 2009 FACULTY, DEPARTMENT OF ART AND PATHWAYS PROGRAM
Dominican University, San Rafael, California

2007 - 2009 ARTIST-IN-SCHOOLS, Arts and Literacy in Children's Education
ALICE Project, Various Schools: Oakland, Berkeley, Hayward, California

2006 - 2007 ART EDUCATION FACULTY FELLOW: PROFESSIONAL DEVELOPMENT
California College of the Arts, Westlake Middle School, Sequoia Elementary

2004 - 2007 ARTIST-IN-SCHOOLS
VALA, Visual Arts, Language Arts: Various Schools: Richmond, Oakland

2004 - 2006 ARTIST-IN-SCHOOLS, PROFESSIONAL DEVELOPMENT
Young Audiences of Northern California: Various Schools: San Francisco

1999 - 2005 INSTRUCTOR
University of California, Berkeley, Extension

1996 - 2010 FACULTY, DEPARTMENT OF ARTS AND CONSCIOUSNESS
John F. Kennedy University, Orinda, California

1997 INSTRUCTOR, DEPARTMENT OF ART
Diablo Valley College, Pleasant Hill, California

1995 VISITING PROFESSOR, DEPARTMENT OF ART
Universidad Católica, Lima, Peru

1993 - 1997 PROFESSOR, DEPARTMENT OF GRADUATE STUDIES
Academy of Art College, San Francisco, California

1993 INSTRUCTOR, DEPARTMENT OF ART
Los Medanos College, Pittsburg, California

1992 INSTRUCTOR
Kala Institute, Berkeley

1991 VISITING PROFESSOR
Escuela Nacional de Bellas Artes, Managua, Nicaragua

1987-1989 PROFESSOR, DEPARTMENT OF ART AND DESIGN
Universidad de Las Américas, Puebla, México

PUBLICATIONS:

"Artweek," Previews Editor, 2001 – 2009.

"Artweek," Reviews and Articles, 1997 – 2009.

One Step at a Time: Art and Arts Integration at Sequoia Elementary. Self-Published, 2012.

Artful Teaching. New York, Teacher's College Press, 2010. Donahue, David and Jen Stuart, eds. Chapter entitled: "One Step at a Time."

Contemporary Issues in Art Education. New Jersey, Prentice-Hall, 2002. Chapter entitled: "Transformation, Invocation, and Magic in Contemporary Art, Education, and Criticism: Reinvesting Art With a Sense of the Sacred."

Reclaiming the Spiritual in Art: Contemporary Cross-Cultural Perspectives. Albany, New York: SUNY Press, 1999.

"America Latina 96' en el Museo Nacional de Bellas Artes," Artes Visuales, Buenos Aires, Argentina, April 1996.

"Arte Contemporaneo en Peru," Symposium on Contemporary Andean Images, Instituto Nacional de Cultura, Cajamarca, Peru, December 1995.

Mutant Forms: A Contemporary Artistic Response to Mythic Female Deities. Doctoral Dissertation, Department of Art and Arts Professions, New York University, 1993. Available through UMI Dissertation Services.

"Odyssey of Faith; Faith Ringgold--A Twenty-five Year Survey." Woman's Art Journal (Fall/Winter 1991) Vol. 12, #2.

"Precarious Balance; Can Beauty Survive the Fall?" Exhibition catalog, Hong-Juin Shieh, June 1991, Taipei, Taiwan.

CONFERENCES/TALKS:

Integrated Learning Summer Institute, "Inventing Our Future." Presenting: *Making Sense of Math through Art*, August 2013. Sponsored by Alameda County Office of Education, at the Chabot Science Center, Oakland, California.

OUSD 2013, 2014, 2015 Summer Institutes: Professional Development for Classroom Teachers: *Retelling our Stories with Puppets, Masks, and Books*. Co-presenter with Erin Cogan, English Language Arts Coordinator for OUSD, Elementary Schools.

Press Conference: Common Core State Standards Mathematics Showcase, invited speaker, alongside California Superintendent of Schools, Tom Torlakson. Hosted by California Department of Education. June 17, 2013. Broadcast on local Sacramento News.

Common Core State Standards Mathematics Showcase: *Patterns, Fractions, and Geometry: Integrating Art and Math (K-5)*, California Department of Education, Sacramento, California, June 17, 2013. Co-presenter with Sandra Oby, Sequoia Elementary.

OUSD 2012 Summer Institute: Arts Integration Workshop Entitled *Telling our Stories with Puppets, Masks, and Books*.

"One Step at a Time – Arts Integration at Sequoia Elementary," National Art Education Association, 2011.
Arts Learning Anchor Schools Conference – Dreams Create Hope, Oakland, California, 2008.
"The Art of Paper," Hearst Art Gallery, St. Mary's College, Moraga, California, 2007.
"Art, Collaboration, and Community," Mills College, Oakland, California. 2002.
"Reclaiming Spirit: Authentic Experience in Multicultural Art Education," INSEA World Congress, 2002.
"Reclaiming Spirit: Authentic Experience in Multicultural Art Education," National Art Education Association, 2002.
Artist Talk, Green Shutter Gallery, Hayward Council for the Arts, Hayward, California, 2002.
Puppets Alive! Workshop in Collaboration with Claudia Bernardi, Catholic Worker, Oakland, California, 2001.
"Puppets Alive!" National Art Education Association, 2000.
"Art, Education, and Imagination," Oakland Museum, in conjunction with the exhibition, "What is Art For?" 1999.
"Multicultural Storytelling Arts Workshop and Puppet Theater," National Art Education Association, 1999.
"Transformation, Invocation, and Magic in Contemporary Latin American Art," College Art Association, 1999, Chair.
"Tres Mundos," College Art Association, 1999.
"Transformation, Invocation, and Magic in Contemporary Art, Criticism, and Education," NAEA Meeting, 1998
"Transformation, Invocation, and Magic in Contemporary Latin American Art," NAEA Meeting, 1997.
"Women, Art, and the Sacred," Sculpture Group Gallery, Danville, California, 1996.
"Transformation, Invocation, and Magic in Contemporary Art," Sophia Center, Holy Names College, Oakland, CA. 1996.
"Artistic Processes," Escuela de Bellas Artes, Concordia, Entre Rios, Argentina, 1996.
"Transformation, Invocation, and Magic in Contemporary Art," A series of lectures given in schools and cultural centers in Peru and Bolivia under the auspices of the Fulbright Commission, Lima, Peru, 1995-1996.
"The Subjugation of the Spiritual in Art"; Program Chair, College Art Association, 1995.
"Thou Art; The Continuity of Religious Ideology in Modern and Post modern Theory and Practice" CAA, 1995.
"Revising Aesthetics in a Pluralist America;" National Art Education Association, Annual Meeting; 1994.
"Multiple Visions;" The American Society for Aesthetics 51st Annual Meeting; 1993.

BOOK ILLUSTRATION

2007 ARI AMONG THE LIONS; written by Lion Koppman. Also in Spanish: ARI ENTRE LOS LEONES.

PODCASTS

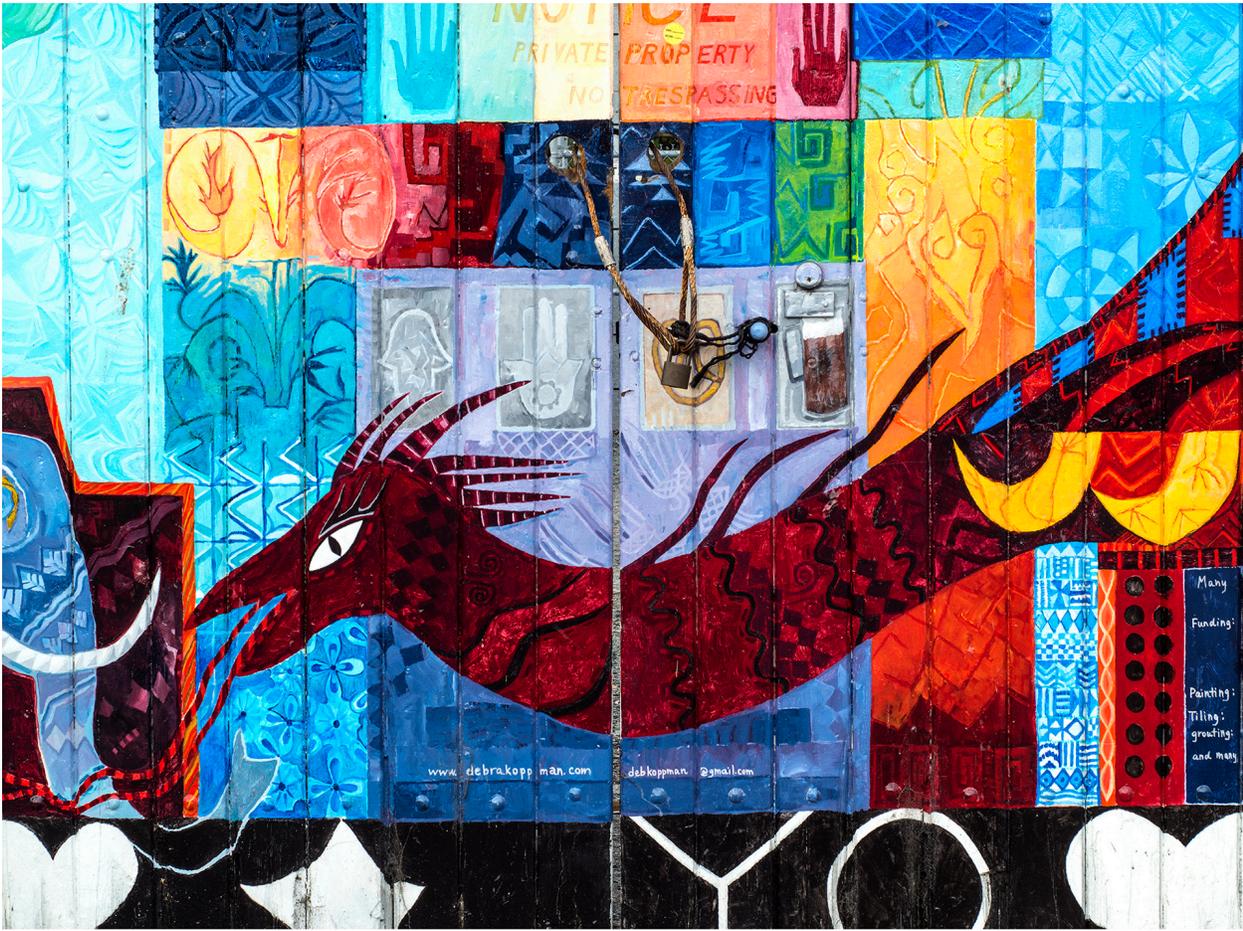
2012 www.sculptcastconversations.com An interview with Joe Bologna, on artistic process, use of materials, and intentions.

CURRENT AND PREVIOUS PROFESSIONAL AFFILIATIONS:

Artweek	Pacific Rim Sculptor's Group	College Art Association
Kala Institute	National Art Education Association	ALICE (Art and Literacy in Children's Education)

LANGUAGES: Native-level fluency in Spanish, conversational in Portuguese, Hebrew.

Examples of Past Work



I Love Dimond

MacArthur & Lincoln, Oakland, CA



Dimond's Hidden Jewels

Farmer Joe's Marketplace, Oakland, CA



Spirits Rising, Bret Harte Rising

Bret Harte Middle School, Oakland, CA

Visual Proposal



La Finca Tortilleria - 3801 Foothill Blvd., Oakland, 94601

Materials and Methods

This project will be painted with high quality acrylic paint (NOVA Color). It will be painted directly on to the existing wall, and will use the existing freshly painted bright yellow as its background color. The whole wall will be covered with a minimum of 2 coats of anti-graffiti coating.

Photos of Site



In-Situ Mockup



Timeline

The project is estimated to take approximately 200 hours to complete. If it is possible to work 40/hrs a week, it will take approximately 5 weeks to finish from start to completion. The exact schedule will depend on weather conditions, as no painting is possible in the rain. The hope is to bring the project to the Public Advisory Art Commission on February 6, 2017. Dependent on approval, and receipt of funding, the project could start mid-February, 2017, and be completed by mid-April, 2017. If we experience serious rain conditions, the schedule would be modified accordingly. Schedule to be modified as needed, starting as soon as approval and funding are secured.

Budget

The total cost of the project and the funding request for this project is \$8,000, to be paid to the artist, Debra Koppman.

A brief outline of the preliminary budget is as follows:

Artist Time: @ 200 hrs @ \$30/hr	= \$6000
Lift Rental	= \$1200
Materials	= <u>\$ 800</u>
Total	\$8,000

Maintenance Plan

Debra Koppman promises to jointly work together with both the property owner and the Unity Council to insure that the mural is well-maintained. Debra Koppman promises to seal the mural with a highly effective anti-graffiti coat, and to clean and re-paint the wall if this becomes necessary. We will also enlist the help of the neighborhood volunteers who weekly pick up trash to keep us apprised of any problems.



January 17, 2017

To the Public Art Commission:

I have been working, on behalf of the Unity Council with local artist Debbie Koppman to bring several mural projects to the Fruitvale neighborhood. Together we secured the permission from the owners of La Finca, a long-standing well-supported business, to create a large mural on the 38th St side of their store, located at Foothill and 38th. Ave Together we also secured the support of our Councilmember, Noel Gallo, who agreed to provide financial support through the Green Walls Funding.

I offer my wholehearted support for this mural project, *La Finca*, and ask you to do the same. I look forward to working with Debbie on this and other future projects.

Thank you very much.

Sincerely,


Maria L. Sanchez
Fruitvale Business Improvement District M.
mlsanchez@unitycouncil.org
510 535 6919 Office
510 534 7771 Fax

The Unity Council
1900 Fruitvale Ave, Suite 2A, Oakland, CA 94601
510-535-6900 Office • 510-534-7771 Fax • www.unitycouncil.org



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/15/16

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Khoe & Associates 328 15th St Oakland CA 94612 Phone: 510-465-3993 Fax: 510-580-9470	CONTACT NAME:	
	PHONE (A/C No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED DEBRA KOPPMAN 2307 DAMUTH STREET OAKLAND CA 94602	INSURER A:	THE HARTFORD INSURANCE
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR (INSR, WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	57SBMDO5846	05/11/2016	05/11/2017	EACH OCCURRENCE \$ 1,000,000
	GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS HIRED AUTOS	SCHEDULED AUTOS NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB	OCCUR CLAIMS-MADE				EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	RETENTION \$				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
CITY OF OAKLAND, AND THEIR RESPECTIVE CITY COUNCIL MEMBERS, OFFICERS, DIRECTORS, VOLUNTEERS, ARE NAMED AS ADDITIONAL INSURED

CERTIFICATE HOLDER CITY OF OAKLAND CULTRUAL FUNDING PROGRAM 1 FRANK OGAWA PLAZA, 9TH FLOOR OAKLAND, CA 94612	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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MURAL AUTHORIZATION AGREEMENT

This Mural Authorization Agreement ("Agreement") is entered into effective 11/4/16, by and between Debbie Koppman (the "Artist") and Guadalupe Rocha (the "Property Owner"); (the Artist and the Property Owner together constitute the "Parties").

The Artist wishes to create a public mural (the "Mural") on the La Finca Tortilleria exterior wall of the property at 3801 Foothill Blvd, Oakland, California (the "Premises").

The Property Owner owns and controls the Premises, and wishes to authorize the Artist to create the Mural.

Therefore, in consideration of the mutual obligations set forth herein, and intending to be legally bound, the Parties agree as follows:

1. Property Owner hereby authorizes the Artist to create the Mural.
2. Property Owner hereby grants the Artist and its authorized agents all access to and use of the Premises as necessary to create the Mural, including any access and use necessary for the erection and maintenance of scaffolding.
3. Property Owner shall bear no responsibility for any bodily or personal injury to the Artist or Artist team occurring in the course of the creation, repair, alteration, restoration or removal of the Mural, so long as Property Owner takes reasonable care to warn the Artist of any non-obvious risks of personal injury arising from the nature or condition of the Premises.
4. The Artist shall bear no responsibility for any property damage to the Premises occurring in the course of the creation, repair, alteration, restoration or removal of the Mural, so long as the Artist takes reasonable care to avoid causing such damage.
5. The Artist shall use its best efforts to exercise its rights hereunder in such a way as to allow Property Owner, its tenants, invitees and guests, and any other assignees of rights in the Premises, unimpeded use and enjoyment of the Premises.
6. Upon the completion of the Mural, the Artist shall leave the Premises as it found it, except for the addition of the Mural and any improvements incidental to the creation of the Mural.
7. The Artist shall monitor the condition of the completed Mural from time to time, and may repair, alter, restore or remove the Mural at the Artist's sole discretion and to the Artist's sole satisfaction. The Artist shall provide reasonable notice to Property Owner, and shall honor any reasonable request by Property Owner to delay or reschedule work,

before re-entering the Premises for the purposes of repairing, altering, restoring or removing the Mural.

8. The Property Owner shall not repair, alter, restore or remove any portion of the Mural, except if (i) the Property Owner has determined that repair or removal of the Mural is necessary to eliminate an imminent threat of physical injury to persons or property, the Property Owner has notified the Artist of the situation, and the Artist has failed to remedy the situation within a reasonable period after receiving such notice, or (ii) the Property Owner has determined that the wall is to be removed or physically altered in such a way that the Mural cannot remain in place, the Property Owner has notified the Artist of the situation, and the Artist has failed to remove the Mural within 100 days of receiving such notice. The Artist shall bear reasonable costs of any work performed on or in connection with the Mural by the Property Owner pursuant to this paragraph.

9. If either party shall desire or be required to give notice to the other, such notice shall be given in writing, via prepaid U.S. certified or registered postage address to recipient as follows:

Property Owner

Name: Guadalupe Rocha
Address: 909 King St. Oakland, Ca. 94606
Telephone: 510-261-6600

Grantee

Name: Debbre Koppman (Debra Koppman)
Address: 2307 Damutha St, Oakland 94602
Telephone: 570/482-1818

10. This Agreement is governed by and construed in accordance with the laws of the State of California.

The Parties are executing this Agreement as of the date stated in the introductory clause above.

ARTIST

Debra Koppman 11/3/16
Signature Date

Print Name:

Debra Koppman

PROPERTY OWNER

Guadalupe Rocha 11/3/16
Signature Date

Print Name:

Guadalupe Rocha