

**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING
Wednesday, March 14, 2007 6:30—9:00
West Oakland Senior Center, 1724 Adeline Street**

I. Welcome, Call to Order and Roll Call

Roll Call:

Amao, Beasley, Bouze, Eschelle, Gerstenberger de Korsak, Gordon, Herbert, Horiuchi/McGee, Howard, Hurwich, Kidd, Lowe, Mac Donald, Rice, Parrott, Wells, Wyrick-Parkinson

II. Approval of Minutes for Meeting Held February 14, 2007

III. Open Forum (2 minutes each)

IV. Chairpersons Report (5 minutes)

V. Committee Reports

1. Community Outreach/Equitable Development Committee (5 minutes)

- Gentrification Event Planning
- Wireless West Oakland Pilot Project

2. Neighborhood Planning Committee (5 minutes)

- WOPAC Position on Changing City Regulations Regarding Halfway Houses---
Bruce Beasley

3. Trees and Transportation Committee (5 minutes)

Announcements (2 minutes)

VII. . ORA Staff Report (15 minutes)

1. Introduction of Gregory Hunter, Interim Director of Redevelopment, Economic Development and Housing for the City of Oakland
2. Correspondence
 - Letter to Bridge Housing
 - Letter to Chevron
 - Letter regarding AGI Capital Project
 - Letter regarding Peralta Gardens Project
 - Letter regarding Project Choice
3. Budget Update—Patrick Lane
4. Other Projects

VIII. Old Business

1. Housing Monies Presentation--- Housing Staff
2. Mandela Foods Cooperative/Bridge Housing/ 99Cent Store (5 minutes)—Wells Lawson
3. Vision Statements for Project Area Neighborhoods
4. Peralta Gardens Funding Request

IX. Projects

The following project is scheduled for the March 1, 2007 Planning Subcommittee.

- Noodle Factory (Union/26th Streets) Northern California Community Land Trust

X. New Business

1. CALReUSE Brownfields Environmental Assessment Loan Fund-Request for use of West Oakland Redevelopment Area Tax Increment Financing for Required Local Match—Margot Lederer-Prado
2. Raimondi Park Funding Request—Tom McCoy

XI. Future Agenda Topics and New Business (3 minutes)

XII. Adjournment

Written correspondence should be addressed to:

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ADDRESSING THE WEST OAKLAND PROJECT AREA COMMITTEE

All persons wishing to address the Committee are required to fill out a **Speaker's Card**. Every effort will be made to ensure that citizens have ample opportunity to address the Committee. The public has the opportunity to speak on all items listed on the agenda prior to the committee taking final action unless the item has already been considered by a committee, at a public meeting wherein all interested members of the public were afforded the opportunity to address the Committee on the item, before or during the Committee's consideration of the item, unless the item has been substantially changed since the Committee heard the item, as determined by the Committee. Once the Chair has opened the item for discussion, citizens wishing to speak should approach the front podium when their name is announced, and direct questions or comments to the Chair or Committee. This meeting is wheelchair accessible. To request materials in alternative formats or to request an ASL interpreter or assistive listening device, please call 510-238-6284 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so those who experience chemical sensitivities may attend. Thank you.

WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING MINUTES
Wednesday, March 14, 2007

I. Welcome, Call to Order and Roll Call

Chair Stefanie Parrott called the meeting to order.

Roll Call:

Present: Rice, Parrott, Beasley, Bouze, Herbert, Hurwich, Gordon, Lowe, Mac Donald, Wells, Wyrick-Parkinson, Kidd, Gertenberger de Korsak

Absent: Eschelle, Amao, Horiuchi/McGee, Howard

II. Approval of Minutes for Meeting Held February 14, 2007

Larry Rice made one correction to the February minutes for Item IX. His report about the Oakland Military Institute should have read, "Mr. Rice discussed the possibility of redevelopment funding for a new gymnasium *with the superintendent*, but was told that the school expected to fund improvements through other funding sources." Staff will make the correction to the minutes.

MOTION by Steve Lowe, seconded by Bruce Beasley: "To approve the February 14, 2007 minutes with the correction made by Larry Rice." The motion passed. Karin MacDonald abstained.

III. Open Forum

Ted Deehr from HD Supply: Repair & Remodel announced the new project, an industrial grade home improvement retail center that will be located at 1699 W. Grand. The project is in planning and construction is anticipated to begin in September 2007. The WOPAC requested that HD Supply project be itemized on a later WOPAC agenda and that the retailer presents the project to the Planning Subcommittee before returning to the WOPAC as per the WOPAC procedure. Staff will invite HD Supply to the Planning Subcommittee meeting.

Ora Knowell questioned the role of the WOPAC and encouraged the WOPAC to focus on broader community issues like drugs and violence and focus less on development/redevelopment.

Patricia Webster, Danette Sherman, and Margaret Gordon expressed opposition to the Slim Jenkins 2 project proposed by Oakland Community Housing, Inc. (OCHI). All three speakers reside or have family members who reside in Slim Jenkins 1 and voiced that the existing housing is substandard and OCHI does not maintain the property. Photographs of one unit were passed around. Patricia Webster and Danette Sherman requested to be added to the mailing list for upcoming WOPAC meetings.

Bruce Beasley announced a new 6,000 square foot studio he is building at 3rd Street and Lewis across from his existing studio.

Margot Lederer-Prado announced the next zoning update committee meeting on industrial land use in West Oakland. The meeting will be held March 21, 2007 at 4pm in Hearing Room 1 at City Hall.

IV. Chairpersons Report

There was no chairpersons report.

V. Committee Reports

1. Community Outreach/Equitable Development Committee (COED):

Stefanie Parrott reported that the COED Committee is working on the Gentrification Event planning and a Community Benefit Plan.

2. Neighborhood Planning Committee:

Madeline Wells reported that representatives from the Northern California Land Trust (NCLT) attended the meeting to present their Noodle Factory project proposed at 1255 26th Street (26th & Union Streets). The Noodle Factory project is an affordable live-work artist space that will include a 90-seat theater and café that will both be open to the public. The NCLT is seeking tenant improvement funds for this project.

Margaret Gordon requested that staff combines the Neighborhood Planning Committee report and the "Projects" item on the agenda if the specific projects were discussed at the subcommittee meeting in order to avoid confusion or repeat discussion.

Bruce Beasley discussed his changes to the letter regarding the WOPAC's recommendation that Conditional Use Permits are applied to the user/applicant and not to the land for certain types of projects. The WOPAC did not vote on this item because the updated version of the letter was not available for review. The WOPAC asked that the updated letter be mailed with the April agenda packet for review and that the item be placed on the April agenda for a vote.

3. Trees and Transportation Committee:

Ray Kidd reported on the letter the committee received from Mr. Tom McCoy regarding a request for funding for the renovation of Raimondi Field. This item will be discussed later on the agenda by Tom McCoy.

Announcements:

Marcus Johnson announced the next Blue Ribbon Commission meeting to discuss affordable housing issues in District 3.

Ray Kidd announced that a Town Hall meeting regarding the cleanup of the Port of Oakland's trucking industry.

V. ORA Staff Report --- Wendy Simon (Christine Lebron for Wendy Simon)

- 1.) Introduction of Gregory Hunter, Interim Director of Redevelopment, Economic Development and Housing for the City of Oakland.

Gregory Hunter introduced himself to the WOPAC and answered questions and comments from WOPAC members. WOPAC member requests included; that the director works closely with Betty Marvin on West Oakland issues, updates on City-wide retail study, need for additional West Oakland staff to implement projects, need for staff to attend and assist with subcommittees, need for legal staff to assist with issues, need for funding for projects, need for planner to work on WO streetscapes, need to address pollution and issues with BART. Mr. Hunter distributed his work cell phone numbers and invited WOPAC members to call him to discuss issues.

- 2.) Correspondence – Christine Lebron

The letters related to this item will be distributed at the April meeting.

- 3.) Budget Update – Patrick Lane

Redevelopment Manager, Patrick Lane, presented the West Oakland Redevelopment Area budget to date and distributed a handout with details. Patrick fielded questions related to the breakdown of expenditures, funds available to spend on projects and details on specific line items. Staff reported that the WOPAC presently has \$195,490 available to spend on projects and programs. Staff also reported that \$3.8 million will be available beginning July 1, 2007 for projects and programs in Fiscal Year 2007-08.

The WOPAC requested that Patrick brings back a detailed breakdown of personnel costs/expenditures since the West Oakland Redevelopment Area was established. The WOPAC also requested a breakdown of each category/line item, and what types of projects can be funded in each category. The final request was for staff to give a monthly budget update to the WOPAC. Staff agreed to provide this information.

- 4.) Other Projects: No additional projects were discussed.

VI. Old Business

- 1.) Housing Monies Presentation – Housing Staff

Marge Gladman, Acting Housing Manager, briefly discussed the Notice of Funding Availability (NOFA) process for affordable housing projects. In the interest of time, Marge did not give her full presentation and will return to the WOPAC over the next few months to educate the WOPAC on the NOFA process. Marge distributed a detailed memorandum on the NOFA process and fielded questions related to the West Oakland Low/Mod housing set aside funds. The WOPAC requested that housing staff attends future meetings to educate the WOPAC on the NOFA process. Staff agreed to attend future meetings.

- 2.) Mandela Foods cooperative/Bridge Housing/99 Cent Store – Wells Lawson

Wells Lawson could not attend the meeting. This item will be discussed at the April 2007 WOPAC general meeting.

3.) Vision Statements for Project Area Neighborhoods

Larry Rice reported that the vision statements are in progress but that no written materials are available at this time. The vision statements will be reviewed and discussed at future meetings.

4.) Peralta Gardens Funding Request

(Ms. Cherene Sandige, consultant for the developer of the proposed 5-unit market rate & affordable Peralta Gardens project, presented the project to the WOPAC and requested \$523,000 in redevelopment funds for the project. Staff explained to the WOPAC that it is currently not possible to fund an affordable housing project with low/mod housing set aside funds outside of the NOFA process.

MOTION by Bruce Beasley, seconded by Ray Kidd: “To allocate \$523,000 in funds for the Peralta Gardens project.”

VOTE: Ayes: 13
 Noes: 1
 Abstentions: 0
The motion passed.

VII. Projects

1.) Noodle Factory (Union/26th Streets) Northern California Community Land Trust

This item was discussed earlier on the agenda.

VIII. New Business

1.) CALReUSE Brownfields Environmental Assessment Loan Fund – Request for use of West Oakland Redevelopment Area Tax Increment Financing for Required Local Match – Margot Lederer-Prado

MOTION by Larry Rice, seconded by Bruce Beasley: “To approve up to \$50,000 in tax increment financing for the Required Local Match for the CALReUse Brownfields Environmental Assessment Loan program for environmental cleanup of Brownfields in West Oakland.” The motion passed unanimously.

2.) Raimondi Park Funding Request – Tom McCoy

Tom McCoy presented the \$1.2 million dollar Raimondi Park renovation project, distributed a handout about the project, and asked the WOPAC to contribute \$1.8 million dollars in redevelopment funds to assist with the project.

MOTION by Bruce Beasley, seconded by Jabari Herbert: “To commit \$336,107 of Fiscal Year 2007-08 funds to the Raimondi Park project.” The motion passed unanimously.

IX. Future Agenda Topics and New Business

There was no discussion of this item due to time constraints.

X. Adjournment

The meeting was adjourned at 9:10pm.

Written correspondence should be addressed to:

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