

WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING AGENDA

West Oakland Senior Center, 1724 Adeline Street, Second Floor
Wednesday, May 10, 2006 6:30-8:30 P.M.

- I. WELCOME & CALL TO ORDER**
- II. Roll Call**
Rice, Parrott, Amao, Beasley, Bouze, Eschelle, Herbert, Huff, Hurwich, Horiuchi /McGee, Gordon, Lowe, Mac Donald, Wells, Wright, Wyrick-Parkinson
- III. Approval of Minutes (April 12, 2006)**
- IV. Open Forum (2 minutes each)**
- V. Staff's Report**
 1. Main Street Program Update (10 Minutes)
 2. ORA Staff Report (Wendy Simon)
- VI. WOPAC Business**
 1. Annual Election of WOPAC Officers
 2. Revision of WOPAC By-laws
 3. McClymonds Area Community Organization PAC Nominations
 4. Project Presentations: (10 Minutes Each)
 - Romak Iron Works Project (Bill Lightner)
 - Eighth and Center Street Project (Rene Boisvert)
 5. Industrial Land Use/Zoning (Steve Lowe)
- VII. Committee Reports**
 1. Community Outreach/ Equitable Development Committee (5 Minutes)
 2. Neighborhood Planning Committee (5 Minutes)
 3. Trees and Transportation Committee (5 Minutes)
 4. Projects and Programs Adhoc Committee (5 Minutes)
 5. Neighborhood Safety Adhoc Committee (5 Minutes)
- VIII. Announcements (2 Minutes)**
- IX. Future Agenda Topics & New Business (3 Minutes)**
- X. Adjournment (NEXT MEETING June 14, 2006)**

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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

MAY 10, 2006

MEETING MINUTES

I. WELCOME AND CALL TO ORDER - Larry Rice

II. ROLL CALL

Present: Amao, Bouze, Exchelle, Herbert, McGee, Huff, Lowe, Mac Donald, Parrot, Rice, Wells, Wyrick-Parkinson

Excused: Hurwich (by email to staff, forwarded to chairs)

Absent: Beasley, Gordon, Wright

III. APPROVAL OF MINUTES (April, 2006)

Motion to approve as read by Virian Bouze, seconded by Steve Lowe.

Ayes: 7 Noes: 0 Abstentions 2

IV. OPEN FORUM:

1. Karoleen Feng of the East Bay Asian Local Development Corporation (EBALDC) attended to introduce herself and request presentation time at the next meeting for EBALDC's project at the Jack London Gateway Center.
2. George Burttt stated that the Central City East Redevelopment Area was issuing bonds that should include approximately 8 or 9 Million Dollars for West Oakland.
3. Mr. Jeffrey of All About Security introduced himself and asked to present at the next ad hoc Neighborhood Safety Subcommittee meeting.

V. STAFF REPORTS

WOPAC staff: Wendy Simon, the new project manager/WOPAC staff introduced herself. Patrick Lane, Redevelopment Area Manager also attended. Staff will not be attending all standing subcommittees after June and will work out a new schedule for attending subcommittees month with the WOPAC chairs. The Agency is planning on hiring a new Urban Economic Analyst I to replace Jose Saucedo which will help with the staffing shortage that the West Oakland unit is experiencing at this time.

Projects: Wendy Simon has been working on the People's Credit Union Tenant Improvement Grant with their consultant, Kenneth Jones. They are developing an agreement for the funds.

There are four active Façade Improvement projects at this time. Staff reminded the WOPAC that sites for the Tenant Improvement Program need to be vacant for at least six months before these funds can be used for the tenant improvements.

Staff is also working on the Aegis project near the West Oakland BART station and on a potential project at 2801 Martin Luther King Way.

Staff was requested by Stefanie Parrott to examine possibility of annexing the Wood Street Project to West Oakland.

Correspondence: Letters to the Alameda Congestion Management Agency and to Oakland elected officials were sent out during the past month and were distributed.

2. Main Street Program:

Jai Jennifer stated that there are 7 new board members and that he is planning an orientation for May 17, 2006.

WOPAC BUSINESS

1. Annual Election of WOPAC Officers:

Stefanie Parrott, Larry Rice and Jerry Huff were nominated for the two Chairperson positions. Joe Hurwich was nominated in abstentia for Mock Treasurer. Ellen Wyrick-Parkinson and Joy Amao were nominated for Mock Secretary. Ballots were distributed, collected and counted. The results are:

Chairpersons:	Stefanie Parrott*	11
	Larry Rice*	9
	Jerry Huff	3
Mock Treasurer:	Joe Hurwich*	12
Mock Secretary:	Ellen Wyrick-Parkinson*	8
	Joy Amao	4

The asterisk (*) denotes the members that were elected.

Revision of WOPAC By-laws

After discussion, **a motion was made by Stefanie Parrott, seconded by Jerry Huff, to have staff send Mr. William Wright the required letter stating that the WOPAC would hold a public hearing at the June meeting and vote to remove him from the WOPAC. The motion passed unanimously.**

Re: McClymonds Business and Neighborhood Association

A motion was made by Stefanie Parrott, seconded by Jerry Huff, to appoint Kiri Eschelle as the McClymonds Business and Neighborhood Association representative and to request staff to recruit a new homeowner representative for the Clawson/McClymonds/Bunch subarea. The motion failed because only 3 members voted for it.

A new motion was made by Stefanie Parrott, seconded by Jerry Huff to keep the community organization position open for one more month and to solicit a new community organization from the Clawson/McClymonds/Bunch subarea. The motion passed with the following vote:

Ayes: 10 Noes: 0 Abstentions: 1

Staff will write a blurb for Carletta Starks of Councilmember Nadel's office to distribute to the website, listserv and at community meetings and will place an ad in local papers.

Project Presentations:

Romak Ironworks Presentation by Bill Lightner and Karin Payson.

Mr. Lightner first updated the WOPAC on the Peralta/Hannah Streets project. The environmental clean-up is scheduled to start June 1 and construction is scheduled to begin September 1. He then described the Romak Ironworks project, answered questions and took input from WOPAC members.

Eighth and Center Street Project Presentation by Rene Boisvert

Mr. Boisvert described his project, answered questions and took input from WOPAC members. The WOPAC asked that he return in June with more details and that this item be scheduled as an action item.

Industrial Land Use/Zoning Discussion

Ms. Nadel stated that the Community and Economic Development Committee item for this topic had been postponed and suggested that she and the WOPAC discuss industrial land use at the next meeting.

A motion was made by Steve Lowe, seconded by Joy Amao to table the Industrial Land Use discussion until the June meeting and to schedule it as early as possible on the agenda. The motion passed unanimously.

VI. COMMITTEE REPORTS

1. Community Outreach and Equitable Development (COED)
Stefanie Parrot reported that the Committee decided not to participate with Brian Beveridge on his offer to share space for the technical assistance center.

A motion was made by Jabari Herbert, seconded by Ellen Wyrick-Parkinson, to write to thank Mr. Beveridge and to decline the offer.

Ayes: 7 Noes: 0 Abstentions: 2

The motion passed.

The Committee also discussed the concept of having developers contribute to expensive items such as utility undergrounding.

The annual WOPAC "Hot Links and Cold Drinks" is scheduled for September 9, 2006. The newsletter will be delayed until nearer this event, so that it can advertise it.

2. Neighborhood Planning: The Committee met with the Oakland Housing Authority to discuss problem properties and will continue the conversation with OHA over time.

Staff will finalize a thank you letter for the Committee and coordinate with Ms. Wells for pick-up and signatures. .

3. Trees and Transportation: No Report

3. Ad hoc Safety Committee: There was a problem with the room reservation at the last meeting. The next meeting will include a presentation by the All About Security Company.

VII. ANNOUNCEMENTS: No announcements

VIII. FUTURE AGENDA TOPICS & NEW BUSINESS:

- Return Presentation on 8th and Center Street Project as requested by WOPAC at this meeting
- Presentation on Wood Street Project as requested by ORA staff (mentioned in Staff Report)
- Presentation on Jack London Gateway as requested by EBALDC staff
- Discussion on industrial land use scheduled for tonight and tabled until the next meeting.
- Presentation on 939 33rd Street as requested by Member Joy Amao

IX. ADJOURNMENT.

The meeting was adjourned at 8:55.