

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

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 April 11, 2007

III. Open Forum (2 minutes each)

IV. Chairpersons Report (5 minutes)

V. Annual WOPAC Officer Elections

- Co-Chairs
- Mock Secretary
- Mock Treasurer

VI. ORA Staff Report (15 minutes)

- Administrative Items and Correspondence
 - Letter to Mayor Dellums
- Budget Update

VII. New Business

- Proposed Merger of West Oakland Redevelopment Areas

VIII. Old Business

1. Housing Monies Presentation --- Housing Staff (25 minutes)
2. Mandela Foods Cooperative/Bridge Housing/ 99Cent Store (5 minutes)—Wells Lawson
3. West Oakland Walk--- Phil Banta
4. Vision Statements for Project Area Neighborhoods

IX. Projects

1. Project Reports from the Planning Subcommittee

- No projects were scheduled for this month's Planning Subcommittee.

2. Project Update

- 5th and Kirkham Property ("Caltrans Site") --- 7th Street Partners

X. Committee Reports

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

- Gentrification Event Planning
- Community Benefits Seminar

2. Neighborhood Planning Committee for non-project items (5 minutes)

Please note that the projects presented to this month's Neighborhood Planning Committee will be presented under Number IX of the agenda.

3. Trees and Transportation Committee (5 minutes)

XI. Announcements

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

XIII. Adjournment

Written correspondence should be addressed to:

Wendy Simon, Project Manager, CEDA: Redevelopment Division
250 Frank H. Ogawa Plaza, Suite 5313
Oakland, California 94612
Phone: (510) 238-6430 Fax: (510) 238-3691

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

Wednesday, May 9, 2007 6:30—9:00

MEETING MINUTES

I. Welcome, Call to Order and Roll Call

The meeting was called to order by Chair Parrott at 6:40 P.M.

Roll Call:

Present: Kidd, Herbert, Gerstenberger, Hurwich, Rice, Bouze, Howard, Wells, Parrott, Wyrick-Parkinson, MacDonald, Lowe

Alternates: Mr. Brian Beveridge attended as alternate for Margaret Gordon.

Absent: Eschelle, McGee, Amao, Beasley

II. Approval of Minutes for Meeting Held April 11, 2007

MOTION by Joe Hurwich, seconded by Ray Kidd: To approve the minutes for the April 11, 2007 with the correction of deleting the typographical error on page 3.

The motion passed unanimously. Staff will correct the error.

III. Open Forum

There were three speakers: Ms. Ora Knowell, Councilmember Nancy Nadel and Mr. Monsa Nitoto.

IV. Chairpersons Report

There was no Chairpersons Report because the item that they had discussed with staff, the fiscal merger, was scheduled as a separate item later on the agenda.

V. Annual WOPAC Officer Elections

- Co-Chairs
- Mock Secretary
- Mock Treasurer

MOTION by Karin Mac Donald, seconded by Joe Hurwich and Ellen Wyrick-Parkinson: to elect the incumbents of each position for another year. (The incumbents are: Co-Chairs Larry Rice and Stefanie Parrott, Mock Secretary Ellen Wyrick-Parkinson and Mock Treasurer Joe Hurwich.)

The motion passed unanimously.

VI. ORA Staff Report

WOPAC staff, Ms. Wendy Simon, passed out copies of the letter to Mayor Dellums requested at the April meeting and the budget update. Joe Hurwich thought that the budget update was adequate.

VII. New Business: Proposed Merger of West Oakland Redevelopment Areas

Mr. Gregory Hunter, Interim Director of Economic Development, Housing and Community Development presented this item. A report for this item had been included in the members' packet and was available at the meeting. Mr. Hunter's presentation included the following points:

- The proposed fiscal merger is for the three redevelopment areas of West Oakland, Oak Center and Acorn.
- Staff is initiating this fiscal merger because the Oak Center Redevelopment Area will soon reach its cap for collecting tax increments. The merger will allow Oak Center to continue collecting tax increments and could provide between \$750,000 and \$1,000,000 annually to the Redevelopment Agency.
- The merger costs will be funded by \$120,000 that is set aside in the Redevelopment Planning Fund. There is no direct impact on the West Oakland Operations and Maintenance funds.

Members expressed several concerns. They included:

- What would happen if the planned Army Base infrastructure improvements are not needed and become maritime ancillary support services
- Concern that a new blight analysis would open the question of eminent domain.
- Concern regarding how the merger would affect the Oak Center Redevelopment Plan
- Concern over West Oakland funds being spent in Oak Center and/or Acorn Project Areas if all three areas are merged
- Concern that West Oakland would be liable for paying off obligations such as bonds from the other redevelopment areas
- Concern that the merger would raise individual property taxes for residents in Oak Center
- How much input would the WOPAC have after the merger
- Need for a vision for the area
- Concerns that staff would not notify the WOPAC of planned projects
- Frustration that redevelopment monies can be used only for physical projects instead of maintenance and staff functions, such as park maintenance
- the timing for the merger

This item will be agendaized for next month's meeting.

There was one public speaker for this item: Mr. Monsa Nitoto.

VIII. Old Business

Housing Monies Presentation

Ms. Marge Gladman, Manager of the Housing Development Unit, introduced Ms. Christina Morales of the First-Time Homebuyers Program to present information about the City of Oakland's various First Time Homebuyers programs.

WOPAC members expressed concerns about the income limits for these programs and presented a motion to recommend to the City Council that the income level for clients be raised to 120 per cent of Area Median Income (AMI). Councilmember Nadel advised the members to carefully consider their ultimate goals before passing motions and to ask staff how best to achieve them. She believes that asking for a raise in the AMI would be controversial with the Council. The motion was withdrawn. Staff was requested to return next month for continued discussion of this topic.

The following public speakers were heard: Ms. Ora Knowell, Ms. Shauna O'Connor.

Mandela Foods Cooperative/Bridge Housing/ 99Cent Store

Wells Lawson, Mandel Foods Marketplace, gave an update on the Mandela Foods Cooperative (MFC) store. MFC is presently considering a lease for the vacant supermarket in Jack London Gateway. This site would provide MFC with several good opportunities and would also preclude a less desirable use moving into this space. Because of the space's larger square footage, MFC requested \$770,000 from West Oakland funds for tenant improvements, rent assistance for the first year. MFC will also work with the City to secure a loan and will probably apply for the West Oakland Façade Improvement Program. Mr. Lawson added that MFC was considering structuring a bonus that would be based on annual sales to give back to the West Oakland Redevelopment Project Area, if this is possible.

Members had several concerns and questions regarding this request. The site is in the Acorn Redevelopment Project Area and some members feel that the Acorn Project Area should fund this request instead of West Oakland. This item will be agendaized for the June meeting for further discussion.

West Oakland Walk

Mr. Philip Banta gave an update on this project and requested a letter of support.

MOTION by Ellen Wyrick-Parkinson, seconded by Ray Kidd: To write a letter of support for the West Oakland Walk project.

The motion passed unanimously.

IX. Projects

Project Update: 5th and Kirkham Property ("Caltrans Site")

The developers for this site, Seventh Street Partners, asked to postpone this update for this month.

X. Committee Reports

Community Outreach/Equitable Development Committee

There was no report from this committee.

Neighborhood Planning Committee for non-project items

Ms. Madeline Wells reported that the Planning Committee discussed land use issues. The Planning Committee would still like a planner assigned to them.

Trees and Transportation Committee

There was no report from this committee.

Announcements and Future Agenda Topics and New Business

These items were not heard because of time constraints.

XI. Adjournment

The meeting was adjourned at 9:15 P.M.

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