

**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING AGENDA**

West Oakland Senior Center , 1724 Adeline Street, Second Floor
Wednesday, July 12, 2006 6:30 P.M.—9:00 P.M

I. Welcome, Call to Order and Roll Call

Roll Call: Rice, Parrott, Amao, Beasley, Bouze, Exchelle, Herbert, Huff, Hurwich, Horiuchi/McGee, Gordon, Lowe, Mac Donald, Wells, Wyrick-Parkinson

II. Approval of Minutes for Meeting Held June 14, 2006

III. Open Forum (2 minutes each)

IV. Staff Reports

1. Main Street Program Update --- Mr. Jai Jennifer (10 minutes)
2. ORA Staff Report—Ms. Wendy Simon (15 minutes)
 - Budget
 - Ongoing Projects-- 2801 Martin Luther King Way
 - Correspondence
 - Request to Schedule an Item Regarding the Extension of the WOPAC for the August Meeting
 - Request to Schedule a Staff Presentation Regarding the Alliance Metals Project for the August Meeting
 - Request to Schedule a Staff Presentation Regarding the Mills Act for the August Meeting
 - Request to Schedule a Staff Presentation Regarding the Seventh Street Streetscape Project for the August Meeting
 - Request to Schedule a Staff Presentation Regarding the Brownfields Act Program for the September Meeting

V. Old Business

1. Clawson/McClymonds/Bunche Community Organization Representative Nominations (5 minutes)
2. Replacement of Hoover/West MacArthur Tenant Position (2 minutes)

VI. New Business

1. Project Presentations
 - Grand/Mandela--- Mr. Richard Hannum (20 minutes)
2. Action Items:
 - 959 33rd Street--- PerAnkh Praise House Development (10 minutes)

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 Ad Hoc Committee (5 minutes)
5. Neighborhood Safety Adhoc Committee (5 minutes)

VIII. Announcements (2 minutes)

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

X. 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.

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Wednesday, July 12, 2006 6:30-9:00 P.M.
MINUTES—Draft July 20, 2006

Welcome & Call To Order

The meeting was called to order by Chairperson Parrott.

Roll Call

Present: Beasley, Bouze, Eschelle, Gordon, Herbert, Horiuchi, Mc Gee, Huff, Hurwich, Lowe, Mac Donald, Parrott, Wyrick-Parkinson

Absent: Amao, Rice, Wells

Approval of Minutes for Meeting held June 14, 2006

CORRECTION: by Wendy Simon-- Ms. Joyce Mc Gee was mistakenly marked absent. She was present at the meeting.

MOTION: to approve the minutes by Jerry Huff, 2nd by Lynn Horiuchi

Approved unanimously

Open Forum

Mr. Anietie Ekanem described the Wireless East Bay Initiative and distributed information.

Staff Reports

1.Main Street Program Update: Mr. Jennifer was out of town and apologizes for missing this meeting. He will deliver a final update at the August meeting.

2.ORA Staff Report --Wendy Simon

Budget Update: Staff presented a summary of the budget and funds available for the next fiscal year. Mr Huff pointed out that the Mandela Foods item should be spread over two years.

Extension of WOPAC : There was no discussion.

MOTION: To schedule an item regarding the extension of the WOPAC for the August meeting by Bruce Beasley, seconded by Kiri Eschelle. The motion passed unanimously.

Alliance Metals: This business is moving to Martin Luther King Way, , one block from Mc Clymonds High School and the Main Street area. Members have several concerns about this.

MOTION: To request staff to check to see if this project is on anyone's calendar so that the WOPAC can request a hold for the project by Kiri Eschelle, seconded by Jabari Herbert. The motion passed unanimously.

Wendy Simon clarified that she would check the Council/Agency and Planning Commission agendas for any item pertaining to Alliance Metals.

Other Staff Requests for Presentation Items:

MOTION: To approve the staff request for four presentations (Mills Act, Alliance Metals, Seventh St. Streetscape, and Brownfields Program) for the August agenda by Bruce Beasley, seconded by Kiri Eschelle. A friendly amendment was made by Chair Parrott adding that 15 minutes should be scheduled for Alliance Metals and that the developer should be invited to present.

Vote: Ayes: 11 Noes: 0 Abstentions: 1

Correspondence: Staff distributed 3 letters that were sent out during the past month.

2801 Martin Luther King Way: CEDA staff is working to perform environmental work on the building and will use \$25,000 from the Redevelopment Planning Fund for this purpose, not the tax increments as Wendy Simon had announced in the past. This will allow staff to recruit a private developer. This money should be paid back from the developer. The developer will consult with the WOPAC about the building's future use.

The WOPAC then discussed the issue of Wendy Simon, WOPAC staff, giving a presentation to the West Oakland Community Development District Board at the request of that board's staff. *Staff was requested to check the by-laws to see if there is any mention of who is to represent the WOPAC in such cases.*

MOTION: To move the project presentations forward on the agenda by Bruce Beasley, seconded by Jerry Huff. The motion passed unanimously.

New Business

1. Project Presentations

Grand/Mandela--- Mr. Richard Hannum, the project architect, presented. This is a mixed use project that will eventually have 1570 residential units on the 13.5 acre site. The build-out period is estimated at ten years. They have had discussion w/ CEDA staff regarding the affordable housing requirement and plan to request a tax increment rebate in the future. The amount of the tax increment rebate will depend on the phasing.

The WOPAC held a lengthy discussion about this project and raised several design, planning and community process concerns.

The WOPAC requested staff to request the Planning Department to require a wind study for this project.

959 33rd Street- PerAnkh Praise House Development

Mr. Ronald Batiste gave a brief presentation because of time constraints. This was the second presentation for this project; the first was given at the June 12, 2006 Special Meeting.

MOTION to support this project by Margaret Gordon, seconded by Jabari Herbert.

Ayes: 10

Noes: 0

Abstentions: 1

Old Business

1. Clawson/McClymonds/Bunche Community Organization Representative Nominations

MOTION by Joe Hurwich, seconded by Steve Lowe:

1. to have Kiri Eschelle resign as the Clawson/McClymonds/Bunche homeowner representative; and
2. to appoint Kiri Eschelle as the representative of the McClymonds Business and Neighborhood Association; and
3. to reinstate the McClymonds Business and Neighborhood Association as one of the community organizations for the Clawson/McClymonds/Bunche subarea; and
4. to open the Clawson/McClymonds/Bunche homeowner representative seat; and
5. to have staff advertise the Clawson/McClymonds/Bunche homeowner representative and West MacArthur/Hoover resident tenant seats over the next month.

The motion passed unanimously.

Speaker: Martin Rios, Chair of the West Oakland District Board

Mr. Rios would like to join the WOPAC as a representative of a community organization and also recommends that the WOPAC appoint the West Oakland District Board to the board.

2. Replacement of Hoover/West MacArthur Tenant Position

This position is still open. Staff will advertise this position along with the Clawson/McClymonds/Bunche homeowner representative position.

Committee Reports

Stefanie Parrott announced that the Outreach Committee was thinking about possible new structures for the subcommittees.

Stefanie Parrott and Larry Rice met with Dan Vanderprien, the Director of Economic Development, Redevelopment and Housing and plan to meet with him again to discuss WOPAC issues.

The annual picnic will be on September 9, 2006 at Hoover School.

Announcements

There were no announcements.

Future Agenda Topics and New Business

There was no discussion due to time constraints.

Adjournment

The meeting was adjourned at 9:05.