

WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING AGENDA
Wednesday, September 19, 2007 6:30—9:00
West Oakland Senior Center, 1724 Adeline Street

PLEASE NOTE DATE CHANGE FOR THIS MONTH ONLY!

AGENDA

I. Welcome, Call to Order and Roll Call

Roll Call:

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

II. Approval of Minutes for Meeting Held August 8, 2007

III. Open Forum (2 minutes each)

IV. Chairpersons Report (5 minutes)

V. Committee Reports (5 minutes each)

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

- Gentrification Event Planning
- Picnic

2. Neighborhood Planning Committee (5 minutes)

- Development Project Report-out: 7th/Campbell Site *This project is scheduled for presentation at the September 6, 2007 Planning Subcommittee*

3. Trees and Transportation Committee (5 minutes)

VI. ORA Staff Report (10 minutes)

- Administrative Items and Correspondence
- Extension Motion
- City Staff Funds
- Replacement of Clawson/McClymonds/Bunch Community Organization

- WOPAC Budget Update

VII. Old Business

1. Security Programs (30 minutes)

2. Housing Monies--- Housing Staff (20 minutes)

3. Caltrans Site Update--- 7th Street Community Partners (10 minutes)
4. Vision Statements for Project Area Neighborhoods (5 minutes)
5. Raimondi Park (10 minutes)
6. Seventh Street Streetscape Project Update—Kerry Jo Ricketts- Ferris (10 minutes)
7. Mandela Foods Cooperative Update--- Wells Lawson (2 minutes)
8. Neighborhood Project Initiative Program—Christine Lebron (20 minutes)

VIII. New Business

There are no New Business topics this month.

IX. Announcements (2 minutes)

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

XI. Adjournment

Written correspondence should be addressed to:

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

ADDRESSING THE WEST OAKLAND PROJECT AREA COMMITTEE

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**WEST OAKLAND PROJECT AREA COMMITTEE (WOPAC)
GENERAL MEETING
Wednesday, September 19, 2007 6:30—9:00
West Oakland Senior Center, 1724 Adeline Street
MEETING MINUTES**

I. Welcome, Call to Order and Roll Call

The meeting was called to order by Chairperson Larry Rice for Chairperson Stefanie Parrott at 6:35.

Roll Call:

Present: Beasley, Bouze, Gerstenberger, Herbert, Hurwich, Kidd, Lowe, Mac Donald, Rice, Parrott, Wyrick-Parkinson

Excused: Amao, Gordon, Horiuchi, Howard, Wells,

II. Approval of Minutes for Meeting Held August 8, 2007

MOTION by Ray Kidd, seconded by Andrea Gerstenberger: To approve the minutes of August 8, 2007. The motion passed unanimously.

Chair Parrott arrived and chaired the rest of the meeting.

III. Open Forum

There were no speakers at Open Forum.

IV. Chairpersons Report

Chair Rice reported on the Inclusionary Housing Blue Ribbon Commission's proposal to raise the housing set-aside for all redevelopment project areas in Oakland to 50%. Patrick Lane confirmed that this set-aside would be taken from gross tax increments. It was suggested that Ray Carlisle, of the Inclusionary Housing Blue Ribbon Commission be invited to the next Planning Subcommittee meeting to discuss the Commission's recommendations.

V. Committee Reports

1. Community Outreach/Equitable Development Committee

- Gentrification Event Planning:

Stefanie Parrott distributed copies of a draft letter that will be sent to politicians for the upcoming Gentrification Forum. The Forum will be held October 20, 2007. Ms. Parrott also reported that the WOPAC Picnic was a success.

MOTION by Andrea Gerstenberger, seconded by Ray Kidd: To support sending the letter to local politicians.

The motion passed unanimously.

- Picnic:

Stefanie Parrott reported that the September 8 picnic was a success. The event was well attended and people had a good time.

2. Neighborhood Planning Committee

- Development Project Report-out:

Larry Rice reported on the 7th/Campbell Site. This project was heard at the September 6, 2007 Planning Subcommittee. WOPAC members discussed pros and cons of the project. Mr. Aaron Mandel of Meta Housing Corporation answered questions.

There were two public speakers for this item: Mr. Aaron Mandel and Mr. Andrew Boxberger

3. Trees and Transportation Committee

Steve Lowe reported out. Tom McCoy visited the Trees and Transportation Committee. The discussion of Mr. McCoy's item was postponed until the scheduled Raimondi Park item. Mr. Lowe suggested that a letter be prepared to MTC regarding the lack of interaction w/ MTC around the regional rail issue. He also noted that Mayor Dellums heard about WOPAC and BART undergrounding at his recent townhall meeting in West Oakland.

VI. ORA Staff Report

Wendy Simon, WOPAC staff reported. Patrick Lane, Redevelopment Manager also attended the meeting. She mistakenly stated that there was no correspondence this month and was corrected by Karin Mac Donald who had written a letter to the WOPAC. Ms. Simon apologized for the error and will include this letter in the next agenda packet.

At this point in the meeting, Mr. Anthony Mc Neal, spoke on the Raimondi Park item because he needed to leave to close the gymnasium at McClymonds High School.

WOPAC Extension: The WOPAC's term will expire on November 18, 2007 and needs to be renewed for one year by the City Council. The item is scheduled for the October 9, 2007 Community Economic Development Committee. Ms. Simon requested a motion of support from the WOPAC.

MOTION by Andrea Gerstenberger, seconded by Joe Hurwich: To support the extension of the WOPAC for one year until November 18, 2008.

The motion passed unanimously.

City Staff Funds: Ms. Simon reminded the members that staff had set aside \$50,000 in the budget for paying City staff costs for projects in the West Oakland Project Area. This is necessary as the City and the Redevelopment Agency are separate legal entities. She asked for authorization to use \$5,000 of those monies for the Martin Luther King Streetscape Project and \$5,000 for the Lighting Unit.

MOTION by Karin Mac Donald, seconded by Bruce Beasley: To approve the staff request.

The motion passed unanimously.

Replacement of Clawson/McClymonds/Bunch Community Organization

Ms. Simon has placed ads in various places and has had two responses; however, the interested persons were not eligible for the position. One did not live in the project area and one is not a member of a community organization. Ms. Gerstenberger noted that another community organization was in the process of forming in the Clawson/McClymonds/Bunche subarea and that that organization could possibly furnish a member in the near future.

Ms. Simon presented the WOPAC Budget Update for September. She also announced that staff would propose a graffiti abatement program to the WOPAC in the near future. The program is being developed and nothing is set yet. Staff will definitely return to present the program for WOPAC input. Adeline and Wood Streets were mentioned as areas with graffiti.

VII. Old Business

1. Security Programs

Patrick Lane, Redevelopment Manager, presented this item. Councilmember De La Fuente has requested that staff explore a 10% security set-aside from redevelopment funds. This item is presently scheduled for the October 23 Community Economic Development Committee. Mr. Lane updated the group on the security actions taken by City Council in June and asked the group if they wanted to fund additional officers for the West Oakland Project Area if so, what the WOPAC would like these additional officers to do in terms of their activities such as patrol, walking, or problem-solving officers. He then asked the WOPAC if they wanted the 2 officers proposed by the City Council action in June.

MOTION by Joe Hurwich, seconded by Bruce Beasley: To approve the City-proposed two officers for 2 years.

The motion passed unanimously.

MOTION by Bruce Beasley, seconded by Karin Mac Donald: To approve five additional officers at approximately \$200,000 per officer for a total of \$1,000,000 for one year.

The discussion raised the following issues: the need for bike officers as promised, not throwing all the budget at this issue and how many officers would be assigned to West Oakland without extra West Oakland redevelopment funds. After discussion, Stefanie Parrott proposed the following friendly amendment:

MOTION To fund officers and to send this message to the City Council; however the WOPAC has several concerns that it needs to understand including: the number of officers, their activities, their geographical scope, if they will be specifically assigned to West Oakland, assurances that they won't be redeployed out of West Oakland and that the officer be additional and assigned only after normal service thresholds for West Oakland have been met

After further discussion, the following motion was made.

MOTION by Bruce Beasley, seconded by Karin Mac Donald: To fund the additional officers after obtaining more information from OPD and staff.

Ayes: 7 Noes: 0 Abstentions: 2

Wendy Simon will invite Lieutenant Berlin to the next meeting for more information. Patrick Lane will return to check in with the group in the Spring on this issue.

2. Housing Monies

Marge Gladman, Housing Development Manager announced that the Meta Housing proposal for the 7th/Campbell site and the California Hotel are applying for the Notice of Funding Availability (NOFA). Housing staff is still working on a recommendation to present to the WOPAC regarding housing monies.

3. Caltrans Site Update

Patrick Lane announced that the developer is still discussing details of the developmental entity and are not ready to present this month. This item will be rescheduled to October.

4. Vision Statements for Project Area Neighborhoods

There were no vision statements to review this month.

5. Raimondi Park

Mr. Tom McCoy presented this item. The WOPAC has previously funded this project in March for \$336,107; however the project needs more money to capture grant opportunities. They requested \$1,238,803 for the first phase of park renovations.

MOTION by Steve Lowe, seconded by Bruce Beasley: To fund Raimondi Park with an additional \$1,238,803 in order not to lose various grant funding opportunities.

The motion passed unanimously.

There were two public speakers: Mr. John Bliss and Mr. Anthony McNeal (who spoke earlier in the meeting due to time constraints).

6. Seventh Street Streetscape Project Update—Kerry Jo Ricketts- Ferris

This item was postponed until next month.

7. Mandela Foods Cooperative Update

Mr. Wells Lawson had to leave the meeting because of the meeting's length; however he will submit an update for the next meeting.

8. Neighborhood Project Initiative Program

This item was postponed until next month because of time constraints.

VIII. New Business

There were no New Business topics this month.

IX. Announcements

There were no announcements.

X. Future Agenda Topics

There were no future agenda topics.

XI. Adjournment

The meeting was adjourned at 9:15.

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