

**WEST OAKLAND PROJECT AREA COMMITTEE
(WOPAC)**

**Wednesday, September 10, 2008
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

AGENDA

I. Welcome, Call to Order, Roll Call and Determination of Quorum (5 minutes)

Roll Call: Beasley, Bouze, Colosky, Eldridge, Gerstenberger, Gordon, Herbert, Horiuchi, Hurwich, Kidd, Lowe, Mac Donald, Rice, Parrott, Wells, Wyrick-Parkinson

II. Approval of Draft Minutes for Meeting Held August 13, 2008 (5 minutes)

III. Open Forum (2 minutes each speaker)

IV. Chairpersons Report (5 minutes)

1. Requirements and Responsibilities of WOPAC Members as Public Officials

V. ORA Staff Report

1. Request To Move the October Meeting To October 1
2. Administrative Items and Correspondence (2 minutes)
3. WOPAC Budget Update (1 minute)
4. 1396 5th Street (Red Star Site) Update (3 minutes)
5. West Oakland Teen Center Update (2 minutes)

VI. Committee Reports

1. Community Outreach/Equitable Development Committee (5 minutes)
2. Neighborhood Planning Committee (15 minutes)

The following items are scheduled for presentation and discussion at the September 4 Planning Committee

- a) Eli's Mile High Club—Soundproofing
- b) Grid Alternatives Funding Proposal
- c) Carnation Site Update
- d) Brush Street Project and Other Projects in the West Oakland Project Area
- e) Noodle Factory Request For Funding
- f) Rebuilding Oakland

3. Trees and Transportation Committee (5 minutes)

VII. Old Business

1. WOPAC Vacancies—Prescott/South Prescott Tenant Position (10 minutes)
2. Request for \$250,000 Of Additional Funding for Façade Improvement and Tenant Improvement Programs and New Industrial Program (10 minutes)
3. Moving Recycling Businesses To The Army Base (10 minutes)
4. Implementation Plan Update (10 minutes)

VIII. New Business

1. Business Retention Efforts in West Oakland

IX. Announcements (2 minutes)

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

XII. 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)**

**Wednesday, September 10, 2008
6:30 – 9:00pm
West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

MINUTES – Approved 10/01/08

I. WELCOME, CALL TO ORDER, ROLL CALL AND DETERMINATION OF QUORUM

The meeting was called to order at 6:36 pm by Co-Chair Larry Rice.

Present: Bouze, Beasley, Colosky, Gerstenberger, Horiuchi, Hurwich, Lowe, Kidd, Rice, Wells, Gordon, Herbert, MacDonald, Wyrick-Parkinson

Excused: Eldridge

Absent: Mac Donald

Vacancies: Tenant position in Prescott/South Prescott

Staff Present: Hui-Chang Li, Wendy Simon, Patrick Lane CEDA Redevelopment; Marge Gladman, CEDA Housing; Margot Lederer-Prado, CEDA Business Development.

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD AUGUST 13, 2008

MOTION by Bruce Beasley, seconded by Steve Lowe: to approve the August 13, 2008 minutes with amendments to the voting record, as Andrea Gerstenberger should have abstained from voting.

Ayes: 11

Noes: 0

Abstentions: 1

Absences: 5

The motion passed. Please see the attached Voting Record for the vote roll call.

III. OPEN FORUM

There were no speakers during open forum.

IV. CHAIRPERSONS REPORT

Co-Chair Rice reminded WOPAC members of their of two ethical obligations: 1) to file Form 700 and 2) to vacate positions if the specific qualifications for holding a seat on the WOPAC, as stipulated by the bylaws, are no longer met.

MOTION by, Margaret Gordon, seconded by Ray Kidd: To have WOPAC members indicate next month if they have filed Form 700.

Ayes: 7

Noes: 4

Abstentions: 1

Absences: 5

The motion passed. Please see the attached Voting Record for the vote roll call.

Ms. Gordon requested that the WOPAC agendaize an item for the October meeting to replace the McClymonds Leadership and Engagement Initiative with the West Oakland Environmental Indicators Project as one of the at-large community organizations.

V. *ORA STAFF REPORT*

1. **MOTION by Stefanie Parrott, seconded by Bruce Beasley:** to move the next WOPAC meeting to October 1 and the next CO/ED meeting to October 15.

Ayes: 9

Noes: 0

Abstentions: 3

Absences: 5

The motion passed. Please see the attached Voting Record for the vote roll call.

2. Administrative Items and Correspondence

Ms. Wendy Simon distributed three pieces of correspondence: a letter from Co-Chair Parrott thanking that WOPAC for their support and good wishes to her growing family; a signed letter of support for the Oakland Institute of Automotive Technology; and a draft letter indicating WOPAC's support to move the recyclers to the Army Base. She will revise the letter regarding the recyclers according to WOPAC members' input.

3. WOPAC Budget Update: Ms. Simon presented the Budget Update for September.
4. West Oakland Teen Center: Ms. Simon gave an update on the West Oakland Teen Center's progress.
5. 1396 5th Street Update: Mr. Lane gave an update on the WOPAC's recommendation for ORA to purchase the Red Star Site. A supplemental report will be going to Council on September 16 and was included in the WOPAC's packet. The appraised value for the site came in at \$2.7 million, while Global Premier has offered \$3.9 million, with \$1 million of that to come after construction. Staff is working to get others to purchase the site that would be more aligned with WOPAC's interest. The WOPAC discussed ways the WOPAC can object to the project being proposed by Global Premier which consists of affordable housing rentals for seniors.

MOTION by Lynne Hourichi, seconded by Steve Lowe: To send a letter to the Tax Credit Allocation Committee and State Representatives with copies to Housing staff stating WOPAC's position on the type of housing they would like to see supported in the Project Ares; and to have volunteers Margaret Gordon, Steve Lowe and Lynne Horiuchi draft the letter.

Ayes: 13

Noes: 0

Abstentions: 1

Absences: 3

The motion passed. Please see the attached Voting Record for the vote roll call.

VI. *COMMITTEE REPORTS*

1. Community Outreach/Equitable Development Committee

Mr. Ray Kidd reported out on this committee. The committee discussed the planning of the picnic, which is scheduled for September 13 from 12 to 2 pm at Cypress Memorial Park at 14th and Mandela. Also discussed was outreach to other PACs and possible agenda items for a meeting of the PAC Chairpersons.

2. Neighborhood Planning Committee

Ms. Madeline Wells reported out for this committee. Four proposals were presented:

- a. Larry Rice gave an update on the opening of Eli's Mile High Club and reported that they may be coming to the WOPAC in the future for funding for soundproofing the building, if needed.
- b. Grid Alternatives, a non profit that installs solar panels, using job trainees and volunteers, on homes that are owner-occupied and with a household income less than 80% of AMI, requested \$48,000 to install four solar electric systems. Marge Gladman confirmed that such a project can use low/mod funds. The WOPAC will vote on this item next month.
- c. Rebuilding Together Oakland, a non profit that provides home renovation services, using volunteers, to homes occupied by seniors or disabled people making less than 80% of AMI, made a request for \$50,000 to renovate 3 homes and a community facility. Marge Gladman confirmed that the renovation of the 3 homes would qualify for low/mod housing funds and that the community facility would not qualify for low/mod housing funds. RTO will be invited back to the Planning Subcommittee to discuss their supplemental request of \$10,000 to partner with Grid Alternatives to repair roofs to prepare them for solar panel installation by Grid Alternatives.
- d. The Northern California Land Trust attended to request guidance from staff on how redevelopment and or low/mod housing funds can be used to support the Noodle Factory project – a new conversion of 11-units of live/work space for artists, with a commercial café and performance space on the ground floor.

3. Trees and Transportation Committee

Mr. Ray Kidd reported that this committee discussed setting up a board to oversee the Urban Forestation Master Plan.

VII. OLD BUSINESS

1. WOPAC Vacancy – Prescott/South Prescott Tenant Position

MOTION by Bruce Beasley seconded by Stephanie Parrott: To appoint Dwight Ford as the new tenant representative for Prescott/South Prescott.

Ayes: 13
 Noes: 0
 Abstentions: 1
 Absences: 3

The motion passed. Please see the attached Voting Record for the vote roll call.

2. Request for \$250,000 of Funding for Existing Façade and Tenant Improvement Program

MOTION by Bruce Beasley seconded by Stephanie Parrott: To express support for refunding of the existing commercial façade and tenant improvement program, but to delay the vote until there is more information on the Red Star Yeast Proposal and the budget status.

Ayes: 12
 Noes: 0
 Abstentions: 2
 Absences: 2

The motion passed. Please see the attached Voting Record for the vote roll call.

3. Moving Recycling Businesses to the Army Base

This item was discussed under ORA Staff Report's item on correspondences.

4. Implementation Plan Update

The latest draft dated September 8, 2008 was emailed and a hard copy was distributed in members' packets. This latest version includes the proposed changes made through the last Implementation Plan Subcommittee meeting. The next meeting is September 17^t and is an opportunity for final changes. Staff will need the WOPAC to adopt the Implementation Plan

at the October 1st meeting so that the new plan may be adopted by City Council by November 18.

MOTION by Margaret Gordon seconded by Steve Lowe: To retain the language regarding the West Oakland Transit Village in the Implementation Plan.

Ayes: 10
Noes: 2
Abstentions: 2
Absences: 2

The motion passed. Please see the attached Voting Record for the vote roll call.

VIII. NEW BUSINESS

1. Business Retention Efforts in West Oakland

Margot Lederer Prado from Business Development presented on this item. West Oakland currently receives business retention services from Oakland Commerce Corporation (OCC) as well as from City Staff. The City's contract with OCC is ending. Business services for West Oakland are not included in the draft RFP for Business Retention Expansion (BRE) Services being considered on September 23, 2008 by the Council's Community Economic Development Committee as funding from West Oakland has not yet been recommended by the WOPAC. Ms. Prado proposes that 30% of the contract, approximately \$90,000, be funded by West Oakland Redevelopment Area so that services to West Oakland may continue. The rest of the contract would be paid for by funds from the Coliseum and Central District Redevelopment Project Areas.

There was one speaker on this item, Mr. Bob Tuck.

MOTION by Bruce Beasley seconded by Steve Lowe: to send the letter drafted by Mr. Bob Tuck supporting continued business retention and expansion services to West Oakland as written ASAP.

Ayes: 12
Noes: 0
Abstentions: 1
Absences: 4

The motion passed. Please see the attached Voting Record for the vote roll call.

IX. ANNOUNCEMENTS

Ms. Prado made several announcements regarding various West Oakland activities that she is working on.

X.FUTURE AGENDA TOPICS AND NEW BUSINESS

XII. ADJOURNMENT

The meeting was adjourned at 9:24 pm

WOPAC Meeting Date:

Agenda Item #:

9/10/2008	9/10/2008	9/10/2008	9/10/2008	9/10/2008	9/10/2008	9/10/2008	9/10/2008
II	IV	V. 1	V. 5	VII. 1	VII. 2.	VII. 4.	VIII. 1.

Beasley
 Bouze
 Colosky
 Eldridge
 Ford
 Gerstenberger
 Gordon
 Herbert
 Horiuchi
 Hurwich
 Kidd
 Lowe
 MacDonald
 Parrott
 Rice
 Wells
 Wyrick-Parkinson

Aye	No	Aye	Aye	Aye	Aye	Aye	Aye
Absent	Absent	Absent	Aye	Aye	Aye	No	Aye
Aye	Aye	Aye	Aye	Aye	Aye	Aye	Absent
Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Vacant	Vacant	Vacant	Vacant	Vacant	Aye	Aye	Aye
Abstain	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain	Abstain
Aye	Aye	Aye	Aye	Aye	Abstain	Aye	Aye
Aye	No	Aye	Aye	Aye	Aye	Abstain	Aye
Absent	Absent	Absent	Aye	Aye	Aye	Aye	Aye
Aye	No	Aye	Aye	Aye	Aye	Aye	Aye
Aye	Aye	Abstain	Aye	Aye	Aye	Aye	Aye
Aye	Aye	Abstain	Aye	Aye	Aye	Aye	Aye
Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Aye	Aye	Aye	Aye	Aye	Aye	No	Aye
Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Aye	No	Aye	Aye	Aye	Aye	Aye	Aye