

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

**Wednesday, February 11, 2009
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, Ford, Gerstenberger, Gordon, Herbert, Horiuchi, Hurwich, Kidd, Lowe, Mac Donald, Rice, Parrott, Wells, Wyrick-Parkinson

II. Approval of Draft Minutes for Meeting Held January 14, 2009 (2 minutes)

III. Open Forum (2 minutes each speaker)

IV. Chairpersons Report (5 minutes)

V. ORA Staff Report (15 minutes)

1. Administrative Items and Correspondence
2. Council Items Update
3. WOPAC Budget Update
4. West Oakland Bonds—Patrick Lane
5. Update on Phoenix Ironworks—Patrick Lane
6. City/ORA Two-Year Budget Update--- Patrick Lane

VII. Old Business

1. Housing Issues (5 minutes)
2. Review of WOPAC Bye-laws and Meeting Procedures
3. Request for \$1,500,000 Funding for Two Years for West Oakland Community Options Patrol (WOCOP)
4. Update on Mandela Foods Cooperative
5. Request to Allocate \$300,000 For Streetscape Improvements on Martin Luther King Jr. Way and \$300,000 for Streetscape Improvements on Peralta Street—Wendy Simon
6. Request to Allocate \$300,000 for The Next Round of Funding for the Neighborhood Project Initiative Program

VI. Committee Reports

1. Neighborhood Planning Committee Report on Projects Scheduled for the February 5 meeting.
Please note that the projects below are projects where the Planning Committee will report out only. Projects that are scheduled for action at this meeting are listed under Old Business.
 - a. Request for Funds from Friends of Mandela Parkway
 - b. First Time Homebuyers Program

- c. Request For Funding of \$300,000 Business Retention and Expansion Services in West Oakland
 - d. West Oakland Works Website Update and Request for Funding
 - e. Coordination With West Oakland Local Advisory Group (WOLAG)
- 2. Community Outreach/Equitable Development Committee
 - 3. Trees and Transportation Committee

VIII. New Business

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, February 11, 2009

6:30 – 9:00pm

**West Oakland Senior Center
1724 Adeline Street, Oakland, CA**

MEETING MINUTES – Approved 3/11/09

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

The meeting was called to order at 6:39 pm by Co-Chair Parrott

Present: Beasley, Beveridge [*for Gordon*], Bouze, Colosky, Eldridge, Kidd, Lowe, Mac Donald, Parrott, Rice, Wells, Wyrick-Parkinson

Excused: Gordon, Herbert

Present after Roll call: Horiuchi

Absent: Ford, Gerstenberger, Hurwich

Staff Present: Hui-Chang Li, Wendy Simon, Patrick Lane, Gregory Hunter, CEDA Redevelopment; Jackie Campbell, Marge Gladman, CEDA Housing

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD JANUARY 14, 2009

MOTION by Larry Rice seconded by Steve Lowe: To approve the January 14, 2009 minutes.

Ayes: 11

Noes: 0

Abstentions: 0

Absent/Excused: 6

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

III. OPEN FORUM

The following speakers spoke at Open Forum:

- Hank Obermayer
- Laura Arreola
- Jimmy Mc Clendon
- Ian Winters
- Monsa Nitoto

IV. CHAIRPERSONS REPORT

After Ms. Wendy Simon's announcement that she will be retiring from the City of Oakland in April [See *Item V.1. ORA Staff Report*], Co-Chair Parrott thanked Ms. Simon on behalf of WOPAC for her years of service to the WOPAC and to the City of Oakland.

V. ORA STAFF REPORT

1. Administrative Items and Correspondence :

Ms. Simon distributed the letter to the Port of Oakland expressing the WOPAC's support of the proposed OMSS Center.

Ms. Simon reminded PAC members that the Trees and Transportation Committee meeting this month has been moved to February 23rd due to the holiday on February 16th. She also announced that the City is closed between February 12th and February 16th due to 2 holidays and a mandatory business shutdown day.

Ms. Simon announced that tonight's WOPAC meeting will be her last and that she will be retiring from the City of Oakland in early April.

2. Council Items Update

Ms. Simon reported that she is planning to take the WOPAC's recommendation to fund the Fitzgerald Community Farm Park to City Council in March.

3. WOPAC Budget Update

Ms. Simon presented the Budget Update for February. She noted since January's funding recommendations, \$1.4 million to Noodle Factory and \$55,300 to Mandela Foods has been deducted from the Projects and Program's fund. Technical corrections were made for the actual amount of NPI funding and the movement of the \$50,000 for Rebuilding Oakland to the Housing Funds.

Co-Chair Rice inquired about how the \$30,000 the WOPAC previously recommended for trees and the \$200,000 the WOPOC previously recommended for undergrounding is being accounted for in the budget. As it is not clear if there was ever an official motion to allocate \$30,000 for trees, The WOPAC requested staff to agendize this issue so the WOPAC may have the opportunity to make an official vote for the record.

4. West Oakland Bonds

Mr. Patrick Lane distributed a letter from the City's Treasury Manager, Katano Kasaine, regarding an update on the bond issuance for the West Oakland Project Area. The Oakland Redevelopment can not issue bonds for the West Oakland Project Area at this time because of the tight bond market. The City of Oakland's Treasury Division will continue to monitor the market and update the West Oakland Project Area Committee in 6 months.

5. Update on Phoenix Ironwork Site

Mr. Lane explained that the Agency is interested in the purchase and development of the "Phoenix Ironwork" site and other sites owned by Caltrans. Caltrans owns three parcels in the general West Oakland: the post office training facility site next to the West Oakland BART Station in the West Oakland Project Area, a parcel located in the Central District, and the Phoenix Iron Works site which is located in the Army Base Project Area. Agency staff is discussing purchasing the sites from Caltrans with Caltrans staff, but nothing is definite yet.

6. City/ORR Two-Year Budget Update

Mr. Lane announced that the City is in the process of developing the budget for the next 2 years. The West Oakland Project Area revenues for 2008-09 are close to the projected targets. This year's revenues are being used to make budget projections for the next two years, which includes higher staffing expenses and ERAF costs (i.e. a State taking). At this point, he estimates that the West Oakland Project Area will have approximately \$2 to \$3 million dollars for "Projects and Programs" each year for the next 2 years.

7. Other Staff Reports

Mr. Lane announced that staff has identified problems with funding the Noodle Factory from non-Housing Set Aside funds, as recommended by the WOPAC last month. The issue is that the project is already complete and a blight finding can not be made. This project may be funded from the Housing Set Aside funds, but would need to follow the NOFA process.

Mr. Hunter announced that in response to direction from City Council, staff is moving forward with the establishment of the Business Assistance Center to be located on the ground floor of 250 Frank Ogawa Plaza. The total cost for the Business Assistance Center will be shared by all Redevelopment Areas—the West Oakland Redevelopment Project Area is contributing \$54,000.

[Amendment per March 11, 2009 WOPAC motion] The WOPAC requested that representatives for the Redevelopment Agency meet with WOCA prior to this vote on March 11th.

VII. OLD BUSINESS

1. Housing Issues

Ms. Marge Gladman announced that both the Grid Alternatives project and the Rebuilding Together project that the WOPAC recommended funding have been assigned to Housing staff and she anticipates staff recommendations to go to City Council in April. The NOFA recommendations will be going to the CED Committee on March 10th and then to the City Council on March 17th. City Council will be available on the City's website, Oaklandnet.com. Ms. Gladman also announced that she will be retiring from the City of Oakland in April.

Ms. Jackie Campbell gave an update on the expanded first-time homeownership program the WOPAC recommended as part of 5-year Implementation Plan process. The WOPAC had recommended an expanded homeownership program for the Project Area that would provide loans for persons earning up to 120% of the Area Median Income (AMI) with a maximum loan amount of \$150,000.

Due to the current decline in home prices and after further staff analysis, staff has determined that an expanded program that provides a subsidy of up to \$50,000, as needed, to those earning between 81% and 100% of AMI is a program that City Council would approve. Staff will submit this recommendation to City Council in April.

MOTION by Bruce Beasley seconded by Steve Lowe: To support the revised West Oakland Mortgage Assistance Program for First-Time Homebuyers as recommended by staff.

Ayes: 12
Noes: 0
Abstentions: 0
Absences: 5

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

2. Review of WOPAC Bye-Laws and Meeting Procedures

Due to the confusion about WOPAC eligibility requirements, this agenda item will be discussed further at the next CO/ED subcommittee and any recommendations for revisions will be reported back to the full body.

3. Request for \$1.5 million for Two Years for West Oakland Community Options Patrol (WOCOP)

WOPAC members still had many questions and concerns regarding this proposal's feasibility and implementation and were not ready to vote on this item at this time.

The following people spoke on this item.

- Joanna Modacure
- Lonnie Johnson
- Thelma Williams
- LaPreda Williams
- Mfalme Nguni
- Monsa Nitoto
- Phillip Goudeau

WOCOP representative Ms. Ifonia Gelin gave her email address for WOPAC members to send her any questions about the program they may still have: all4all28@yahoo.com. This item will be agendized for next month's Planning meeting.

Ms. Simon announced that a staff report to the City Council regarding the implementation of the Oakland Ambassadors Program is scheduled for March 10th at the CED Committee. All PAC members interested in this topic, and how it might relate to WOCOP's proposal, are encouraged to attend.

4. Update on Mandela Foods Cooperative

Ms. Simon announced the anticipated completion date of the Mandela Foods Cooperative is March 10th and the Grand Opening date is March 28th.

5. Request to Allocate \$300,00 for Streetscape Improvements for MLK Jr. Way and \$300,000 for Streetscape Improvements on Peralta

MOTION by Ray Kidd seconded by Bruce Beasley: to allocate \$300,000 for Streetscape Improvements for MLK Jr. Way and \$300,000 for Streetscape Improvements for Peralta Street.

Ayes: 12
Noes: 0
Abstentions: 0
Absences: 5

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

6. Request to Allocate \$300,000 for the next round of funding for the NPI Program

MOTION by Larry Rice seconded by Bruce Beasley: to allocate \$300,000 for the next round of funding for the NPI Program.

Ayes: 12
Noes: 0
Abstentions: 0
Absences: 5

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

VI. COMMITTEE REPORTS

1. Neighborhood Planning Committee Report

Ms. Madeline Wells reported out on this committee.

- a. There was a request for funds from the Friends of Mandela Parkway presented by Stefanie Parrott in the amount of \$26,455 for the purchase and installation of ten trash

cans on Mandela Parkway and for materials that will support outreach and volunteer efforts to maintain the median. The Planning Committee recommends funding this request and the WOPAC will vote on this item in March.

- b. Ms. Margot Prado of Business Development presented a request for funding for Business Retention and Expansion Services (BRE) in West Oakland in an amount of \$150,000 or 30% of the total budget for the Citywide Business Retention and Expansion Contract, whichever is less. The City issued an RFP for this Contract and there were five respondents who were all interviewed. Staff selection and recommendation for the contract is scheduled to go to the City Council for approval in March. If WOPAC does not recommend funding this request, the BRE service contract will not include West Oakland. The WOPAC is scheduled to vote on this next month.

There were two speakers for this item.

- Bob Tuck
- George Burt

- c. Ms. Margot Prado presented a request for funding in the amount of \$2,000 a year to support the ongoing maintenance of West Oakland Works, a West Oakland business directory. This website was funded from City funds without a budget for ongoing maintenance. WOPAC members had questions about how this request is eligible for Redevelopment funding, as it is not maintenance and not “bricks and mortar”. The WOPAC will vote on this next month.
- d. The item regarding coordination with West Oakland Local Advisory Group was not discussed as Mr. Tim Thomas had notified staff that he was not able to attend the Planning meeting. He will notify the WOPAC when he or another WOLAG member can attend.

2. Community Outreach/Equitable Development Committee

Co-Chair Parrott reported out for this committee. At the February meeting, members discussed CO/ED goals for 2009 and the issues with the creation of a blog for the WOPAC.

3. Trees and Transportation Committee

Mr. Ray Kidd reported out on this committee. The committee is working to help find a Project Manager for the West Oakland Reforestation Project.

Mr. Jai Jennifer will draft a letter on behalf of WOPAC to respond to the Port of Oakland’s letter that was read aloud by Ms. Laura Arreola during Open Forum.

VIII. NEW BUSINESS

IX. ANNOUNCEMENTS

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

There were no additional future agenda topics.

XII. ADJOURNMENT

The meeting was adjourned at 9:20 pm.

