

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

**Wednesday, March 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 February 11, 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. Other Projects

VI. Old Business/Action Items

1. Housing Issues (5 minutes)
2. Review of WOPAC Bye-laws and Meeting Procedures
3. Request for Funding of \$26,456 from Friends of Mandela Parkway
4. Request For Funding of Not To Exceed \$150,000 For Business Retention and Expansion Services in West Oakland
5. Request for Funding of \$2,000 for West Oakland Works Website
6. Request for \$1,500,000 Funding for Two Years for West Oakland Community Options Patrol (WOCOP)

VII. Committee Reports

1. Neighborhood Planning Committee Report on Projects Scheduled for the March 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.
 1. Update on Mandela Transit Village
 2. Purchasing Vacant Properties and Purchase of 880 West MacArthur Blvd.
 3. Update on Red Star Site Development

4. Healthy Neighborhood Store Alliance
 5. Oakland Business Assistance Center
2. Community Outreach/Equitable Development Committee
 3. Trees and Transportation Committee

VIII. New Business

A Status Report on the Port of Oakland –Owned Portion of the Army Base—Ms. Laura Arreola (15 minutes)

IX. Announcements (2 minutes)

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

XII. Adjournment

Written correspondence should be addressed to:

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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, March 11, 2009

6:30 – 9:00pm

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

MEETING MINUTES – Approved 4/8/09

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

The meeting was called to order at 6:41 pm by Co-Chair Rice

Present: Beasley, Gordon, Bouze, Colosky, Kidd, Lowe, Parrott, Rice, Wells, Wyrick-Parkinson

Present After Roll Call: Horiuchi, Eldridge

Excused: Mac Donald

Absent: Gerstenberger

Staff Present: Hui-Chang Li, Gregory Hunter, CEDA Redevelopment; Christia Mulvey, CEDA Housing; Margot Lederer Prado, CEDA Business Development

II. APPROVAL OF DRAFT MINUTES FOR MEETING HELD FEBRUARY 11, 2009

MOTION by Stefanie Parrott seconded by Ray Kidd: To approve the February 11, 2009 minutes with the following amendment to Section V.7. (the ORA Staff Report) of the minutes: “WOPAC requested that representatives of the Redevelopment Agency meet with WOCA prior to this vote on March 11th.”

Ayes: 13

Noes: 0

Abstentions: 1

Absent/Excused: 3

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

III. OPEN FORUM

The agenda was interrupted by a discussion that ensued regarding the propriety and legality of a student reporter in the audience to record tonight’s open and public meeting, with some PAC members wanting a formal request and clearance be made before such an action be allowed.

MOTION was made, seconded and approved: To allow the student reporter in the audience to record the WOPAC meeting.

Ayes: 8

Noes: 4

Abstentions: 1

Absent/Excused: 4

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

MOTION by Randy Colosky seconded by Dwight Ford: To request the student reporter get clearance from staff first before being allowed to record the WOPAC meeting.

Ayes: 6

Noes: 6

Abstentions: 1

Absent/Excused: 4

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

The following speakers spoke at Open Forum:

- Bruce E. Loughridge
- Tanya Holland
- Monsa Nitoto
- Tanya Parker

IV. CHAIRPERSONS REPORT

Co-Chair Rice reminded PAC members to submit Form 700 by April 1st and that election of WOPAC officers is coming up in May.

V. ORA STAFF REPORT

Ms. Hui-Chang Li gave the staff report tonight in Ms. Wendy Simon's absence.

1. Administrative Items and Correspondences

PAC member Mr. Randy Colosky will resign from the WOPAC as of April 1, 2009. He was filling the Community Organization seat for the Clawson/McClymonds/Bunche subarea.

Included in the WOPAC packet is the letter from the West Oakland Environmental Indicator's Project appointing Ms. Margaret Gordon as the organization's representative for the at-large organizational WOPAC seat and Mr. Brian Beverage as Ms. Gordon's alternate.

2. Council Items Update

The NOFA housing projects that WOPAC recommended were heard at the CED (Community and Economic Development) committee on March 10th. A public hearing is scheduled for March 17th at 7 pm.

The Fitzgerald Park Community Farm, recommended previously by WOPAC to receive \$100,000, is scheduled to be heard at CED Committee on March 24th.

The request for approval to co-apply for Proposition 1C funds for the Mandela Transit Village is also on the March 24th CED Committee agenda.

An update on the Security Cameras project will be given next month.

3. Budget Update

Ms. Li presented the Budget Update for March. She called the WOPAC's attention to the \$40,000 set aside for a trees project that the WOPAC has formerly recommended (per a Special Meeting of the WOPAC held June 12, 2006) but has not been noted in the budget so far.

In addition, per last month's WOPAC recommendations are the deductions of \$300,000 each for streetscape design work for Martin Luther King Jr. Way, and Peralta Street; and another \$300,000 for the next round of NPI funds to come out of the 2009-2010 budget.

No changes were made to the low/mod housing funds.

4. Other Staff Reports

Ms. Li had no other news to report.

Co-Chair Parrott inquired about the status of the staffing situation for WOPAC. Mr. Gregory Hunter, Deputy Director of Redevelopment and Economic Development, responded that the

City Administrator has not yet released the City's hiring freeze. Therefore, the filling of the UEA III position is still on hold. A current temporary staff member has been asked to fill in part-time for when Ms. Simon retires. She will not attend PAC or subcommittee meetings

MOTION by Stefanie Parrott seconded by Bruce Beasley: that Ms. Parrott draft a letter on behalf of the WOPAC to the City Administrator stating the staffing needs and shortages in the West Oakland Redevelopment unit and to urge him to release the hiring freeze for the filling of the vacancies in West Oakland.

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

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

VI. OLD BUSINESS

1. Housing Issues

Ms. Christia Mulvey, Housing Development Coordinator, introduced herself to the WOPAC. Ms. Mulvey is filling in for Ms. Marge Gladman, Housing Development Manager, who is retiring in April.

Ms. Mulvey announced that the rehabilitation_NOFA recommendations for two affordable housing projects in West Oakland, Slim Jenkins Court and Drachma Housing, were heard by CED Committee on March 10th and the Council/Agency review and approval is scheduled for March 17th. Housing staff decided not to go forward with a NOFA recommendation for Oakland Point due to feasibility issues. Ms. Mulvey answered PAC member questions about temporary relocation of residents and the local hiring process for these projects.

Ms. Mulvey announced that housing staff is aiming to get the Grid Alternatives project scheduled to go to Council in May and the Rebuilding Together Oakland project to Council in late April.

2. Review of WOPAC Bye-Laws and Meeting Procedures

This item was discussed at the CO/ED committee and will be reported out in more detail during the committee report-outs.

3. Request for Funding of \$26,456 from Friends of Mandela Parkway

MOTION by Jabari Herbert seconded by Bruce Beasley: to fund Friends of Mandela Parkway with \$26,456.

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

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

4. Request for Funding of Not to Exceed \$150,000 for Business Retention and Expansion Services in West Oakland.

Ms. Margot Lederer Prado presented on this item and answered PAC member questions. Mr. Hunter was also available to answer PAC member questions.

There was one speaker on this item:

- George Burt

WOPAC member discussion on this topic was lengthy and concerns included: the RFP process for the city-wide BRE contract and why all five respondents were denied; why staff decided to use the BRE contract to hire internally instead; the role of the BRE staff and if that role supplants or adds to existing staffing services; how the BRE staff would relate to the Business Assistance Center proposal and existing Economic Development staff roles; how to ensure West Oakland gets its fair share of BRE services, proportional to the amount contributed from West Oakland; how the existing hiring freeze will affect the hiring of BRE staff; and the overall lack of transparency in this funding request.

WOPAC requested that Mr. Burt, one of the five respondents whose bid for the BRE contract was denied, return to the WOPAC with a proposal for additional BRE services.

MOTION by Ellen Wyrick-Parkinson seconded by Virian Bouze: to approve the staff request to fund BRE Services to West Oakland in an amount not to exceed \$150,000.

Ayes: 9
Noes: 4
Abstentions: 1
Absences: 3

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

5. Request for Funding of \$2,000 for the West Oakland Works Website

MOTION by Stefanie Parrott seconded by Bruce Beasley: to fund maintenance of the West Oakland Works website with \$2,000.

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

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

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

MOTION by Joseph Hurwich seconded by Randy Colosky: to delay making a WOPAC recommendation on this item tonight and to have WOCOP return to the April Planning meeting to answer outstanding questions that remain unanswered to members of the PAC.

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

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

There were two speakers:

- Bryon Pointer
- Monsa Nitoto

VII. COMMITTEE REPORTS

Due to a lack of time, the following committee report-outs were not heard:

1. Neighborhood Planning Committee Report
 - a. Update on Mandela Transit Village
 - b. Purchase of Vacant Properties: 880 W. MacArthur Blvd.
 - c. Update on the Red Star Site Development
 - d. Healthy Neighborhood Store Alliance
 - e. Oakland Business Assistance Center
2. Community Outreach/Equitable Development Committee
3. Trees and Transportation Committee

VIII. NEW BUSINESS

Mr. Lawrence Dunnigan of the Port of Oakland gave a brief presentation on the history of the RFQ process on the Port-owned portion of the former Oakland Army Base. The RFQ was issued on January 9th, 2009 and due on February 27, 2009. Proposals are currently being reviewed and the number of respondents has not been made public. The RFQ and supporting documents are available at www.portofoakland.com.

IX. ANNOUNCEMENTS

Ms. Xiaojing Wang, Councilmember Nancy Nadel's new legislative aide, introduced herself and announced the Town Hall meeting to be held on Wednesday, March 25, from 7:00 p.m. – 9:00 p.m. at City Hall, Chambers on "Stimulus Package and Other Dollars: How Can We Prioritize Spending?" Chair Rice had earlier remarked that he was invited to speak at the Town Hall

X. FUTURE AGENDA TOPICS AND NEW BUSINESS

XII. ADJOURNMENT

The meeting was adjourned at 9:25 pm.

WOPAC Voting Record

WOPAC Meeting Date:
Agenda Item #:

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

3/11/2009	3/11/2009	3/11/2009	3/11/2009	3/11/2009	3/11/2009	3/11/2009	3/11/2009
II.	III.	III.	V.4.	VI.3.	VI.4.	VI.5.	VI.6.
Minutes	Student Recorder	Student Recorder	Letter	FMP	BRE	WOW	WOCOP
Aye	Aye	Aye	Aye	Aye	No	Aye	Aye
Inactive/Abstain	Inactive/Abstain	Inactive/Abstain	Inactive/Abstain	Inactive/Abstain	Inactive/Abstain	Inactive/Abstain	Inactive/Abstain
Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Absent	Absent	Absent	Absent	Absent	Aye	Aye	Aye
Aye	Aye	Aye	Aye	Aye	Aye	Aye	Aye
Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Aye	No	Aye	Aye	Aye	No	Aye	Aye
Aye	Aye	Aye	Aye	Aye	Absent	Absent	Absent
Aye	Absent	Absent	Aye	Aye	Aye	Aye	Aye
Aye	No	No	Aye	Aye	No	Aye	Aye
Aye	Aye	No	Aye	Aye	Aye	Aye	Aye
Aye	Aye	Aye	Aye	Aye	No	Aye	Aye
Absent	Absent	Absent	Absent	Absent	Absent	Absent	Absent
Aye	Aye	No	Aye	Aye	Aye	Aye	Aye
Aye	Aye	No	Aye	Aye	Aye	Aye	Aye
Aye	No	No	Aye	Aye	Aye	Aye	Aye
Aye	No	No	Aye	Aye	Aye	Aye	Aye