

APPROVED
MINUTES OF THE REGULAR MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY

Wednesday, May 7, 2008

2-A

The meeting convened at 7:31 p.m. with Chair Johnson presiding.

1. ROLL CALL

Present: Chair Beverly Johnson
Boardmember Doug deHaan
Boardmember Frank Matarrese
Boardmember Marie Gilmore

Absent: Vice Chair Lena Tam

2. CONSENT CALENDAR

2-A. Approve the minutes of the Regular Meeting of March 5, 2008.

2-B. Approve Sublease for Delphi Productions at Alameda Point.

Approval of the Consent Calendar was motioned by Member Gilmore, seconded by Member Matarrese and passed by the following voice votes: Ayes: 4, Noes: 0, Abstentions: 0

3. REGULAR AGENDA ITEMS

3-A. Alameda Point Update – Presentation of Quarterly Update of Project Master Scheduled Prepared by SCC Alameda Point LLC.

Debbie Potter, Base Reuse and Community Development Manager, provided an update as required in the ENA project master schedule. In March, ARRA voted to provide a six month extension to the mandatory milestones in the ENA, and added additional requirements of a consultant costs account. She informed that SunCal has deposited the required funds pursuant to the amended ENA and are moving forward to achieve the first milestone, the Development Concept, in September. The second activity concluded Monday evening, the May 5th Community Meeting on Transit Oriented Alternatives, an MTC-funded stationery master plan. The meeting included discussions on principles and land use policies that would encourage transit-supportive development at Alameda Point and ways the master developer could evaluate those principles.

Member deHaan directed questions to Mr. Pat Keliher, SunCal's project manager for Alameda Point. Member deHaan asked whether staff and SunCal have a mechanism to recognize and track SunCal's progress, because the project is a monumental task. Mr. Keliher explained that the build-up is to September of the Development Concept. SunCal meets weekly with staff and provide monthly updates at the ARRA meetings, and there's an upcoming community meeting planned. Debbie Potter further explained that staff and SunCal recognize that when ARRA approved the six month extension, there was a requirement, in addition to the quarterly deposit, to spend \$117,000/month for consultant services. Staff is able to monitor what activities SunCal is doing with their consultants to move the planning effort forward. David Brandt, Deputy Executive Director, stated that given the compressed schedule, staff is not anticipating any interim products other than meeting materials, no sub plans, etc. Member deHaan discussed his

understanding of using monetary expenditure as a baseline, but was concerned that spending money doesn't necessarily mean progress. He would like a break-down in more incremental, more defined product. Mr. Keliher acknowledged Member deHaan's concerns, and offered to choose core topics that ARRA would like to have reports on, and speak about substantive issues at the meetings. Chair Johnson discussed that the milestones are already in place and it's not necessary to add extra 'interim' milestones. Member deHaan explained that all he's requesting is for SunCal to stick with timeline, report on current activities, and provide a progress report on key issues and accomplishments. Member Gilmore requested a brief description, and to provide context for what's going on, rather than just the dry milestones that are shown on the chart. Member Matarrese agreed and said it is worthwhile to list whether we're behind, or on, schedule; and to show progress on something that is significant as a milestone so that the public can anticipate what's going to happen. It is also useful to check things off. Member deHaan expressed that he just doesn't want to see SunCal in the same position they were when they had to request an extension, as September is approaching quickly. Member Gilmore requested no powerpoints, explaining that time spent making the presentation should not take away from time spent working on the project. Mr. Keliher agreed.

There was one public speaker, Bill Smith, who spoke on various topics, including public transit.

4. ORAL REPORTS

4-A. Oral report from Member Matarrese, Restoration Advisory Board (RAB) representative.

Member Matarrese was unable to attend the meeting and did not have a report.

5. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

There were no speakers.

6. COMMUNICATIONS FROM THE GOVERNING BODY

Member deHaan provided feedback and expressed his concerns about the May 5th community meeting regarding Transit Oriented Alternatives. He was concerned that the poor turnout was due to lack of publicity about the meeting, that notice of the meeting was not posted on the main bulletin board at City Hall, and there was no newspaper release, except for a 1/8 page advertisement. He discussed that last year's meeting on the same topic, held at Mastick Senior Center, had strong community input, lots of interest, lots of dialogue and the community was engaged. It was well-publicized and got the community talking about the issue. Debbie Potter explained that the meeting was noticed on the Alameda Point website, and an email blast to all previous interested-party lists was sent, as well as an email blast to SunCal's list. There was also a 1/4 page advertisement which ran three times in the newspaper. She acknowledged that the notice was not posted on the bulletin board; but that the methods of publicity for this meeting were actually the same, if not more, than what has been done in the past, with the addition of SunCal's email list, and has been an effective way of notifying people who have interest. Member deHaan expressed the importance of public relations and requested he receive the handouts prior to the meetings.

7. ADJOURNMENT

Meeting was adjourned at 7:55 p.m. by Chair Johnson.

Respectfully submitted,

A handwritten signature in cursive script, reading "Irma Glidden". The signature is written in dark ink and has a fluid, elegant style with a long, sweeping underline.

Irma Glidden
ARRA Secretary