

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

Wednesday, June 4, 2008

2-A

The meeting convened at 7:04 p.m. with Chair Johnson presiding.

1. ROLL CALL

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

2. CONSENT CALENDAR

2-A. Approve the minutes of the Regular Meeting of May 7, 2008.

2-B. Approve the First Amendment to the Lease Agreement for St. George Spirits at Alameda Point.

2-C. Approve a Second Amendment to the Agreement with Marc Associates to Extend the Term for Seven Months and Add \$45,000 for a Total Budget of \$120,000 for Provision of Intergovernmental Relations Services.

Vice Chair Tam abstained from Item 2-A (May 7 Minutes) because she was absent from that meeting. Approval of Item 2-A was motioned by Member Matarrese, seconded by Member Gilmore and passed by the following voice votes: Ayes: 4, Noes: 0, Abstentions: 1. The balance of the Consent Calendar was motioned by Member Matarrese, seconded by Member Gilmore and passed by the following voice votes: Ayes: 5, Noes: 0, Abstentions: 0

3. REGULAR AGENDA ITEMS

3-A. Alameda Point Update

Debbie Potter, Base Reuse and Community Development Manager, provided an update focusing on legislation approved by the House, and pending in the Senate, regarding the conveyance of Alameda Point. Staff worked with the Navy to pursue this legislation because they felt it was necessary to streamline the conveyance of the property. Since 1993, there have been lots of barriers and the strategy was to look at an approach that would be as efficient as possible in conveying the property. The legislation outlines three possible options: 1) take the June 2006 negotiated draft term sheet with the Navy and provide a timeframe for allowing SunCal to work with the Navy and ARRA on a Term Sheet that works for them to convey the property; 2) provide a land price formula that SunCal could elect to pursue if they were interested in that land price formula or felt that they couldn't work out a Term Sheet with the Navy on conveyance terms, and; 3) in the event the master developer withdrew, allow the ARRA to work with the Navy to auction the property. Special legislation is necessary due to public trusts lands which preclude the Navy to auction the property on its own. If the bill passes, it will go into effect on October 1st.

Member Matarrese requested that staff provide more detailed information under 'budget consideration /fiscal impact', i.e., how much did we spend, did we exceed budget, etc. Ms. Potter explained that all the activities undertaken by staff and consultants to prepare the legislation is an eligible reimbursement activity pursuant to the ENA with SunCal, that all costs are borne by SunCal. Member Matarrese would like to see these details in the staff report. He also asked about the activities SunCal is currently undertaking. Ms. Potter discussed that SunCal is particularly focused on examining sea level rise on Alameda Landing and Alameda Point, fill and geotechnical grading, updating the infrastructure numbers and hoping to have an updated proforma in 2-4 weeks that reflect those numbers. SunCal is also working on scheduling community meetings at the end of July or beginning of August, and on Sept. 19, their Development Concept is due.

Member deHaan was hoping for more detail or progress report on each of the myriad activities that SunCal is doing. Ms. Potter explained that staff heard the desire expressed by the Board last month for a detailed progress report. She stated that SunCal will be back next month with a detailed update the Board is looking for. Member deHaan clarified the purpose of the options of the legislation and Ms. Potter affirmed his clarification.

Vice Chair Tam asked for clarification on the consent calendar item just approved regarding increasing Marc Associates' budget. Ms. Potter confirmed that Marc Associates is the firm that worked with staff and the Navy on this legislation, and that their entire effort is covered under the contract amount of \$120,000. In an effort to understand our coalition partners and how we are stacked in the bill, Vice Chair Tam commented that the Alameda Point legislation Section 2851 is a small piece. Ms. Potter explained that the entire bill is approximately 1000 pages long and Alameda Point is sandwiched between a number of other bases (all branches, not just the Navy – including Army, Air Force, etc.) across the country that also have special legislation. David Brandt, Deputy Executive Director further explained that, in Washington DC, there are two acts: the Annual Defense Authorization Bill and the Annual Appropriations Bill, and there cannot be an Appropriation for any activity without first having Authorization. He stated that Marc Associates also works with the City and County of San Francisco and the League of Cities. Chair Johnson commented on how effective Marc Associates has been on this defense legislation.

4. ORAL REPORTS

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

Member Matarrese reported that there was no RAB meeting between the last ARRA meeting and this one. He did attend a walkthru of some of the sites on Saturday and has photos to share. Member deHaan also attended the tour, which he said was presented as an overview on the remediation of the sites, but the tour was sidetracked and the focus was more on the fish and wildlife activities.

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

There were no speakers.

6. COMMUNICATIONS FROM THE GOVERNING BODY

None.

7. ADJOURNMENT

Meeting was adjourned at 7:22 p.m. by Chair Johnson.

Respectfully submitted,

A handwritten signature in cursive script, reading "Irma Glidden". The signature is fluid and elegant, with a long, sweeping underline that extends to the right.

Irma Glidden
ARRA Secretary