

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

Wednesday, November 7, 2007

2-A

The meeting convened at 7:12 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 October 3, 2007.

2-B. Approve the minutes of the Special Meeting of October 16, 2007.

2-C. Approve a Five-Year Sublease with the Alameda Naval Air Museum (ANAM) at Alameda Point.

2-D. Approve a Ground Lease at No Cost for Kids Chalk Art Project.

2-E. Approve General Release and Compromise Agreement with The Reuse People of America, Inc.

Member deHaan pulled Item 2-B. (Oct. 16 Minutes) for discussion. The balance of the Consent Calendar was motioned for approval by Member Matarrese, seconded by Member Gilmore and passed by the following voice votes: 5 ayes, 0 noes, 0 abstentions.

Item 2-B: Member deHaan pulled this item because he wanted to clarify the action that occurred at the Special Meeting of Oct. 16th. He specifically addressed the item discussed at this meeting, Item 3-A. Establish an Alameda Point Advisory Task Force. The discussion that he understood was that one member from each of the boards and commissions plus the Housing Commission would be selected and that the individuals would report back to their commissions and boards.

At the recommendation of the Executive Director, Debra Kurita, Member Gilmore suggested we hold approval of Item 2-B until Item 3-C (AP Advisory Task Force: Clarification of Roles and Responsibilities) is discussed. Member deHaan said since he placed Item 3-C on the agenda, he would pull it if Item 2-B is clarified.

Chair Johnson stated that 3-C should not be pulled and should be discussed because more direction needs to be provided. Member Matarrese agreed with member deHaan to correct the minutes first, and agreed with Chair Johnson to keep Item 3-C on the agenda for discussion.

Deputy Executive Director, David Brandt, further clarified that in addition to the Housing Commission member, that there would be a representative from the Climate Protection Task Force as well. All Board members agreed.

Chair Johnson recommended keeping Item 3-C on the agenda, affirmed by staff that it would be helpful for further discussion.

Vice Chair Tam requested a correction of the 10/16 minutes to reflect that it was Member Matarrese who seconded the motion, and not her.

Member Gilmore motioned for approval of Item 2-B with the following corrections: to include full complement of the Boards and Commissions with one member representing his or her Board/Commission's position and reporting back to that board or commission, and this includes the Climate Protection Task Force and Housing Commission representatives; and to reflect that Member Matarrese seconded the motion, and not Vice Chair Tam. The motion was seconded by Member Matarrese and passed by the following voice votes: 5 ayes, 0 noes, 0 abstentions.

There were two speakers on Item 2-D (Kids Chalk Art Project), Mark Wagner, who thanked the Board for waiving the fee for the use of Alameda Point for the project; and Trish Spencer, President of the Alameda PTA Council, who gave a brief explanation of the project, which spotlights art and brings art to the students and families of Alameda schools. They plan to draw the largest chalk project in the world.

3. REGULAR AGENDA ITEMS

3-A. Proclamation for Ken Hansen, Community Co-Chair of the FISCA RAB.

Chair Johnson proclaimed Nov. 7, 2007 as Ken Hansen Day in the City of Alameda, and presented the Proclamation to Mr. Hansen. Mr. Jim Sweeney also presented Mr. Hansen with a Letter of Appreciation from the US Navy, signed by Laura Duchnak, Director of the BRAC Program Office. Mr. Mike Quillen of ERM presented a letter of appreciation and recognition to the ARRA Board to honor Mr. Hansen for his contribution and achievements to the ARRA and the City of Alameda.

3-B. Alameda Point Project Update – Oral Report.

Debbie Potter, Base Reuse and Community Development Manager, gave a brief project update: SunCal held its first community meeting on October 24th. There were over 200 members of the community in attendance. SunCal introduced their team and gave a presentation which focused on various constraints and work they have done so far. There were various technical consultants on hand, and following the formal remarks, there was opportunity for the community to talk on a one-on-one basis with the consultants. SunCal is preparing for a briefing with the Navy on 11/15 regarding their progress to date. The next meeting is scheduled on 12/13 at the O'Club at 6:30 p.m.

At the 10/16 Special ARRA meeting, there was a request that staff prepare a stakeholder process for involving the folks that have special interest in Alameda Point. An off-agenda regarding this item was distributed end of last week.

Chair Johnson asked if we are meeting the benchmarks in the process and keeping the timeline. Ms Potter replied that so far, yes, and that SunCal has two mandatory milestones on the near horizon, the first is March '08 when they have to submit a development concept, along with infrastructure plan and business plan; and the next milestone is May '08 where they are required to submit their draft master plan application.

There were two public speakers on the item, Dan Fontes, Board of Directors, Neptune Beach Amusement Museum, who spoke about the Neptune Beach project and their interest in having a pinball museum at Alameda Point. Mr. Fontes' colleague, Larry Zartarian, also spoke on behalf of the Neptune Beach Amusement Museum.

3-C. Alameda Point Advisory Task Force: Clarification of Roles and Responsibilities.

Member deHaan requested legal clarification regarding whether he has the prerogative of removing this item from the agenda, since he was the one who placed it on the agenda. Terri Highsmith, General Counsel, explained that when a Boardmember requests that an item be placed on the agenda, and that is why it is on the agenda, protocols would support permitting the same Boardmember to pull it if there is no longer an interest. However, having said that, once it is on the agenda and the meeting is in progress, if there appears to be public interest, speaker slips turned in, etc., the Board may still vote to continue to consider the item. So it would take a vote of the majority of the Board to keep it on the agenda. In light of this information, Member deHaan stated he preferred the item be pulled since there was already clarification in earlier discussion regarding the minutes of the Special Oct. 16th meeting.

Chair Johnson requested more clarification from staff and wanted to keep it on the agenda for discussion. Vice Chair Tam agreed and preferred to have discussion on the item. Member deHaan said he would leave the item on the agenda.

Chair Johnson questioned the process of removing the item from the agenda, stating that she understood once an item is on the agenda, no matter how it is placed there, that it remains on the agenda. Ms. Highsmith further explained that if the item has been resolved and there is no further public interest as determined by the rest of the Board to override that request, then the item can be pulled off.

Executive Director, Debra Kurita, explained that this item was placed on the agenda because staff was also requesting some clarification to understand the direction and approach the Board was giving. Member deHaan explained that he was the driving force of this item being placed on the agenda, as he had some concerns which he addressed directly with the Planning Services Manager, Andrew Thomas, and subsequently this item was placed on the agenda.

Chair Johnson asked if there were objections by other Boardmembers to continuing this discussion if staff wanted to proceed. Member deHaan asked if there were further questions from the Planning Dept.

Andrew Thomas, Planning Services Manager, wanted clarification on the task force member role to represent their board or commission.

Member Matarrese discussed that the memo distributed by Andrew Thomas regarding the roles and responsibilities accurately captured the intent and purpose – which was to increase the familiarity with all the boards and commissions of the plan when it's finished, so they are not seeing it for the first time. The task force is responsible for two things: 1) report back, and 2) advise SunCal on positions their boards and commissions have taken. It is a very clean and efficient way of getting to the point of having the boards and commissions versed in the plan as it is presented to them.

Vice Chair Tam expressed her concerns about the members of the task force being asked to refrain from speaking at the Oct. 24th meeting until their roles and responsibilities were clarified.

She explained that it is not her view that we should deprive the advisory boardmembers of their constitutional right to speak out or constrain them from sharing their views and experience. We chose these people because of their expertise and their broad experience in Alameda and outside – and that these boards and commissions have chosen them to help lead the discussion. It's appropriate for them, once they're on the advisory task force, to interact productively with SunCal to ask questions, and not simply be a human tape recorder.

Member Matarrese stated that his explanation of the roles of the task force members does not preclude them from asking questions. Member deHaan added that the liaison to SunCal should be staff, and not the task force member.

Andrew Thomas clarified that the advisory task force is an ad-hoc group, not a separate formal commission. The task force meetings are the public workshop meetings – everything is publicly noticed, there are no plans to hold “task force” meetings separate from the workshops.

Speaker, Bill Smith, spoke about various topics.

4. ORAL REPORTS

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

Member Matarrese was not able to attend the last RAB meeting and did not have a report.

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

none.

6. COMMUNICATIONS FROM THE GOVERNING BODY

Member deHaan requested further discussion on the Coast Guard Housing Surplus process be placed on the next Regular ARRA agenda.

Member Matarrese also requested a report on all the fields at Coast Guard Housing. Deputy Executive Director, David Brandt, stated that an off-agenda is in preparation regarding this issue.

7. ADJOURNMENT

Meeting was adjourned at 8:29 p.m. by Chair Johnson.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Irma Glidden". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Irma Glidden
ARRA Secretary