

APPROVED
MINUTES OF THE REGULAR MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
Wednesday, April 1, 2009

The meeting convened at 7:14 p.m. with Chair Johnson presiding.

2-A

1. ROLL CALL

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

2. CONSENT CALENDAR

- 2-A. Approve the minutes of the Regular Meeting of March 4, 2009.
- 2-B. Approve the minutes of the Special Joint Meeting of the ARRA/HABOC of March 4, 2009.
- 2-C. Authorize Negotiation and Execution of a Sublease Renewal for Antiques by the Bay, Building 13, at Alameda Point.
- 2-D. Authorize Negotiation and Execution of a Sublease Renewal for Antiques by the Bay, Building 459, at Alameda Point.
- 2-E. Authorize Negotiation and Execution of a Sublease Renewal for Bay Ship & Yacht Company at Alameda Point.
- 2-F. Authorize Negotiation and Execution of a Sublease for Dreyfuss Capital Partners, Building 29, at Alameda Point.
- 2-G. Authorize Negotiation and Execution of a Sublease for Dreyfuss Capital Partners, Hangar 22, at Alameda Point.
- 2-H. Approve a Waiver of License Fees for Pacific Skyline Council, BSA Sea Scouts, Ancient Mariner Regatta.

Staff requested to pull Items 2-E, 2-F, and 2-G. The balance of the consent calendar was motioned for approval by Vice Chair deHaan, seconded by Member Tam, and passed by the following voice votes: Ayes – 5, Noes – 0, Abstentions – 0.

3. REGULAR AGENDA ITEMS

3-A. LRA Presentation of Treasure Island Redevelopment - Jack Sylvan, San Francisco Mayor's office.

Jack Sylvan of the San Francisco Mayor's office gave a powerpoint presentation of the Treasure Island redevelopment project. After the presentation, Boardmembers asked questions regarding the Treasure Island Development Authority (TIDA), its relationship with the Navy, and if they were able to disclose their purchase price terms. Mr. Sylvan replied that he is not at

liberty to discuss the term amount. The redevelopment challenges of the ARRA and TIDA are very similar (transportation, density, etc.) noting that ARRA's Measure A and environmental issues are a greater challenge.

3-B. Alameda Point Update.

Debbie Potter, Base Reuse and Community Development Manager, gave an overview of SunCal's work over the past 60 days, including its work toward the March 26 submittal of its Ballot Initiative. SunCal requested a Tidelands Summary be prepared. The summary was prepared by City Attorney's office and transmitted to City Clerk's office. Once the notice is published, SunCal can begin its signature-gathering process to be completed by June 17. If the required number of qualified signatures is received, the City Council will have to take action to place the initiative on the ballot by Aug. 7. Pursuant to the ENA, SunCal has until April 30 to elect whether they're going to formally move forward with the ballot process or submit an application that is consistent with existing law. A second milestone to be completed by April 30 is the required deposit to begin CEQA work. Staff anticipates coming back to the ARRA in May with an award of contract for an EIR consultant. SunCal will also provide a presentation and summary of the components of their initiative which will include a specific plan, community plan, a Development Agreement, and various other amendments to the zoning ordinance and city's general plan.

Member Matarrese requested that the timeline of the process be posted on the Alameda Point website.

One speaker, Ashley Jones, directed a question to Mayor Johnson regarding her ability to be impartial regarding the Measure A issue as it pertains to the redevelopment at Alameda Point. Mayor Johnson replied that the speaker time is for the public to comment on the item and not for discussion.

Janet Davis expressed concern about the contamination and the safeguards in place before development begins. David Brandt explained to Ms. Davis that the agencies that are overseeing the clean up are the EPA and the DTSC. Boardmembers also recommended Ms. Davis attend the RAB meetings for more information on the environmental issues of Alameda Point.

Helen Sause spoke in support of the SunCal initiative and encouraged Alameda citizens to read the information and understand it before making a decision.

3-C. Alameda Point Environmental Issues Update: Radiological Substance at West Shore of Seaplane Lagoon and Block of Oversize Debris at North Shore of Seaplane Lagoon.

This update is being provided to notify the ARRA board of several recent discoveries made by the Navy in conjunction with a couple clean-up projects in the vicinity of the Seaplane Lagoon. The Navy is currently working on amending a current clean-up contract to deal with radioactive material, and also further investigating the block of concrete. Staff recommends that the ARRA send a letter to the Navy with specific requests to resolve these issues including: requesting that the Navy, as part of the analysis that they do on the radioactive material, that they rule out any possibility that radioactive material could have come from anything other than the outfall that is in the vicinity which carried a lot of waste from several buildings that dealt with radium paint – and if they can't rule out that as the only possible source for that material – that they conduct a base-wide radiological survey; the second request: that the Navy characterize the cement block and inform of their decision on how to dispose of the concrete debris.

Dr. Peter Russell, environmental consultant, clarified the testing that would be done on the recent discoveries.

Member Matarrese motioned to approve a letter be sent to the Navy outlining the ARRA's requests to analyze the radioactive material and characterize the cement block (and disposal); and to do further testing/investigation if necessary. The motion was seconded by Vice Chair deHaan, and passed by the following voice votes: Ayes – 5, Noes – 0, Abstentions – 0.

4. ORAL REPORTS

4-A. Oral report from Member Matarrese, Restoration Advisory Board (RAB) representative - Highlights of March 5th Alameda Point RAB Meeting.

Member Matarrese reiterated that Item 3-C covered the highlights of the March 5th RAB meeting and thanked Dr. Russell for bringing the item before the ARRA Board.

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

There were no speakers.

6. COMMUNICATIONS FROM THE GOVERNING BODY

Member Tam requested a status report of the subcommittee established (at the March 4 ARRA meeting) to meet with the Navy to communicate concerns. Mr. Brandt stated that the issue was discussed with the City Attorney's office and explained that the Brown Act prohibits a quorum of the Body from meeting outside of the limits of the City of Alameda, which hampers the ability of the subcommittee to be effective. He requested that the Board consider limiting the committee to two members in order to have the ability to travel outside the city limits without violating the Brown Act. Member Tam suggested this be the Mayor's prerogative to choose the two members. Chair Johnson accepted the recommendation but stated that the selection of the two members will be determined at a later time.

7. ADJOURNMENT

Meeting was adjourned at 9:33 p.m. by Chair Johnson.

Respectfully submitted,



Irma Glidden
ARRA Secretary