

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

Tuesday, August 7, 2007

2-A

The meeting convened at 9:54 p.m. with Chair Johnson presiding.

1. ROLL CALL

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

Absent: Boardmember Marie Gilmore

2. CONSENT CALENDAR

2-A. Approve the minutes of the Special Meeting of July 18, 2007.

2-B. Approve the minutes of the Special Joint Meeting of the City Council/Alameda Reuse and Redevelopment Authority/Community Improvement Commission of July 18, 2007.

Approval of the Consent Calendar was motioned by Member Matarrese, seconded by Member Tam and passed by the following voice votes: 4 ayes (Member Gilmore absent), 0 noes, 0 abstentions.

3. REGULAR AGENDA ITEMS

3-A. Approve a 12-Month Contract with Economic & Planning Systems, Inc. in the Amount of \$185,000 to Provide Negotiation Support and to Conduct a Fiscal Impact Analysis for the Redevelopment of Alameda Point.

Leslie Little gave an overview of the contract and work scope of Economic and Planning Systems (EPS), explaining that they will assist in developing the business plan and fiscal impact assessment for Alameda Point. Leslie affirmed Chair Johnson's question about whether the cost will be reimbursed by SunCal. Member Matarrese clarified that, since EPS is the current financial consultant under contract with the ARRA, this is an extension of that contract. Chair Johnson encouraged holding negotiation briefings and sessions in open session, to the extent possible, in order to keep the public better informed on significant issues. Member Matarrese agreed and complimented staff, stating that having the last ENA negotiations right in full public view was successful.

Member Matarrese motioned to approve the contract, seconded by Member deHaan and passed by the following voice votes: 4 ayes (Member Gilmore absent), 0 noes, 0 abstentions.

3-B. Authorize Executive Director to Initiate Negotiations for a Short Term Large Parcel Lease and Caretaker Agreement for the Former Alameda Naval Air Station North Housing Complex

David Brandt, Deputy Executive Director, summarized to the Board that the Navy's caretaker obligations for the former North Housing Complex will expire in September, and recommends that the ARRA assume caretaker and maintenance responsibilities. He discussed that it would be a simple conveyance to gain control of the property so that it can be leased. The property is still fully operational but deteriorating rapidly. Mr. Brandt discussed the BRAC process: as soon as the property is declared as surplus, the Local Reuse Authority (ARRA) is responsible for screening the property. This process could take as long as a year, but there are several options for conveyance, including a public benefit conveyance for the park, a homeless accommodation request, or negotiated EDC for cost. Chair Johnson suggested trying to acquire all the property. Member deHaan questioned the legal ramifications for the conveyance process, and taking over with a no-cost EDC. Mr. Brandt explained that the Navy's position is that they are not governed by the old BRAC rules – that they are applying the post-2005 “No no-cost EDC” rules. All Boardmembers agreed that the ARRA should move forward expeditiously in order to preserve the parkland and prevent further deterioration of the property.

Member Matarrese motioned to approve the staff recommendation with further direction to convey the entire property (Marina Village and North Housing complex) to the City. The motion was seconded by Member deHaan and passed by the following voice votes: 4 ayes (Member Gilmore absent), 0 noes, 0 abstentions.

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

Bill Smith spoke about various topics including clean-up problems, liquefaction, and the surplus housing at former North Housing.

5. COMMUNICATIONS FROM THE GOVERNING BODY

Member deHaan discussed a side trip tour he had of Fort Ord with Mr. Michael Houlimard, and compared the Fort Ord redevelopment project with the Alameda Point project. Member deHaan explained that at Fort Ord, they are only redeveloping 8 acres (out of 28,000 acres) of disturbed land. The rest became one habitat or recreation areas. He expressed how successful the Fort Ord project is because they focused on their award-winning Community Reuse Plan, which, to their benefit, had many special interests, including the University of California and two major retail operations, one lifestyle and one big box. Even the Army itself wanted to retain some of the property. Member deHaan further explained that Fort Ord's reuse authority could dissolve in the next two years, since their cash flow has put them into a positive, quite contrary to where Alameda Point is. Fort Ord has also begun building a phase of housing units around the existing golf course (there will be 12,000 residential units total); there is one hotel and another bid for a Ritz Carlton. Member deHaan attributes the success of the Fort Ord project to their focus on the community reuse plan, their expedient manner and that they did not veer from that plan. Member Matarrese suggested agendaizing a report of the Fort Ord project as an update and called to move the agenda.

7. ADJOURNMENT

Meeting was adjourned at 10:34 by Chair Johnson.

Respectfully submitted,

Irma Glidden
ARRA Secretary