

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

Wednesday, January 2, 2008

2-A

The meeting convened at 7:33 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 December 5, 2007.
- 2-B. Authorize the Executive Director to Execute an Agreement with Russell Resources for Environmental Consulting Services for Alameda Point for 12 Months in an Amount not to exceed \$117,500.
- 2-C. Approve Sublease for American Bus Repair, LLC at Alameda Point.

Approval of the Consent Calendar was motioned by Member Matarrese, seconded by Member Tam and passed by the following voice votes: Ayes: 5, Noes: 0, Abstentions: 0

3. REGULAR AGENDA ITEMS

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

Debbie Potter, Base Reuse and Community Development Manager, gave a quick update of Alameda Point activities. On 12/12, SunCal met with the Navy to discuss their due diligence and progress on the project. On 12/13, SunCal conducted their second community meeting with over 200 community residents and business people in attendance. The community members participated in small workgroups and identified pros and cons of two broadly defined concepts for Alameda Point. SunCal will take the information and feedback from this meeting to put to use for the next community meeting. Ms. Potter introduced Pat Keliher, SunCal's Project Manager for the Alameda Point Project, to give the first quarterly update of the Project Master Schedule.

Mr. Keliher summarized past public meetings, explaining that the public would like more specific feedback on multiple planning concepts. SunCal has aggregated most of the information and feedback and will present this to staff. To update the master schedule -- originally, SunCal's pretense was that they would move forward with the Preliminary Development Concept (PDC), but over the course of the last few months, due to constraints, the PDC is not feasible. SunCal has communicated this to the Navy, to the public, and to staff, and the Project Master Schedule has been updated. Most of schedule triggers project description, which is still in process and will take several more months, but does not affect the two-year ENA period. Mr. Keliher discussed that the City hired an independent peer review team to evaluate SunCal's results and this peer

review will continue over the next 12-18 months. The conclusion of the peer review thus far is that there are issues for which SunCal will discuss the mitigation techniques. SunCal has met with multiple federal agencies, and their meeting with the Navy was to introduce them to the concept that the PDC didn't work, and, as the existing term sheet is predicated on the PDC, SunCal will come back to the Navy in Jan-Feb with an outline on their strategy. Mr. Keliher explained that the Alameda Point project is very complex, but nothing that is insurmountable.

Member deHaan expressed concern with economics of the project and what issues SunCal was anticipating will be covered at the next public meeting. Mr. Keliher stated that it is SunCal's job to present more specifics on each of the different planning concepts, i.e., Measure A, non-measure A, or a hybrid of these two, etc.

Member deHaan stated that the loose ends and driving force was the transportation issue. Mr. Keliher agreed that the transportation issue was a trigger and that it would take several years and a lot of different agencies involved to tie up this loose end. Member deHaan commented that the public meetings were well-received.

4. ORAL REPORTS

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

Member Matarrese attended the 12/6/07 meeting and the main agenda item was a summary handout of 2007 activities and a look-forward to 2008 with remediation at Alameda Point. He provided the handout, "Environmental Progress at Alameda Point" and requested that it be provided to ARRA members and posted on the City's website. He requested that the map identifying the sites be included with the handout.

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

There were no speaker slips.

6. COMMUNICATIONS FROM THE GOVERNING BODY

none.

7. ADJOURNMENT

Meeting was adjourned at 7:43 p.m. by Chair Johnson.

Respectfully submitted,

Irma Glidden
ARRA Secretary