

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

Wednesday, September 6, 2006

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

1. ROLL CALL

Present: Beverly Johnson, Chair, City of Alameda
Doug deHaan, Boardmember, City of Alameda
Frank Matarrese, Boardmember, City of Alameda
Marie Gilmore, Boardmember, City of Alameda

Absent: Tony Daysog, Boardmember, City of Alameda

2. CONSENT CALENDAR

2-A. Approval of the minutes of the Regular Meeting of August 2, 2006.

2-B. Approval of Subleases at Alameda Point.

Approval of the consent calendar was motioned by Member Gilmore, seconded by Member deHaan and passed by the following voice vote: Ayes – 4; Noes – 0; Abstentions – 0

3. REGULAR AGENDA ITEMS

3-A. Recommendations to Authorize the Executive Director to Execute a Three-Year Consultant Agreement with Trident Management, Inc. in the amount of \$325,000.

Leslie Little, Development Services Director, presented an overview of the Trident Management Agreement and the port services they provide to Alameda Point, primarily to MARAD and the Navy to Service the ships. Trident has been providing port services for Alameda Point since September, 1996. Their original contract expired in 2002, and they are currently on a month-to-month status with an annual rate of \$474,636.

In 2004, the operating subsidy to Trident was reduced, and in return, the ARRA relinquished its share of the Trident sublease revenue. In the fall of 2004, Trident and the City Manager (Jim Flint) mapped out an agreement for a new five-year contract, which was never memorialized into a contract. Since that time, staff has been attempting to renegotiate the contract.

Before the Board tonight is a three-year contract that can be mutually agreed upon by the City and Trident

2-A

Member Gilmore asked for an explanation of why we did not go out to bid. Ms. Little explained that, since Trident was the inaugural port service provider, we tried very hard to work something out with them that was less expensive than what would have been charged historically. Staff also recommends that at the end of this three year contract that we do go out to bid.

Member Matarrese requested that the Board receive the policy on bidding and what the contract is, recognizing that it is a legacy and wants to make sure, going forward, we eliminate that uncertainty.

Approval was motioned by Member Gilmore and seconded by Member Matarrese and passed by the following voice vote: Ayes – 4; Noes – 0; Abstentions – 0

4. ORAL REPORTS

4-A. Oral report from Member Matarrese, RAB representative.

Member Matarrese stated that the next RAB meeting is tomorrow (9/7) and will have a report in October.

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

There was one speaker, Elected East Bay Regional Park representative, Doug Siden, Alameda resident. Mr. Siden discussed as background that the EBRPD has been participating with the City of Alameda in the planning process for the former Naval Air Station over the last 10 years. EBRPD's concern has been to see parkland included at Alameda Point located at what has been called Triangle Park (between the Hornet and the City's mini park along the shoreline). It has always been shown in the studies that this property was going to be a parkland. In support of the City's process, the EBRPD has applied to the State of California for a grant from Prop. 12 monies, and EBRPD has received \$250,000, which is designated for the Triangle Park.

Mr. Siden expressed the concern of the EBRPD that under the provisions of Measure 12, land tenure has to be secured by the end of this year, and the project has to be completed and the money expended by the end of next year. So there will be another planning process, but the money will be lost in terms of the City of Alameda using it at the Triangle Park, if it cannot be expended by the end of next year. The Park Agency will re-apply and be able to use the grant money somewhere else, but will need to move forward on an alternative grant use because of the same requirement of completing the project by next year. EBRPD would like to get started with the first portion of improvements to the Triangle Park. Included in their plans is to begin creating a grassy area for picnics, parking, and tie-in with the City park upgrade, with an interpretive center. They would also like to showcase green building, install solar cells for energy and upgrade for an aquatic center.

Mr. Siden also discussed Measure AA, a \$225m bond with the first 25% going to cities based on population. The City of Alameda received over \$2m, and that money would soon be expended. EBRPD is looking toward the year 2008 to ask the voters to extend the same provisions so that it would not be a new tax but rather a continuation of an existing measure.

Member Matarrese and Chair Johnson asked what portion of Triangle Park Improvements the \$250,000 would buy us. Referring to a map, Mr. Siden described the lower end toward Encinal High School and the City's mini park and said that the EBRPD will maintain it.

Member Matarrese asked the ARRA Executive Director, Debra Kurita, to get staff to work on a way to accomplish us getting this investment in town. He expressed concern that the deadline for getting the land dedicated and completing the project is fast approaching and requested this item be moved up on the priority list and brought back to the ARRA Board.

Debra Kurita responded that staff will agendaize and bring this item back to the Board at its next meeting on October 4, 2006.

6. COMMUNICATIONS FROM THE GOVERNING BODY

None

7. ADJOURNMENT

Meeting was adjourned at 7:36 p.m.

Respectfully submitted.

Irma Glidden
ARRA Secretary