

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

Wednesday, October 5, 2005

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

2-C

1. ROLL CALL

Present: Beverly Johnson, Chair, City of Alameda
Tony Daysog, Boardmember, City of Alameda
Doug DeHaan, Boardmember, City of Alameda
Frank Matarrese, Boardmember, City of Alameda
Marie Gilmore, Boardmember, City of Alameda

2. CONSENT CALENDAR

2-A. Report from the Executive Director recommending the Approval of Alameda Power & Telecom Sublease at Alameda Point.

Member Matarrese motioned for approval of the Consent Calendar item. The motion was seconded by Tony Daysog and passed by the following voice vote: Ayes – 5: Noes – 0; Abstentions – 0

3. REGULAR AGENDA ITEMS

3-A. Presentation of the Revised Alameda Point Preliminary Development concept (PDC) – A Planning Feasibility Study for the Redevelopment and Reuse of the Former Alameda Naval Air Station.

Andrew Thomas, Supervising Planner, presented the revised PDC and discussed what the major revisions were, including: alternative plans approaches, various constraints affecting the layout and design, and a clarification in the executive summary that the PDC is a feasibility study, and not the final “plan”.

The revised PDC also included expanded discussion regarding Measure A issues, and a good foundation for a solid transportation strategy. Mr. Thomas further summarized the revisions, stating that the phasing program is conceptual and there was text added to include information on civic community type facilities, churches and plazas, etc. emphasizing that the general plan calls for these kinds of uses. There were a number of revisions to the Next Steps chapter, primarily the environmental review and entitlement process for the first phase should our master developer choose to proceed.

Chair Johnson called up the several speakers who discussed the following topics:

- concern about the insufficiency of neighborhood centers

- a representative from AAPS requested a reuse study be included in the PDC for the historic buildings
- a representative from the APC expressed their interest in continuing to be involved in the development plan process
- a representative from Operation Dignity expressed concerns about the Board accepting the PDC in draft form
- representatives from HOMES and the Sierra Club expressed their appreciation and support with the progress of the PDC compared to other developments.

Member Matarrese thanked the staff for providing the input and revisions. He agreed with the speaker who mentioned that the Board should not approve a draft document; and rather, approve a final document. He would like to see more information on a green standards plan and a plan for sustainable communities and expressed concern about the word “feasibility study”, afraid it might be dismissed because it does not “comply” with the PDC. He further stated that the PDC document is still conceptual. Members Gilmore and Daysog agreed with Member Matarrese’s statements. Member Daysog would like to see more information on the fiscal implications of the PDC, especially on Phase II and Phase III.

Member deHaan reminded folks that there was a community reuse plan prior to this PDC, which included the development of commercial and industrial spaces to maximize transportation.

Member Matarrese motioned for Council to direct staff to simulate the comments that were made and produce a final document for approval. He requested the document be in red-line/strikeout format so that revisions are clearly seen in the document.

City Manager, Debra Kurita, recommended that the draft revisions be text-only to save cost. It was agreed by all Boardmembers to just bring back the document at the regular ARRA Board meeting in November; there was no need to make a motion for this action.

Steven Proud, Alameda Point Project Manager, clarified some points to the Board. He stated that the PDC is a component of the conditional acquisition agreement (CAA) that we have with APCP. Other components include getting a conveyance agreement structure set forward with the Navy and then the completion of the preliminary development concept. Based on the timing with regards to meeting with the Navy, Mr. Proud recommended the revised document be brought back at the December meeting, instead of November. All Boardmembers accepted this recommendation.

4. ORAL REPORTS

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

There was no report, as Member Matarrese stated the meeting was the following day.

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

Bill Smith spoke about various topics.

Alex McElree, Executive Director of Operation Dignity, requested the ARRA Board encourage the City Council to fulfill the promise they made to Operation Dignity and to the homeless through the homeless conveyance of the McCain/Feinstein Act and build the 39-Units (homes).

6. COMMUNICATIOS FROM THE GOVERNING BODY.

None.

7. ADJOURNMENT:

Meeting was adjourned at 8:29 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary