

**MINUTES OF THE REGULAR MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
Wednesday, June 1, 2011**

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

1. ROLL CALL

Present: Vice Chair Bonta, Members deHaan, Johnson, and Tam and Chair –4.

(Note: Member Johnson arrived at 7:07 p.m.)

Absent: Mayor Gilmore - 1

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

None.

3. CONSENT CALENDAR

(*11-048) Approve the Minutes of the Regular ARRA Meeting of April 6, 2011 and the Special ARRA Meeting of May 17, 2011.

(*11-049) Approve a No-Cost, Two-Year Lease Agreement with Friends of Alameda Theater, Inc. for a Portion of Building 91 at Alameda Point.

(*11-050) Transmittal of May 18, 2011 Webinar Presentation.

Vice Chair Bonta pulled item 3-B (Building 91) for clarification.

Vice Chair Bonta inquired why the rent for Building 19 is being waived, instead of having a paying tenant. Nanette Mocanu, Economic Development Division Manager, explained that Building 91 is being split between two tenants, one on a month-to-month term. The entire space is currently being marketed, and the lease has a 90-day termination clause. The building would be vacant otherwise.

Member Tam moved for approval of the balance of the Consent Calendar. Member deHaan seconded the motion, which carried by unanimous voice vote – 3. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

Member Tam moved for approval of Item 3-B. Member deHaan seconded the motion, which carried by unanimous voice vote – 3.

4. REGULAR AGENDA ITEMS

None.

5. ORAL REPORTS

(11-051) Oral Report from Member deHaan, Restoration Advisory Board (RAB) Representative – Highlights of April 7 and May 5, 2011 RAB Meetings.

Member deHaan reported that the RAB is starting to look at the fuel distribution system underneath the runway, adjacent to the lagoon. He explained that since it is fuel, the clean up might be problematic, but easier to remediate than heavy metals and PCBs as in other sites.

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

None.

7. EXECUTIVE DIRECTOR COMMUNICATIONS

(11-052) Alameda Point Update

The Deputy City Manager – Development Services gave a short update. Alameda Point was among six other sites LBNL short-listed for its second campus. Staff is working with the development team daily to prepare high quality responses to upcoming submittals to LBNL. The final selection process will be in November.

A two-hour developer interview was held on May 31st, which included a 30-minute presentation, by the development team. The presentation included case studies of projects they worked on, project delivery, and public outreach plans. Staff plans to have other informal meetings with the development team.

A community meeting is scheduled for July 13th from 7-9:30 p.m. Staff is looking at various suitable venues, in terms of capacity and access. There will be an extensive outreach plan, including revamping and developing a separate website focused on LBNL, and a Facebook page which will be managed by a marketing company – all in an effort to access different populations that have not been accessed before. Staff and the development team will be making presentations to different organizations throughout the city. Staff will provide a packet of the community outreach materials to the City Council at its June 21st meeting.

Regarding the larger master planning efforts of Alameda Point, staff held its first webinar on May 18, 2011 to impart the financial basics on how the pro forma works more generically, and details on infrastructure costs related to the existing entitlement, which is the general plan. A Transportation workshop was held on May 26, 2011. There was a presentation that detailed case studies of how other communities dealt with traffic congestion issues, how they addressed those issues and moved forward, including Santa Monica, CA and Boulder, CO, which has similar density to Alameda. A Sustainability Workshop is scheduled on June 14th to look at other communities to achieve sustainability and implement some sustainability concepts. Another webinar will be scheduled in July to follow up on details of pro forma, and the approach to get the community involved in the financial side. More developer interviews will be done.

Member deHaan inquired if the transportation study is posted online, to which the Deputy City Manager – Development Services responded in the affirmative, stating that the report will also be transmitted to the Board. Member deHaan complimented staff on the financial webinar, stating that he was impressed with a job well done.

Member Tam inquired what proportion of backbone infrastructure cost will be needed for the LBNL site. The Deputy City Manager – Development Services stated that the amount is being calculated. Phase one will not have much new infrastructure, but for build out, there will be

more improvements needed. Staff is also working with Alameda Municipal Power (AMP) on the calculations. AMP will be able to serve the first phase without a lot of improvements.

Vice Chair Bonta inquired what the average number of participants was for the community engagement events and how the information is being disseminated. The Deputy City Manager – Development Services explained that the Transportation Workshop was not well attended, as there was a League of Women Voters event on the same night. There were fewer than 20 people at the Transportation Workshop, and approximately 50 people attended the webinar (35 people attending online with approximately 10-15 present in person). The recording of webinar is available online, and the pdf of presentations will also be posted online.

Vice Chair Bonta inquired if the Sustainability workshops will be recorded, stating that the community would take the opportunity to participate and view if it were available online, and that there is value to holding the events in Chambers so that they can be broadcast and recorded. Member deHaan agreed, stating that the community watches meetings on the City's channel 15, and although the audience is small in chambers, there are a lot of home viewers and may reach more people. The Deputy City Manager – Development Services explained that with the Sustainability Workshop in particular, the element of interaction from community is needed.

Vice Chair Bonta expressed his appreciation for staff's efforts regarding the July 13th event and inquired about other smaller events for community outreach. The Deputy City Manager – Development Services stated that the team has a calendar of events scheduled. They have met with the Chamber of Commerce, and plan to attend and present at several joint mixers with the WABA, PSBA, Rotary, League of Women, Business Association newsletters, Concerts at the Cove etc.

Member Johnson suggested giving a presentation to school board. Member Tam suggested including the Peralta Community College District Board community to gain support of environmental community. The Acting City Manager meets with a realtors association and plans to bring something more formal to them. Vice Chair Bonta asked that the Hospital Board be included in the outreach.

8. REFERRALS FROM THE GOVERNING BODY

None.

9. COMMUNICATIONS FROM THE GOVERNING BODY

Member Tam provided a brief report on the Legislative Action day of May 18th. On the budget scene, the delegation – Loni Hancock, Joan Buchanan, Mary Hayashi, Nancy Skinner, Bob Wieckowski, and Mark DeSaulnier - seemed determined that they would have a budget to send to the Governor on June 15th because this is the first time Prop. 25 has been implemented, which stipulates that they won't get paid if the budget is not presented.

Regarding redevelopment, the league is very clear about the priorities, they understand at least in the East Bay district, not all the legislators will be supportive, Hancock, Buchanan, Hiyashi and Wieckowski were opposed to keeping redevelopment, as they have seen through the Governor's discussion that there has been abuses by some agencies. Assemblymember Swanson has seen benefits of redevelopment and understands LBNL's need for RDA funding (several cities in his district are on the short list). An option that the league is exploring is reform to deal with the abuses, including Senator Wright's bill, which tightens the definition of blighted areas in redevelopment and putting caps and mechanisms to avoid some of these abuses.

Member deHaan inquired how the legislators discussed slicing out base conversion. The Deputy City Manager – Development Services discussed a bill in circulation that carves out military bases, a new bill from the League of Cities, and the CAL Redevelopment Agency and Association of Defense Communities. Senator Wiggins introduced a bill on behalf of communities with Bases, which staff will be monitoring. .

The Acting City Attorney reminded the Board that this discussion couldn't continue, as it is not on the agenda. It can be agendized on a future meeting if they want to discuss it further.

Member Tam concluded her report.

10. ADJOURNMENT

There being no further business, Vice Chair Bonta adjourned the meeting at 7:42 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary