

**AGENDA**  
Regular Meeting of the Governing Body of the  
Alameda Reuse and Redevelopment Authority

\*\*\*\*\*

**Alameda City Hall  
Council Chamber, Room 390  
2263 Santa Clara Avenue  
Alameda, CA 94501**

**Wednesday, July 5, 2006  
Meeting will begin at 7:00 p.m.**

**PLEDGE OF ALLEGIANCE**

**1.. ROLL CALL**

**2. CONSENT CALENDAR**

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Board or a member of the public.
---

2-A. Approval of the minutes of the Regular Meeting of June 7, 2006.

2-B. Recommendation to Approve Subleases at Alameda Point.

**3. REGULAR AGENDA ITEMS**

None.

**4. ORAL REPORTS**

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

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

(Any person may address the governing body in regard to any matter over which the governing body has jurisdiction that is not on the agenda.)

**6. COMMUNICATIONS FROM THE GOVERNING BODY**

**7. ADJOURNMENT**

**This meeting will be cablecast live on channel 15.**

Notes:

- Sign language interpreters will be available on request. Please contact the ARRA Secretary at 749-5800 at least 72 hours before the meeting to request an interpreter.
- Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- Minutes of the meeting are available in enlarged print.
- Audio tapes of the meeting are available for review at the ARRA offices upon request.

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

**Wednesday, June 7, 2006**

**2-A**

The meeting convened at 7:08 p.m. with Chair Johnson presiding.

**1. ROLL CALL**

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

**2. CONSENT CALENDAR**

- 2-A. Approval of the minutes of the Regular Meeting of April 5, 2006.
- 2-B. Recommendation to Approve Subleases at Alameda Point.

**Approval of the consent calendar was motioned by Member Matarrese, seconded by Member Gilmore and passed by the following voice vote: Ayes – 5; Noes – 0; Abstentions – 0.**

**3. REGULAR AGENDA ITEMS**

**3-A. Certification of Golf Course EIR and Authorization to Proceed with Negotiations with Port of Oakland and Army Corps of Engineers.**

Elizabeth Johnson, Base Reuse Planner, presented an overview and requested certification of the final EIR for the Alameda Point Golf Course and Hotel Project. The draft EIR was circulated in 2004, with revisions prepared in 2005 to accommodate additional information regarding wetlands on the site. The response to comments is also complete. Janie Alsep and Mark Windsor of EDAW, and Jack Fink from Moffat Nichol Engineers, the consultants who assisted in the preparation of the final EIR, were present to answer questions from the Board.

Chair Johnson asked if there was a time limit to start the project once it is certified. Elizabeth Johnson explained that the EIR is programmatic which allows us to go forward with negotiating with the Port or the Army Corp to get materials for the site. Chair Johnson wanted to clarify to the public that, at this point we haven't seen that the project is economically feasible; that we're not moving forward with this project, and this is just a very preliminary action. Elizabeth Johnson concurred and further explained that the point of negotiating to get the dredge material would be to determine the economic feasibility.

Member Gilmore clarified that if/when the project is determined to be economically feasible, we would still need a separate EIR for the Hotel/Conference Center. Member deHaan and Elizabeth Johnson discussed the current dredging at the Port of Oakland and that Alameda Point is the secondary site to receive this dredge material, the primary site being Hamilton Field Wetland

Recreation. In response to member deHaan's question regarding the value of the dredge materials, should the golf course project NOT go forward, Elizabeth Johnson explained that we would be paid a Tipping Fee for the dredge materials.

Member Daysog questioned the delay in having an economic analysis. In response, Chair Johnson reminded the Board that there was a several-year process where this consideration was going on – we had a Hotel expert and even had an RFP on hotel complexes. At that time, however, the downturn in the economy left the only people willing to propose a project was that we owned a five-star hotel and paid them to manage it, and that was something the ARRA wasn't willing to do. Elizabeth Johnson further discussed that the ARRA, in 2004, directed staff to go ahead with preparation of the EIR in anticipation of the Hotel market coming back. Debbie Potter, Base Reuse and Community Development Manager, concurred with this discussion, adding that the hospitality industry has taken a while to bounce back since 9/11. She further explained that once the EIR is certified, and we negotiate a Tipping Fee with the Army Corp and the Port of Oakland that makes sense, then we can restudy the issue of the economic viability of the project.

There was one speaker on this item, David Kerwin, who asked when and how often soil testing will be done, expressing concern about loosened toxic materials if the property is not used for a golf course. Elizabeth Johnson responded that there will be a site-testing protocol in place.

**Approval to certify the final EIR was motioned by Chair Johnson and seconded by Member deHaan and passed by the following voice vote: Ayes – 4; Noes – 1 (Member Daysog); Abstentions – 0.**

#### **4. ORAL REPORTS**

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

Member Matarrese stated that he was unable to attend the last meeting and has no report.

#### **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 7:34 p.m.**

Respectfully submitted,



Irma Glidden  
ARRA Secretary

# *Alameda Reuse and Redevelopment Authority*

Interoffice Memorandum

2-B

July 5, 2006

**TO:** Honorable Chair and Members of the  
Alameda Reuse and Redevelopment Authority

**FROM:** Debra Kurita, Executive Director

**SUBJ:** Recommendation to Approve Subleases at Alameda Point

---

## **Background**

At the December 2004 ARRA Board Meeting, the ARRA elected to review and approve all subleases of a year or longer at Alameda Point.

## **Discussion**

Attachment "A" describes the business terms for five proposed subleases.

## **Fiscal Impact**

The rent for DELPHI PRODUCTIONS is \$128,232 annually or \$0.25 per sq foot. Delphi Productions currently occupies Hangar 39 and constructs sets and booths for the trade show industry. This additional lease space is overflow storage space for Delphi. Building 117 is a large, unimproved warehouse in marginal condition. Delphi Productions occupies one bay of the overall warehouse. The remainder of the warehouse is occupied by Architectural Glass and Aluminum. The lease term is 12 months.

The rent for EAST BAY HABITAT FOR HUMANITY is \$39,396 annually or \$0.40 per sq foot. Habitat for Humanity will use Building 517 for constructing framing walls and trusses and storage of building materials. Building 517 is a small "Butler" type building in fair condition. The lease term is 12 months.

The rent for NEW CINGULAR WIRELESS PCS, LLC is \$24,000 annually. This is a renewal for the space Cingular Wireless currently occupies near Pacific Ave. and Main St. for a Cellular Antennae and associated electronics. This is a ground lease for five years with one five-year extension option.

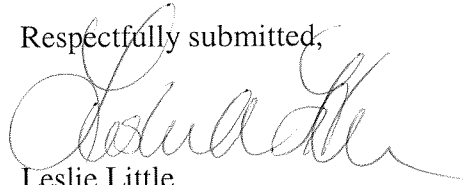
The rent for PUGLIA ENGINEERING CALIFORNIA, INC. is \$58,836 annually or \$0.35 per sq. foot. This is a renewal for Building 67, which Puglia Eng. Currently occupies. They will use the building for ship repair in support of the MARAD ships in Alameda. Building 67 is a light manufacturing building in fair condition. The lease term is for 12 months.

The rent for SACCHI ENTERPRISES is \$86,400 annually or \$0.18 per sq. foot. Sacchi Enterprises will use the space in Building 170 for the storage and maintenance of sound, lighting and other theatrical equipment. Sacchi Enterprises will occupy half of this building, with GFC Moving, which was approved last month, in the remaining space. Building 170 is a large warehouse in poor condition. The lease term is for five years.

## **Recommendation**

Approval of the proposed subleases.

Respectfully submitted,



Leslie Little  
Development Services Director



By: Nanette Banks  
Finance & Administration Manager

Attachments: A. Proposed Sublease Business Terms  
B. Building location map

**ATTACHMENT "A"**  
**PROPOSED SUBLEASE BUSINESS TERMS**

<b>TENANT</b>	<b>BUILDING</b>	<b>SIZE (SF)</b>	<b>TERM</b>	<b>RENT</b>
Delphi Productions	Bldg 117	42,745	12 months	\$10,686/mo.
East Bay Habitat for Humanity	Bldg 517	8,208	12 months	\$3,283/mo.
New Cingular Wireless PCS, LLC	Ground	1,400	60 months plus (1) 5-year renewal	\$2,000/mo.
Puglia Engineering California, Inc.	Bldg 67	14,000	12 months	\$4,903/mo.
Sacchi Enterprises	Bldg 170	40,000	60 months	\$7,200/mo.

