

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

Wednesday, August 2, 2006

2-A

The meeting convened at 7:24 p.m. with Chair Johnson presiding.

Member deHaan lead the Pledge of Allegiance.

1. ROLL CALL

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

Absent: Beverly Johnson, Chair, City of Alameda

2. CONSENT CALENDAR

2-A. Approval of the minutes of the Regular Meeting of July 5, 2006.

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

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

3. REGULAR AGENDA ITEMS

3-A. Approve a Resolution Adopting Findings and Mitigation Monitoring and Reporting Program for Certification of Golf Course EIR.

Member Daysog discussed that he was supportive of the Golf Course project from the onset, but stated that he's had a change of heart and will not be supporting the golf course plan, largely because of the cost of public funds, supporting using those dollars for other activities that have direct benefit to the residents. Member Daysog clarified that there are other parts of Alameda Point, outside of the golf course, where there will be substantial public investment as well - in public amenities and facilities – so not all public dollars are going to development with limited access to the general population.

Member Matarrese further confirmed that approval of this resolution does not commit ARRA to building a limited-use golf course and hotel conference center, but doing so accepts the report on the impacts of the three alternatives to the project. Debbie Potter, Base Reuse and Community Development Manager, clarified that, from the beginning, the project has always been

conceptualized as a city-owned, public golf course, and there is not any development proposal on the table so there is not any kind of funding commitments or funding obligations that have been made. When the RFP was sent to select a developer team or to explore the market on the hotels, the deal structure was not one that indicated that the market was ready, so the hotel development piece was placed on hold. The EIR, which, by law, has to analyze alternatives to the preferred project looks as the impacts of the preferred project as well as the alternatives. The hotel-golf course is the preferred project and we need a formal resolution that adopts the findings and mitigation monitoring and reporting plan in support of the EIR. What we discussed doing with this certified EIR was then to begin some of the discussions with the Port of Oakland and Army Corp of Engineers about negotiating tipping fees for dredge materials. The Golf Course EIR is really to tie-up the investment that's been made to date with the EIR and have a certified EIR that allows us to explore receipt of dredge materials.

Member Matarrese commented that if the ARRA does not approve the resolution and certify the EIR, the money already spent on the project and the window of opportunity closes. David Brandt, Deputy Executive Director, further explained that this particular action (adopting the resolution and certifying the EIR) does not commit the ARRA to any expenditure whatsoever.

Member deHaan sought clarification that the dredge materials will be classified to a certain level for development. Debbie Potter confirmed.

Member Gilmore commented that accepting and certifying the EIR doesn't lock us into doing any further development out there and doesn't set us on that path, particularly with regard to the Hotel and Conference center – which would be a subject of its own EIR, if we ever get to that point. Debbie Potter affirmed this comment explaining that this is a “Programmatic Level” EIR, and development of a Hotel & Conference center would require a “Project Level” EIR. Debbie Potter, supporting comments made by Members Gilmore and Matarrese earlier, further explained that if the ARRA doesn't close the loop on this EIR and adopt the resolution, the quarter million dollar investment will have been for want because nothing can be done with the document without certification.

Approval of the Resolution and MMRP was motioned by Member Matarrese and seconded by Member deHaan and passed by the following voice vote: Ayes – 3; Noes – 1 (Member Daysog); Abstentions – 0.

4. ORAL REPORTS

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

Member Matarrese was not able to attend the last RAB meeting and will not have a report until September or October.

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

There was one speaker slip, Mr. Bill Smith, who spoke about various topics.

6. COMMUNICATIONS FROM THE GOVERNING BODY

None.

7. ADJOURNMENT

Meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary