



BAYVIEW HUNTERS POINT
PROJECT AREA COMMITTEE (PAC)

Minutes Full PAC Meeting
Thursday, May 27, 2010
6:00 – 8:00 PM
Southeast Community Facility
Alex Pitcher Community Room
1800 Oakdale Avenue
www.bvhp-pac.org

BROADCAST LIVE ON KPOO 89.5FM

**Requests for public comment may also be heard by completing a “Speakers Card
And submitting it to the PAC Coordinator. Requests are given ‘first come first
Serve’ priority and remarks are limited to two (2) minutes, unless an extension of
Time is granted.**

- 1. Recognition of a Quorum**
A quorum was established
- 2. Roll Call: PAC members**
Ollie Burgess, Michael Hamman, Cedric Jackson, Dorris Vincent,
Angelo King, Gary Banks, Kristine Enea, Ted Hunt, Leon
Muhammad, Jason Trimiew, Dennis Lumsey, Dr. McGee, Linda
Richardson, Ussama Freij, Valentino Miles, Cathy Davis
- 3. Approving the minutes of the Thursday, April 22, 2010 meeting**
Action Taken:
- 4. Approval of the Agenda**
- 5. Report on actions taken at previous Closed Session meetings, if any**
CONSENT AGENDA

All matters listed hereunder constitute a Consent Agenda, are considered routine by the Project Area item Committee and will be acted upon by a single vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests before or at the meeting when the Consent Agenda is called in which event the matter shall be removed from the Consent Agenda and considered as a separate.

REGULAR AGENDA

- 6. Report of the Chair**

7. Redevelopment Agency Report

Ms. Dandridge gave a brief presentation the Agency will have a public hearing on June 3rd to consider the proposed Redevelopment Plan Amendments for the Bayview Hunters Point and Hunters Point Shipyard Redevelopment Area. The Transportation Authority Board and committees will be hold meetings about the findings and recommendations of the Bayview Hunters Point Neighborhood Transportation Plan. 4800 Third Street has launched a new website to promote unit sales. YCD hosts orientations about employment opportunities at Lowe's Please call YCD for more information.

8. Committee Reports/Action Items

A. ACTION ITEM: Endorsement of a request for \$250,000 to support the build out of the ground floor commercial space at 4800 Third Street. (Forwarded from EDEH committee)

MOTION PASSED.

B. ACTION ITEM: Endorsing the Disposition and Development Agreement for the Hunters Point Shipyard Phase 2 – Candlestick Point Integrated Development Project

MOTION PASSED.

Mr. Cohen gave a presentation about the DDA agreement. This is a detailed blueprint and taking a step by Prop G and we took the next couple of years to bring back the plan. This is the culmination and this is the public process. The process is inclusive and we have met regularly and met with key organization and through the election we have had hearings and the committees. The DDA is not the bible but it is a foundation and a process. We want to improve the sustainability and many of the benefits are front loaded. We must rebuild Alice Griffith. I had a conversation with Mr. Hunt to include a local hiring program for sub contractors when they are dealing with general contractors. There are people on the city side that are the engineers and based on a conversation with Dr. McGee there is a lot of money for educational programs and is interested in the health and wellness that will be included in the schools.

Mr. Evans said that the main focus is zone 1. That is the Candlestick Point activity node and the entitlement process will be carried forth and the vertical and horizontal will be processed through the agency. The land use rules will be written in the redevelopment plan. There will be 3 districts.

Ms. Jackson said that you all have not had discussions and I am surprised that I don't see when you vote on this you are out of pocket.

Mr. Walker said there should be transparency and this is exclusion and non transparency. The technical aspects are not allowing them to have an analysis without the promises of jobs and the fact is we need to develop and alleviate blight the youth are still killing one another. Blight is not just physical but change that can only take place unless you are following the CRL not everything is based on a promise.

Dr. Burke said that I am supporting this project we need more resources and even if the language is not perfect if we let the resources go that would be a mistake.

Mr. Paulson said that we are hoping that you approve the DDA so there can be jobs and housing. We are proud of that and organized labor we want to get this right. We are dedicated to make this work.

Mr. Patton said that all these agencies this is for the community.

Ms. Jones said that I support the project.

Ms. Berry said please push this forward.

Ms. Carpenter said I support this project and has been talked about for years and we need change.

Ms. Ford said we are committed from the labor council so the contract will be enforced and it will take a long time.

Mr. Marcus said that I am in support of this project. We need to focus on the future and we need to bring resources and take it while its here.

Ms. Quesada said as a member of ACCE we are supporting this because it will create jobs and we need a health clinic.

Mr. Mike Brown said that I am here to support the development so far related to jobs

and housing. There are needs that need to be addressed and our youth we need models for transitional housing. We need investment in social enterprise.

Mr. Norman said that I hope that you pass this and our biggest fight is with downtown.

Ms. Fox said that in general it's a good idea to do redevelopment. It's a huge burden but we will follow on India basin before you vote yes please add language where the only private waterfront property area c will have a huge amount of tax increment and the utility infrastructure and the constructional and the hug

Mr. Joo from the Vietnamese association we want my kids and grand kids to have harmony and I support this project.

Ms. Joo said I have lived in the city for 27 years and I support the problem this project will provide jobs and housing that's why I support it.

Ms. Joshua said that Ms. Subra did come and speak. The whole area is poisoned and it is unfortunate that HUD will use it for so called new housing.

Ms. Hughes said there was a need in our community and I have been sober since 2005. I thank my god I do not support this project there is nothing helping with my back rent and no provisions and my families will not be helped and this is not ok. We are really concerned about the people. We need some rental assistance program before we move anything forward.

Mr. Ramirez from SFOP said there is a need and we must start somewhere and we can't wait for the ideal time. There is a lack of jobs and affordable housing and we need to move forward and it won't happen over night. We need to be vocal and there won't be any money and someone else needs to step to the plate.

Ms. Howard said that it is not the responsibility of just one developer.

Mr. Reyes said that you should go forward with the project and move forward with. This will keep families working full time.

Mr. Green said that I have been a resident please don't forget everybody out here

struggling.

Mr. Walker said we are concerned about this project. We are asking for the approval of the DDA and there are approximately 33,000 people here. 40% are African American and 33% are Asian and 40% other make under \$15,000 per year. I am sick and tired of hearing about this being a crime riddled neighborhood. We know it is a toxic dumb and parcel A has been cleaned up and I urge you to do the written up.

Mr. Rodriguez said that without any action there is no project. I don't think the fight is here the fight is downtown and the board of supervisors doesn't live here and you must convey that to them if you want this project to move forward.

Mr. James said that my father worked in the shipyard when they closed in 1974 for the community. We are still asking for the same things and you all looked out for the artists and we have nothing. We are suppose to get 10 acres and we have other programs where people except could use the African marketplace. We have no foster care housing. We need to make sure that this is a reality. I support this project but I do not support the bridge and the traffic that will come out of Innes street. I have seen a lot of projects being built. We had a MOU that 50% were local hires and we need 50% Bayview residents of this community and 35% of the contractors.

Ms. Cathy Davis said that Dr. Davis would have been proud and we need to move on. We have something to work on and the housing needs to be included to age in place and the elders who have given a lot to the community already.

Mr. Miles said that it is a lot to take in and we need to take in consideration the housing and back rent and bad credit. We need to think about what we are going to do.

Ms. Enea said that we don't want any delays that will delay the project for a year or two and that needs to be recognized. We need to create jobs this summer right now. The sale of 23 acres for the state park. In terms of process we still have concerns for the containment and we need true community engagement. We need the same caliber of staff and representation to help the community. I read in the DDA and the other redevelopment plan to explain the firewall around candlestick node. Why do we not have a firewall around the potential new site? Is there a way to put in Hudson Ave improvements that are tied to the project?

Mr. Cohen said that the project will not be delayed. We have to move through phase the work begins it is. The increment firewall is the basic premise outside of this site if there is no stadium and affordable housing. Hudson Ave doesn't answer the question and will be in the affordable housing plan.

Mr. Friej said that jobs are my concern and the residents and that small businesses are taken care and delivered and that jobs are created.

Brother Leon said that we have to stop being reactive and we need true transparency. It is not just one developer and this could be considered a ponzi scheme. You can Google Lennar and these mistakes are no longer acceptable or an end to justify a means. Ms. Subra will be on CNN in a couple days and we have been exposed. Dr. Malette exposed the gaps and flaws and there unexposed amounts of metal and Lennar and the city suppressed it. Asbestos were exposed to heavy metals and we will trust that they will do it right thing There have been private PAC meetings and that is unacceptable to discuss this is unacceptable. We must approach this strategically and make a decision. We must be assured that we have vetted fully and made a solid decision. This shouldn't be and we need an independent document and this must be sound and it must be correct. We need a lawyer and we have until June 3rd it is wise to move forward so that we know we have made a summary or an outline. We did not invite others and there is a list of participants that we can bring in people to vet this document so we can be assured. I will give a report.

Mr. Jackson said that on Evans there was nothing there. There were no real opportunities. We are 40% of this community and there are serious issues to be addressed. I must vote for survival to delay this process we lose critical population what community are we trying to save here. Who are we saving it for if the community will be killed? We should delay it especially if we need another 10 years. The reality is that we will not a have a community. My responsibility is to sustain the community and move forward with the process. We can't be the ones that get in the way of this project. We can save our community.

Mr. King said we represent the community I see nothing wrong with getting clarity and I have concerns. I need to make sure that I am informed. We represent a population where people need summer jobs. The entitlements will have to start to pay into accounts and contact YCD and Hunters Point Family. We need additional money

to that. The change agents they see what's on the horizon and we need to make sure that our people eat.

Ms. Richardson said the shipyard was closed in 1974 since then we can count the projects. The shipyard is not the most containment. It has been cleaned to residential standards. For 5 years we tried to bring in Home Depot after 5 years they killed the project. We are begging for senior housing, Prop M was on the ballot and that was before Lennar. Our transportation system is inadequate. We must have a project on line. I urge my fellow PAC members to vote you're conscious and it is not a crime to talk to Michael Cohen. You need to be informed.

Dt. McGee said that in some extent the community has spoken to modify the document where it can include health services. We can put that under community facility. The PAC must have a voice and pediatric wellness and the residents to be cut off at the knee would be a terrible injustice. I have a hard time trusting the system. I hope people have heard them and tried to give them some hope and jobs.

Mr. Cohen said that in section 3.1 the community benefits we have already agreed to change the educational fund to health wellness and in 2.1 the language changes must be made with the PAC and CAC.

Mr. Evans said that redevelopment plan there is an exhibit for tax increment funds to be clear and the redevelopment funds bricks and mortar and the expansion of the facility.

Ms. Burgess said that I am supporter of the health facility and the aging campus and those items are in the health node. They have been on our agenda for years and I am happy that we have come to some kind of agreement. We have a lot of work to do.

Ms. Dorris Vincent said that your concerns will be addressed and it is our job to make sure that this is happening and this hasn't been fast tracked we know we have been talking about this for years.

Mr. Banks said that when I got on the PAC to represent the CBOs and workforce development our job is to present the facts on a professional level. We struggle to disagree and the scientific facts and we check and balance and the facts are the facts but at the end of the day it is your call to determine and I am here to hear the voice of

the community. We don't want to the community to suffer.

Mr. Trimiew said that I would encourage that you come to the subcommittee meetings. You should identify the areas that you are interested in. Our actions must move out from these documents as this project goes forward that we have recourse and to be able to make this decisions and we are using this tool.

Mr. Lumsey said that everyday I am in the community and I don't like what I see economically. We need mental care. We need somebody that is monitoring what is going and we have work and there are not a lot of blacks on these jobs and there is a lot more diversity and I am for this project. I want to give back to my community as a welder. I am hoping and praying that we are our brother's keeper. I have been exposed to the shipyard and there are some things that the navy has done and people don't know what is going on there were people exposed and I have been exposed myself. I don't know the consequences.

Brother Leon said that anyone who would gain something from this should recluse themselves.

Mr. Penick said that anyone who has someone to gain they can recluse themselves you can vote and reap the benefits twice.

C. ACTION ITEM: Approving and recommending approval of the amendment to the Bayview Hunters Point Redevelopment Plan to the Agency Commission and Board of Supervisors

9. Presentations

10. Public Comments on non-agenda items, limited to two (2) minutes.

11. Future Agendas

a.) Agenda

b.) Executive Committee meeting on Thursday, May 20, 2010

12. Adjournment

The meeting was adjourned.