

Hunters Point Shipyard Citizens Advisory Committee

MEETING MINUTES

August 12, 1997

I. Call to Order/Roll Call

The meeting was called to order at 10:15 a.m. by Mr. Madison. A quorum was established.

PRESENT: J. Autry, F. Freund, E. Garlington, L. Hope, J. Jones, R. Legallet, M. LeWinter, S. Madison, D. Oertel, W. Sims, L. Thibeaux

Excused/Absent: J. Banks, S. Browning, S. Bloom, T. Dominski, R. Frazier, T. Gray, H. Hardin, P. Henderson, S. Jones, W. McDowell, S. Murray, F. O'Neill, A. Robinson, C. Walker

II. Approval of Minutes

Mrs. Garlington moved that the July 8, 1997 minutes be approved; Ms. Sims seconded the motion. The motion carried.

Mr. Rhett provided an update on some of the activities the Redevelopment Agency has been working on regarding the plan for the Shipyard. First, he thanked the CAC for all the work that was put in over the last several years working on the redevelopment plan, which has now been approved by the Board of Supervisors. He went on to say that Redevelopment is working closely with the Navy on design of the infrastructure. There have been some delays on starting the design due to some unreadiness on the Navy's part to clean up to depths that are required by the infrastructure. The Redevelopment Agency is starting to develop weekly meetings to address those issues, and will make regular reports to the sub-committees. If a representative of the CAC would like to attend the meetings they may do so.

Mr. Rhett also reported that the Mayor met with Supervisor Katz, the Redevelopment Agency and Asst. Secretary Cassidy (Navy) on two points: 1) the Navy's commitment to make funds available to complete the cleanup in a timely manner so that they can market the property through Redevelopment and 2) the Navy's unwillingness to move forward expeditiously with the transfer of the lease from the Navy to the City. An agreement between the Mayor and Secretary Cassidy is to be reached and the lease will be negotiated and executed by February of next year. Mr. Rhett stated that there is more direct involvement with the Mayor in moving forward with developing the Shipyard.

III. Old Business

A. Subcommittee Reports

Leasing & Mgmt. Subcommittee - Scott Madison reported

No report was made at the July CAC meeting due to lack of a quorum, so Mr. Madison reported that at the 07/01/97 subcommittee meeting, members expressed some concerns on the resolution by the Board of Supervisors that was attached to the interim budget. Mr. Madison explained that the Board of Supervisors later passed a resolution wherein the board will have a hearing if any property at the Shipyard is to be transferred that has not been cleaned up to residential standards.

Mrs. Bartholomew went over the interim leasing report at the August 7th Leasing subcommittee meeting as follows:

Bldg. 813 - Sup Ship vacated the building and it will be marketable for potential users. Committee members had a number of questions regarding the physical construction of the building so members agreed to conduct the next Leasing & Subcommittee meeting in bldg. 813. Mrs. Bartholomew also reported that Mr. Jim Rollings has expressed some interest in bldg. 813 as well as other buildings as a possible location for a multi-media business incubation project.

Bldg. 439 - Electric Transit Inc., a company that will provide bus assembly for trolley buses, has been awarded a three year contract and wants to be located at the Shipyard. This should initially provide about 70 new jobs. They are also lobbying for other transportation contracts.

Astoria Metals - Astoria Metals is in litigation with the Navy on failure to pay rent and environmental noncompliance. Also, rumor has it that Astoria Metals is looking elsewhere for another site, possibly Huntsville Texas. It is feared that they will abandon one operation and go to the next, so they are being closely watched. Mr. Thibeaux questioned why was there a report from ARC stating that there was no substantial evidence in regards to Astoria Metals. Mrs. Bartholomew indicated that she is not familiar with that report and that the Navy did find Astoria Metals in noncompliance.

Certification - Mrs. Bartholomew has a draft on the change of use certification form that the Navy will be requested to sign off on for all buildings currently at the shipyard. This will allow the city building inspection department to minimize change of issues. She also stated that legislation may soon be introduced to allow a seven year timeframe for bringing buildings up to code.

In regards to Astoria Metals, Mr. Freund wanted to know why Astoria Metals have not been evicted by the Navy yet, and Mrs. Bartholomew explained that rental payments go to San Diego and from then there is a lag time of about six months.

Mr. Madison also reported that Mrs. Bartholomew cleared the interim leasing report of non-performing applicants.

Ms. Garlington moved that the subcommittee's report be accepted; Ms. Sims seconded the motion. The motion was approved.

Reuse & Planning - Mr. Thibeaux reported

The sub-committee met in July but did not have enough Redevelopment consultants to report. At the August sub-committee meeting Mr. Thibeaux passed out economic reuse articles from federal banks to members so that they can be prepared when the sub-committee gets a consultant. Mr. Thibeaux also reported that the Reuse & Planning sub-committee met with the Mayor on June 15 and that he asked the Mayor for permission to establish a number of contacts. The Mayor approved.

Mr. Freund moved that the minutes be approved; Mr. Autry seconded the motion. The motion was approved.

Remediation - no report

Executive Committee - Mr. Madison reported

Members discussed the CAC retreat at the July meeting.

Ms. Garlington moved that the executive committee report be accepted; Mr. Freund seconded the motion. The motion was approved.

B. Star Grant Update - no report

C. CAC Retreat

Members looked over the Agenda for the CAC retreat and some felt the 1st part of the Agenda would be a lot of wasted effort. Mrs. Kennedy bought the members up to date on the retreat which will be held on Saturday, August 16th. She also went over the Agenda and said that all the topics needed to be discussed so that the CAC can move forward. All members were urged to attend.

IV. New Business

Mrs. Kennedy reported that the TDC and the Redevelopment Agency met with the Mayor last Tuesday. The Mayor talked about where he see the TDC in the coming year. He felt that the TDC should become involved in all the things that are going on in the community (i. e., Mission Bay, South Bayshore, Third Street Lightrail, Stadium), in addition to the Shipyard. He also felt that there are to many different organizations in the community, and that with this area being the place were most jobs will be created within the next 5 - 10 years, there needs to be some kind of structure to make sure residents of this community will benefit.

Mr. Madison reported that Mrs. Kennedy was the Mayor's choice to be the Executive Director for the TDC.

Mr. Autry wanted to know if it would be possible for the TDC mgmt. to provide committee members and people at large with a organizational chart of the TDC with the positions that are available, in order for them to possibly seek out applicants ahead of time, so that it wouldn't take long for hiring. Mrs. Kennedy agreed but said that in the next year there will probably be different positions available other than the Property and Marketing Manager since the TDC's scope of work will more than likely change.

Mrs. Bartholomew added that Karen Fox (Jim Jefferson's Co.) has requested an audience before the CAC's September meeting to report on the Bus Assembly Project.

V. Announcements

Reuse Planning	Sept. 3
Lsg & Mgt	Sept. 5 (at the Shipyard)
Remediation	Sept. 8
CAC	Sept. 9
Executive Committee	Sept. 25

Adjourned

The meeting was adjourned at 11:50 a.m.