

*Notes
from the
Retreat
of the
Hunters Point Naval
Shipyard
Citizens' Advisory
Committee*

**Saturday,
August 16, 1997
8:30 am - 3:30 pm**

at the

***West Bay Conference Center
1290 Fillmore Street
San Francisco***

**NOTES FROM RETREAT,
HUNTERS POINT NAVAL SHIPYARD
CITIZENS' ADVISORY COMMITTEE**

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1290 Fillmore Street
San Francisco**

ATTENDANCE: (Citizens' Advisory Committee) Rochelle Frazier, Ethel Garlington, Joyce F. Jones, Bob LeGallet, Marcia Dale LeWinter, Scott Madison, Diana Oertel, Willa L. Sims, Leon Thibeaux

(Transition Development Corporation) Willie B. Kennedy, Cassandra Tompkins

(San Francisco Redevelopment Agency) Jim R. Karpiak, Byron Rhett

(Facilitator) Aileen Hernandez

INTRODUCTIONS/REVIEW OF AGENDA

After brief introductions, the group discussed the purpose of the retreat and reviewed the agenda for the day. Appointed in 1991, the Citizens' Advisory Committee (CAC) has completed all its reports and submitted its plan for the utilization of the Hunters Point Shipyard. The retreat agenda includes a discussion of "next steps" for the CAC. Has its work been completed? Should the Committee be dissolved? Are there additional tasks for the Committee? Should it continue?

BRAINSTORMING FUTURE ROLES

If the committee continues, what should be its function? The group identified the following possible roles for a Citizens' Advisory Committee:

- A continuing advisory group to the Mayor
- A focus group for the Transition Development Corporation (TDC)
- Work with the Project Area Committee (PAC)
- Maintaining oversight over the Plan as a community voice to assure that it is implemented
 - working with the San Francisco Redevelopment Agency, the Transition Development Corporation and other groups
 - maintaining contact with the SFUSD, the Community College District and other educational institutions to monitor the delivery of a program that focuses on educational excellence to meet future needs
- Helping to develop a process for coordinating the various organizations that are involved in economic and community development in the Bayview

STATUS REPORT FROM SFRA

Byron Rhett brought the group up to date on progress:

- Estimate that 7,000 - 8,000 jobs will be available on the site
- Operating on the assumption that there will be 3 - 4 million square feet of building space
- Timeline might be accelerated: completion within 10 - 15 years
- Tentative decision has been made to postpone the housing component and stress the development of the industrial/commercial areas to enhance income generation; situation has changed at the federal and state levels making less money available to local areas for affordable housing units; what money the City has will be set aside, for the time being, to maintain the existing affordable housing stock
- First opportunities for development are occurring in the industrial/commercial areas - inquiries are coming in on Parcels B&D, which are perceived as prime areas because of their proximity to spaces already leased and to the perimeter of the shipyard site which abuts other development projects in the works - e.g. Mission Bay, UCSF, 49'ers Stadium & Mall, Giants' Ballpark, etc.
- No decisions have been reached; among the groups exploring possible sites are: Britannia, Lincoln Properties, the Martin Group - a combination of individual and master developers. None of these have been solicited by SFRA; they are self-promoting groups.
- Some public uses are also under consideration - a scenery-building facility for the San Francisco Opera House; a training facility for the San Francisco Fire Department; a wetlands site "tradeoff" with the San Francisco Airport (to replace about 25 acres of wetlands that will be taken by the expansion of the airport)
- Discussions are taking place with other City agencies (Recreation and Parks, SFUSD, Airport, etc.) to try to coordinate activities and avoid conflicts; looking at open space opportunities - for a shipyard museum to provide public access to the many artifacts available; for a visitors' center; etc.; exploring whether there can be a cooperative effort to improve the Innes Avenue shoreline; coordinating transportation needs of all the projects, sharing infrastructure costs, etc.
- Concern is to maintain a balance between public and private uses in order to assure tax increments for use in the development.
- City needs help in continuing outreach to community

CAC DISCUSSION

In the discussion which followed, CAC members raised the following points:

- **Jobs and Training Opportunities:** important to get the word out NOW and to prepare community residents for the jobs that will be available; many residents are not now job ready; are there programs in place?
- **Entrepreneurial development:** focus should be on growing existing community businesses and starting up new businesses to fill the needs identified
- **Collaboration:** essential to get everyone working together to assure that the community will benefit from all the new opportunities

- **Communication:** must be improved; leasing subcommittee unaware of the progress that is being made on identifying "interested parties" to implement the long-range plan and to shift from "interim leasing" monitoring
- **Partnering with Educational Institutions:** CCSF and SFSU are expressing interest in locating facilities at the Shipyard that would educate and train people for the jobs that could arise out of the existing tenants and potential new tenants (e.g. a film production facility, computerized art, etc.); could provide opportunities to stabilize the existing tenants by clustering related industries and expanding some artists' studios into businesses that serve these new industries.
- **SFRA/CAC Relationship:** agency should provide CAC with early information on its marketing strategies and the progress being made to secure developers
- **Community Outreach:** CAC could help TDC staff with outreach; should take multiple forms to reach people - slide show, video, focus groups; architectural models, marketing brochure similar to Treasure Island's; there should be a documentation of the process (archives) - from where it started to where it will end; this should be going on now. Could be job-producing; residents could be trained to become archivists, museum curators, etc. Community **should** be involved in the process on a continuing basis.

LUNCH BREAK

CONFLICT OF INTEREST

Jim Karpiak, an attorney with the San Francisco Redevelopment Agency, discussed with the participants the issue of "conflict of interest" and how it might apply in the work of the CAC. He distributed an outline of the existing local, state and federal laws and regulations that control the situation and used specific CAC activities that might trigger the application of "conflict of interest" rules. In some situations where a conflict of interest is alleged, a CAC member might be able to continue as a member, but would have to refrain from discussing or voting on the matter in question. In others, it might be necessary of a person to resign from the CAC.

After discussion, it was agreed that it was inappropriate to personalize the situation and to make public allegations of conflict of interest against someone without having a process in place to review and adjudicate the allegations.

Based on the information received, the group agreed unanimously to establish a policy on "conflict of interest" which would include a memorandum from the San Francisco Redevelopment Agency legal department (Jim Karpiak):

- explaining the laws and regulations that apply
- clarifying the legal role of CAC
- creating a process for investigating and adjudicating allegations of conflict of interest

- providing a counseling system for privately advising CAC members on how to handle potential conflicts of interest
- developing a "disclosure" form to be filed by each member of the CAC listing assets, interests or memberships in organizations or businesses which might represent a potential conflict of interest with their CAC duties

It was agreed that allegations of conflict of interest would be referred to the Legal Department of the San Francisco Redevelopment Agency for resolution. It was also agreed that the Legal Department would develop guidelines for processing the charges, including a time line for resolution.

RECOMMENDATIONS FOR FUTURE CAC ROLES

In summarizing the discussions of the day, the group agreed that there is a continuing role for the Citizens' Advisory Committee that includes:

- Following up with the businesses rejected for interim leasing opportunities at the shipyard
- Assisting TDC in outreach to the community by creating new methods for getting and giving information relevant to the implementation of the long-range plan
- Assisting the San Francisco Redevelopment Agency in identifying the real needs of the community and appropriate solutions to identified problems
- Helping to convene and coordinate the many groups in the Bayview (which have overlapping programs and responsibilities) to monitor accountability and to work together for the "greater good" of the community

The group also agreed that the CAC should meet with the Mayor to share with him these ideas about next steps and to ask him how he thinks the group can be most useful in the future. It would also be helpful to suggest that the Mayor take the initiative in convening the meeting of all the Bayview community-based groups to encourage them to join in a coordinated, cooperative plan of action.