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**BAYVIEW HUNTERS POINT  
PROJECT AREA COMMITTEE (PAC)**

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**Minutes Full PAC Meeting  
Thursday, March 20, 2008  
6:00 – 8:00 PM  
Southeast Community Facility  
Alex Pitcher Community Room  
1800 Oakdale Avenue  
[www.bvhp-pac.org](http://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**

**Angelo King, Ted Hunt, Betty McGee, Dennis Lumsey, Michael Hamman, Chris Buck, Cedric Jackson, Dorris Vincent, Ollie Burgess, Kristine Enea, Gary Banks**

**3. Approving the minutes of the Thursday, February 21, 2008 meeting**

Action Taken: \_\_\_\_\_

**Dr. McGee moved to approve the minutes. It was seconded. The minutes were approved unanimously.**

**4. Approval of the Agenda**

**Cedric Jackson moved to approve the agenda. It was seconded. The agenda was approved unanimously.**

**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 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 item

## **REGULAR AGENDA**

### **6. Report of the Chair**

Mr. King attended the Shipyard / Candlestick meeting at Bret Harte Middle School. Many wonderful suggestions were put forward.

### **7. Redevelopment Agency Report**

Ms. Zayas-Chien reminded PAC members that form 700 is due next week. Instructions are available.

Mr. King asked pac office staff to make phone calls Monday regarding the submittal of the conflict of interest form. The minutes from the Grace Tabernacle retaining wall meeting were passed out.

### **8. Committee Reports/Action Items**

#### **A. ACTION ITEM: To approve the 2008-2009 BVHP Redevelopment Plan Budget.**

**Dorris Vincent moved to approve the motion. Mr. Hamman seconded the motion. It was approved unanimously.**

#### **B. ACTION ITEM: Recommend to the San Francisco Redevelopment Commission that EM Johnson Interests' Exclusive Negotiating Agreement be rescinded, due to non-performance.**

Ms. Dandridge gave a project update regarding the EE-2 project. They are hoping to start construction in September. She does think the milestones are doable.

Mr. Jackson asked about the design options.

Ms. Espanola Jackson indicated that the project was approved at the SFRA meeting. She questioned the validity of the housing lottery.

Tina Molax voiced her concerns regarding access for senior citizens.

Mr. Walker indicated that an end-around play was being perpetrated.

Bayview Hunters Point Community Brokers want to help with the housing lottery.

Deven Richardson, Habitat for Humanity commented on the progress of their portion of the EE-2 project. They are looking to break ground in September.

Mr. Jackson indicated the need to have better strategies to address how to save African-Americans in the BVHP section of San Francisco.

Dr. McGee asked about the certificates of preference. She indicated that they are still valid for today's generation.

Ms. Vincent questioned the validity of the lottery.

**Ms. Vincent moved to remove the motion. Dr. McGee seconded it. It was approved unanimously.**

**C. ACTION ITEM: To endorse the decision to approve Mr. Lloyd Kraal as the Construction Manager for the Model Block Program.**

Ms. Burgess asked the date of the project start, as well as if the subcontractors would be from the bvhp community.

Vanessa Dandridge indicated that the starting date would be late spring or summer.

Cedric Jackson asked for periodic reviews go through the EDEH committee. He asked for technical assistance to be provided in this project.

Lloyd Tebo asked if they would use union workers.

Espanola Jackson asked about a potential memorandum of understanding regarding pac oversight.

Ms. Enea proposed a community workshop re: the employment and contracting policy.

Alonzo Walker asked about community representation.

Mr. Hamman indicated that the program was for small contractors to do small jobs on residential properties.

Mr. Jackson moved to approve the motion. It was seconded. The motion was approved unanimously.

## **9. Presentations**

### **A. AIMCO**

Mr. Patrick Teagarden, Governmental and Community Relations Director made a presentation regarding the rehabilitation projects of the housing developments in the

bayview. Keith Jackson Jason McClain, Rick Ingram, Mark Evans Elise Johnson, John Scott and Kevin Barr were introduced as part of the AIMCO team. 37% of the workers were from the local community. He discussed a board of supervisors hearing regarding disgruntled workers who filed a lawsuit. He will be responding to all the complaints. The project has been shut down to figure out what is rumor and what is fact. They are working to resolve the confusion and get back on track. He is in the process of hiring an ombudsman to monitor the site. Before April is out, he would like to be back on track. He said prevailing wage is being paid at the site. They are looking to preserve 604 units of affordable housing.

Mr. Salazar of the local 22 indicated the need to enforce the local employment requirements on hiring.

Mr. Lavel of the local 22 union indicated he was a carpenter who was unemployed. He was frustrated about the situation for union people who are qualified.

Richard Rankins of local 22 has had 34 years experience as a carpenter. If nobody trains the youngsters, something bad will be happening in the community.

Regina, All Hallows resident asked for more oversight and monitoring, given the PAC approved the money for the project.

Espanola Jackson indicated that she cannot fix the AIMCO problem. She asked for HAZMAT tests to be completed on the units.

Lloyd Tebo asked how many contract compliance officers.

Angelo King worked to prevent evictions. They did not approve the project with contract compliance. He indicated that the PAC should take responsibility to for not taking action sooner.

Gary Banks asked about the reporting requirements to come back to the PAC monthly.

Mr. Jackson indicated that he was part of the group that approved the project.

Dr. McGee indicated that the PAC is talking but not acting as much as they should.

Dennis Lumsey said no skilled workers should be out of work.

Ms. Burgess indicated that they have been too relaxed in the monitoring of this project. She indicated that they should be on top of the work of YCD. She said someone from this community should be in charge of the oversight.

Mr. Buck asked about going back to check out the facts about what guidelines are in need of compliance.

Mr. Teagarden commented about the local consultants who were hired. He indicated that Mr. Butler no longer was involved in the project, and Laura Luster was hired to ensure

compliance. A formal ombudsman will be hired to oversee these issues better. He said they have been in compliance with every part of their agreement. San Francisco residents = 38.7%. Zip code 94124= 28%. All people have been relocated to their units. AIMCO will be here at the PAC every month to respond to issues of concern

Angelo King indicated that a town hall meeting was necessary to inform people how to address grievances. He asked that the work could be checked before they move back in.

Ted Hunt asked about a breakdown by craft.

Mr. Teagarden indicated he would bring that information back.

Angelo King asked for the redevelopment agency to get involved in the compliance.

Ted Hunt asked Mr. Teagarden to appear at the April EDEH meeting.

Ms. Molax asked for the claim form to be placed in their mailbox.

## **10. Public Comment**

### **Comments on non-agenda items, limited to two (2) minutes.**

Oscar James commented on the model cities program, and how they assisted in the transition and closure of the Hunters Point Shipyard. He asked about the lack of venues for African-American workshops and meetings. He asked the community to come out and support these causes.

Espanola Jackson indicated that model cities started in bayview/hunters point. They were given \$7 million, but half of that money went to the Mission District.

Fenzio Salazar is from District 6, another disenfranchised community. He highlighted the employment and contracting clauses in the City Code and ordinances.

Mr. Walker, asked why the Expansion of the Southeast Health Center was not on the agenda.

## **11. Future Agendas**

### **a.) April Calendar/Agenda**

### **b.) Executive Committee meeting on Monday, April 7, 2008**

## **12. Adjournment**

**The meeting was adjourned.**