



# Oakland Measure DD Trust for Clean Water and Safe Parks Community Coalition

## MEETING MINUTES

### Meeting Minutes

**Monday, September 16th, 2024, 7:10 p.m.**

A [video recording of this meeting is available here](#).

Additional [meeting files are available here](#).

Welcome by Jennie Gerard (facilitator)

### 1. **Attendees**

Richard Bailey	Lake Merritt Institute (LMI)
Naomi Schiff	Oakland Heritage Alliance, Measure DD (MDD) Coalition, & Coalition of Advocates for Lake Merritt (CALM)
Mandolin Kadera-Redmond	Oakland Parks & Recreation Foundation (OPRF)
Hazel Tesoro	OPRF & MDD Coalition Admin
Dee Rosario	East Bay Regional Park District (EBRPD)
Kira Pascoe	OPRF
Bob Redman	Myra Redman MDD Coalition Agenda Committee, LMI, & Weed Warriors Lake Merritt Conservancy Coalition (LMCC) & Essex Community Action Committee
John Bowers	LMI & MDD Coalition Agenda Committee
David Wofford	Rotary Nature Center Friends (RNCF)
Lee Aurich	Lake Royal Apartments & Interested Citizen
Mary Spicer	I Heart Oakland Alameda Estuary
Sam Burd	LMI, Weed Warriors, & Essex Board
Katie Noonan	RNCF & LMI
Lesli Felman	East Bay Rowing Club
James Vann	MDD Coalition & CALM
Jennie Gerard	MDD Coalition, Weed Warriors, Lake Merritt Advocates, & LMCC
Stephanie McFadden	East Bay Rowing Club
Charles Brooks	no introduction

### **City of Oakland Attendees:**

Terri Fashing	Acting Watershed and Stormwater Division and DD Bond Manager, Oakland Public Works
Stephen Acker	Finance Dept, Bond Manager for Measures KK & Measure U

**2. Agenda changes / additions:** No changes or additions

**3. Review of 7/15/24 meeting minutes:** No changes or additions. Minutes approved.

**4. DD Project Update Report.....Terri Fashing (Link to [slides](#))**

- Update specific action items
  - From 5/20/24 meeting
    - Records preservation in progress for projects that will be removed from MDD project list
    - Oakland Public Works will seek City Council approval to remove projects from MDD list. Planned for 2024/2025.
  - From 7/15/24 meeting

- Rotary Nature Center rehabilitation questions: Contact Oak311 ([oak311@oaklandca.gov](mailto:oak311@oaklandca.gov) or (510) 615-5566 or City of Oakland Parks, Recreation, and Youth Development (OPRYD), [parksandrec@oaklandca.gov](mailto:parksandrec@oaklandca.gov) or (510) 238-7275.
- [Lake Merritt decomposed granite path update](#)
  - No project schedule available. Project team still working on executing a contract. Contact Oak311 for any questions. More updates in November if available.
- [Terri will no longer be the MDD Acting Bonds Manager.](#) Terri will be the lead person for watershed projects that will be implemented with help of MDD funds (update 1/27/25 – Terri Fashing, Watershed and Stormwater Division Manager, is still the MDD Bond Manager). Christine Reed, Projects & Grants Management Division, manages MDD projects that fall under this division. The new MDD Bonds Manager is TBD, but MDD will be moved to Dept. of Finance which also manages Measures KK and U. Project implementation is done by whichever department/division implements the project. Currently, all MDD projects are being implemented by OPW, through different divisions.
- Funding Category 1 - LM Restoration & Water Quality Improvement has no active projects.
- [Category 2 - Waterfront Access, Parks, & Cleanup](#)
  - Review of 3 projects to be removed from MDD as discussed in previous meetings with records to be preserved.
    - Union Point Park to 23<sup>rd</sup> Avenue (aka Miller Milling to Cemex or E. 7th Street to 23rd Avenue)
    - Waterfront Trail at Park Street Bridge
    - Waterfront Trail at High Street Bridge
    - The text box on [slide 8](#) “Clarifying status in this area with Brooklyn Basin Developer” will be updated. Tentatively, Christine Reed will give an informational report on November 19th to the City Council and OPW transportation committee on Oakland’s Measure DD waterfront trail projects.
  - [Waterfront Trails of Oakland Gap Closure Projects that are being implemented by EBRPD or Brooklyn Basin](#)
    - Slide 9 lists the status of projects in this category.
    - No updates from East Bay Regional Park District
    - Brooklyn Basin Bay Trail segment is in phase 4 planning for design and may be completed within 2-3 years.
  - [Estuary Park](#)
    - Christine Reed presented to the Parks and Recreation Advisory Commission (PRAC) on September 11th on adoption of the Estuary Park Master Plan (EPMP) and CEQA findings (her presentation slides incorporated into Bond Manager report). On the same topic Christine will present to the Landmarks Preservation Advisory Board on 9/16, Planning Commission on 9/18, City Council Public Works Transportation Committee on 11/19 (tentative date), and City Council in December.
    - Terri reviewed the site location for the proposed Estuary Park Renovation and Expansion Project (EP project), the project’s history, and OPW’s current plan to define options for phase 1 construction that are outside of and would not preclude development of Parcel. Signature Development Group proposing to build townhomes on parcel N (which it still owns). The pre-application is undergoing planning consideration. Potentially impacted parts of the Master Plan include limited expansion of the parking lot, dog park, picnic area, and multi-use field.

- Phased construction and implementation is under discussion. Criteria include avoiding parcel N, park activation, park access, public outreach, resolving utilities and regulatory issues, and determining amount & timing of funding.
- [Lake Merritt to Estuary Connection, Funding Cat 3](#)
  - LM Channel at 10<sup>th</sup> Street. Project completed construction but impacts to mitigation areas require replanting to meet environmental permit requirements. Fence contract to be executed then completed by January 2025. Re-planting planned for spring 2025 with 3-year plant establishment and warranty period to start in May 2025. Park to be reopened in May for daytime public access. Monitoring & reporting to be done for possibly 10 years following replanting. OPW will coordinate with various City departments for this project.
  - [Lake Merritt Channel at 7<sup>th</sup> Street](#) project to be removed from MDD projects list but files to be preserved for future projects. Alameda County Flood Control District (ACFCD) has no plan to change the pump station. [Terri also provided information for John Bowers's question about what the previous improvement alternatives for this project has been](#) including:
    - Safer & ADA compliant walkways, stairs, & passages (Project is listed under City's Capital Improvement Program [CIP] as an unfunded project.)
    - Construction of a bypass tunnel for old boats
    - Relocation of pump station & retrofit of existing bridge
    - Relocation of pump station & construction of new bridge
  - [LM Channel to Estuary Connection](#) project to be removed from MDD projects list. OPW will seek Council approval to move project funding and close projects in 2024/2025. Files to be preserved for future projects. The City's 23-25 CIP lists an unfunded alternative project known as 'High Line Conversion of Unused Railway Bridge – LM to Bay Trail Connection.' This is part of the MDD Coalition wishlist and provides an alternative Bay Trail connection. Oakland Dept. of Transportation does not typically work on unfunded projects and may not take the lead on a project that is not in the public right-of-way (street); OakDOT only works on trail projects that are adjacent to a street. Terri showed a map to show the gap this project was trying to fill and where the alternative CIP project would be.
- [Creeks and Waterways, funding Cat 5](#)
  - [Acquisitions](#): Terri to invite Mike Perlmutter to a future MDD Coalition meeting when he is ready to give an update. Currently, OPW is evaluating the opportunity to acquire the Cobbledick Creek headwaters parcel. Appraisal for the property is a little over \$1 million. The property owner is interested in selling property to the City for about \$800 thousand and donating the remainder.
  - [Courtland Creek Restoration](#): Project construction 90% complete. Areas damaged from landslides were repaired in July. Trail resurfacing, seating installation, and fencing in progress. Most of project needs to be completed by the end of 2024 to meet a grant deadline. 3-year post-construction planting/establishment period will follow construction. 10-year plant monitoring required by regulatory agencies.
  - [Glen Echo Creek on Richmond Blvd](#): Project on hold. In the design phase with 30% design to be reached in 2025. Next steps to be determined

- [Beaconsfield Branch of Sausal Creek](#): In ~~conceptual~~ early planning phase. OPW considering moving this project ahead of Glen Echo Creek
- [Sausal Creek Restoration at Dimond Park](#): Construction complete. In post-construction phase with monitoring and reporting for environmental permits to be done through 2026.

Question: John Bowers asked about reasons for discontinuation of the LM Channel at 7<sup>th</sup> Street Project. Terri explained that the ACFCD has not plans for pump station upgrades and that MDD did not have enough funding for the alternative projects. John asked for record to reflect that project could not be achieved without ACFCD agreeing to partner. Terri agreed and said this would be part of the record preservation.

○ [Fiscal Report](#)

- Remaining series A, B, C  
Per a request from the July MDD Coalition meeting, the fiscal report now separates remaining funds for series C that are encumbered and not encumbered and removes a few errors. Further, OPW wants to use remaining Category 1 funds (LM Restoration & Water Quality Improvements) for the first phase of Estuary Park (category 2). The funds would be paid back to category 1 from category 2 when series D funds are sold and Council must approve transfer of fund across funding category. Approximately \$1.5 million remains in series C Category 1. This along with remaining series C, category 2 funds from other completed or to-be-removed projects amounts to about \$5.13 million to add to existing funding for Estuary Park phase 1. There is about \$8.4 million remaining funds for series A, B, & C. Any remaining series B funds are from interest and will be used to service debt. Remaining series C, category 5 will be used mainly for Courtland Creek, but some will also be used for other creek projects, including Acquisitions. Terri identified an error in the amount listed for Sausal Creek and will make the correction.
- [Series D Bond Issuance Plan](#)  
Terri reviewed the series D plan.
  - Category 1
    - Expected amount is approx. \$8.8 million (after borrowed series C funds for Estuary Park is returned as discussed). Top 3 wishlist projects ranked according to CIP prioritization are listed as possible projects on the spreadsheet presented. Because it still unknown when series D funding be sold, there's time for the MDD Coalition to consider other projects on the list keeping in mind the goal to choose projects that can be completed.
    - Katie Noonan asked for clarification on the children's playground at Rotary Nature Center (listed as #2) on the spreadsheet). Terri explained this was not originally a MDD project and Katie thinks that the RNC director submitted it to CIP. Based on this discussion, Terri recommended taking the RNC playground off the projects list and moving up the East 18<sup>th</sup> Street Pier Improvements and Shade Trees for LM Amphitheater (since extensions of Council-approved projects are highest priority per City Administrator Reiskin memo). Terri will discuss with Christine Reed, Stephen Acker, and OPRYD, and will

update the spreadsheet. Jennie Gerard agreed with moving up the two projects and removing the RNC playground. There were no objections.

- Katie Noonan stated that the Sailboat house rental facilities (estimated to cost approx. \$13.2 million to complete) have already received a good amount of MDD funding. She asked for clarification on why the cost remains so high. Project costs can be verified.
- James Vann asked to see a breakdown for the East 18<sup>th</sup> Street Pier because he thinks the estimate of \$729k seemed high. Terri will share all information gathered from this meeting with Christine Reed to figure out next steps for these projects. A MDD Coalition work group may be formed to discuss further.

- Category 2

- Estuary Park is the remaining project. Terri will correct error on slide. Approximately \$20 million in bonds remain to be sold in this funding category. If \$1.5 million in remaining Category 1 Series C fund is borrowed for Estuary Park Phase 1, this amount will need to be deducted from the ~\$20 million when the fourth tranche is sold.

- Category 3

- Terri showed a spreadsheet with wishlist projects for this category. Same as with category 1, Terri will check in with Christine Reed for input on next steps and scope of work then will consult the MDD Coalition.

- A 6.5% administrative and art needs to be deducted from the funds expected for all categories.

- Category 4

- Terri will ask OPW Project and Grants Management Division Manager (Chris Reed) and Oakland Parks, Recreation, and Youth Development (OPRYD) about projects for this category in the future.

- Category 5

- Terri recommends using incoming series D towards Beaconsfield if other funding is not identified before then. If it is, then series D is recommended for Glen Echo Creek with additional fundraising needed to complete this GEC.

- Terri said she will hand off the series D plan to the next MDD Bonds Manager but that OPW's Watershed and Projects & Grants Management Divisions will remain closely involved as they implement MDD projects. OPW will also engage OPRYD because it often falls in the client department for MDD.

- [Clarity on \\$9.8 million series D for Estuary Park thought to be postponed](#)

- Terri explained that this amount had been approved in June 2023 as part of the FY 23-25 CIP under the assumption that Estuary Park would be ready for construction by fiscal year 2024-25. But the issuance of the series D funds was postponed because Estuary Park was not actually ready for construction by this time.

- The \$9.8 is not a deduction from either 2017 or 2018 series C but was an approved amount for series D that was reversed because of reason stated in 1st bullet above. An older accounting code was used to show this reversal because a new code cannot be created until series D funds are received.
- As Terri explained above, the updated finance plan would put remaining series C and series D toward Estuary Park phase 1.

Dee Rosario reminded that there may be \$400k available for Acquisitions. It was put aside for an EBRPD project on the Caldecott trail that will no longer happen. Terri and Dee Rosario to discuss offline.

Jennie Gerard asked re: the decomposed granite path: What is the proposal for the resurfacing material and the budget for the project? Terri explained that OPW will use decomposed granite and not concrete as was suggested in a previous meeting because concrete would pose other issues. Terri also confirmed that the Council had approved a midcycle budget change to add Measure Q funding, so this project now has about \$700k which will cover the estimated \$660k for the project. Terri will ask the project manager to give an update in November.

**5. Estuary Park Task Force.....Estuary Park Task Force Members James Vann, Naomi Schiff, John Klein, and Jennie Gerard** (Link to [Estuary Park page](#) on MDD Coalition website)

The Task Force provided an update. See video.

**6. MDD Coalition Governance Document... James Vann & AgendaCommittee** (Link to [updated draft of Governance Document](#))

James said that this document does not propose anything new but archives what the MDD Coalition does, which he believes is not clearly documented. James and Myra proposed deferring this item to the November meeting. There were no objections.

**7. Announcements**

Several attendees made announcements about upcoming volunteer opportunities, including for Creek to Bay Day. Katie Noonan announced that three Lakeside Chats hosted by [Rotary Nature Center Friends](#) are now available on Youtube. Mary Spicer of [I Heart Oakland-Alameda Estuary](#) announced a Creek to Bay Day at the Oakland Estuary. Mandolin Kadera-Redmond added that there are [Creek to Bay Day Cleanups throughout Oakland](#) as well. She also encouraged people to take the park survey to inform the OSCAR portion of the general plan. Jennie Gerard announced the next workday event for [Lake Merritt Weed Warriors](#) and that for October, the Weed Warriors will hold their event in early November instead.

**8. Assigned tasks & agenda suggestions for next meeting, Nov. 18th, 2024**

Terri Fashing:

• **From 9/16/24 meeting:**

1. Fix an error in the amount listed for Sausal Creek in financial report then send to OPRF to post online
2. Look into removing the Rotary Nature Center playground off the potential series D projects list and moving up the East 18<sup>th</sup> Street Pier Improvements and Shade Trees for LM Amphitheater then update the spreadsheet.
3. Share all information gathered from this meeting on Coalition's feedback for series D with Christine Reed to figure out next steps for projects. Communicate with MDD Coalition to form work group when ready to discuss further.



4. Fix an error on series D, category 2 spreadsheet then will send to OPRF to post online. There's approx. \$20 million expected for this category but need to deduct the ~ \$1.5 million borrowed from remaining series category 1.
5. Terri and Dee Rosario to discuss possible \$400k funds held by EBRPD that could be used for Acquisitions
6. Terri will ask the project manager for LM decomposed granite path to give an update in November.

**Agenda Committee:**

1. Prepare agenda for November meeting.
  - a. Keep governance document on the agenda.
  - b. Per Terri's recommendation, keep series D planning as an agenda item with suggestion for Coalition to form a work group

**OPRF:**

1. Prepare September Meeting minutes
2. Support Agenda Committee and Terri with November meeting agenda.

**Deferred Agenda Items:**

1. Look into options for free meeting space for hybrid meetings
2. Coordinate walk for inland alternative route for 23rd Ave & 7th Street

9. [Additional Discussion on non-Measure DD project - Update on Lake Merritt Water Quality](#).....Richard Bailey

Terri emphasized that this is not a MDD project but that OPW is planning to coordinate a stakeholder meeting which is TBD. Dr. Bailey gave a brief summary of Lake Merritt water quality. See video.

<https://www.oaklandca.gov/topics/measure-dd-community-coalition>