

The following questions, comments, and observations are presented by Councilmember Tony Daysog so as to give city staff and public ample time to consider his questions and to respond accordingly, where appropriate.

Regular Agenda Item 6-A: Update on the Process Regarding Impact of Rising Rents in Alameda

Observation A to 6-A: In late 2014, the City Council voted for a particular process a main selling-point of which was that it would be a faster and more efficient way of addressing what was then and still is now a rent crisis. In January 2015, City Council deliberated over the recommendations stemming from that process, with specific directions to staff including a timeline for completing work by 90 days after the late January decision.

Question A1 to 6-A: What arguments have been or can be raised that reconcile the original aim of addressing the rent crisis immediately, efficiently and effectively with the proposition before the Council that would push the work out an additional 30 to 60 days?

Question A2 to 6-A: What are city staff or the public's opinion on this alternative approach: complete the work as originally agreed-to in late January 2015, take findings and recommendations from that to interested legislative bodies other than the Council for public hearings, such as the Rent Review Advisory Board, and let those legislative bodies make recommendations to Council?

Question A3 to 6-A: What arguments have been or can be raised to say that the community stakeholder groups are better or less suited than

legislative bodies when it comes to vetting recommendations that ultimately go to Council?

Regular Agenda Item 6-D: Status Report on Site A Development at Alameda Point, including Presentation of Updated Development Plan, Approach to Transportation, and Disposition and Development Agreement (DDA)

Observation A to 6-D: Transportation Demand Management

Question A1 to 6-D: What thoughts have city staff given to having the City Council sit, in full or in part, as the Transit Management Association (TMA)?

Question A2 to 6-D: Since tools such as the "clipper card" are available to track in real-time consumption of certain transit uses, including bus, shuttle, shared-car, and ferry service, why not also monitor on a monthly and quarterly basis, along with annual monitoring?

Question A3 to 6-D: Item 8 to "II. Alameda Point TDM Plan and Site A TDM Compliance Strategy: Section A. Alameda Point TDM Plan" indicates "The TMA will be responsible for managing the successful implementation of the TDM Plan with annual reporting to the City's Transportation Commission": Since the Transportation Commission reports to the City Council, what arguments have been or can be raised to say the Transportation Commission must have final say when it comes to annual reporting?

Observation B to 6-D: Mixed-Use Development: commercial, light-industrial

Question B1 to 6-D: What documentation, including market studies, case studies, business plans, etc., will the project proponent provide prior to execution of the DDA to demonstrate proof-of-concept with regard to its strategies for the 400,000 square feet of existing buildings for commercial re-use?

Question B2 to 6-D: Item to "I. Update on Development Plan for Site A: B. Mixed Use Development" indicates "Of the 800 units, approximately 630 of the units will be in stacked flat buildings over parking . . .": will parking underneath the buildings accommodate all residential units above, as well as any commercial space on the ground floor? How high does project proponent expect the underground parking to be?

Observation C to 6-D: III. Summary of the Site A Disposition and Development Agreement

Question C-1: What arguments can city staff provide as to why every and all matters presented in "III. Summary of the Site A Disposition and Development Agreement" should be deliberated on in public specifically on March 17, 2015 prior to closed door review of matters under the real estate negotiations clause?

Regular Agenda Item 6-F: Recommendation to Direct Staff to Establish a Process for Recruitment of a New City Manager

Observation A to Process for Recruitment of a New City Manager

Question A1 to 6-F: What arguments can be raised for or against going out to bid for a search firm?