
1 **The Mayor's Hunters Point Shipyard Citizens Advisory Committee (CAC)**

2 **Full CAC Meeting Minutes**

3 **Monday, October 19, 2020**

4 **(1 Hour 54 minutes)**

5 **I. Call to Order**

6 Dr. Veronica Hunnicutt called the Full CAC meeting to order at 5:16pm. There was no
7 quorum at roll call.

8 **II. Routine Business:**

9 **A. Roll Call**

10 Present: Dr. Veronica Hunnicutt, Pastor Bell, Dorris Vincent, Neola Gans, and Joyce
11 Armstrong, Servio Gomez

12 Excused: Richard Laufman and Dedria Smith

13 **B. Approval of Agenda: October 19, 2020**

14 A quorum was established after at roll call. Pastor Bell made a motion to approve the
15 agenda for October 19,2020. Neola Gans second and the motion was passed.

16 **C. The Approval of the Meeting Minutes: February 10, 2020**

17 A quorum was established after at roll call Pastor Bell made a motion to approve the
18 meeting minutes for October 19,2020. Neola Gans second and the motion was passed.

19 **D. Calendared Announcements**

20 Site Office staff went over instructions on how to view and participant in the meeting with
21 WebEx. Pastor Bell encouraged people to go out and vote. La Shon Walker, with FivePoint,
22 announced that FivePoint made a significant contribution by providing PPE to the community.
23 250,000 masks have been given to five Bayview organization.

24 **III. Continued Business**

25 **A. Chair's Report:**

26 **Dr. Veronica Hunnicutt**

27 **1. Implementation Committee Update:**

28 The IC continues to move forward with workforce development initiatives and the creation
29 of a for profit business loan program and the Housing Committee continues to work on the
30 Newcomb property.

31 **2. Legacy Foundation for Bayview Hunters Point Update:**

32 The Legacy Foundation going to OCII commission to discuss a partnership with the
33 Mayor's Office of Housing for homeownership down payment assistance program.

34 **3. Call for elections**

35 Alise Vincent-Sakim, with the Site Office went over the previous nominations. Mrs. Ollie
36 Mixon was nominated for Vice- Chair. Due to her unfortunate passing, a new Vice-Chair
37 nomination is needed. Pastor Bell nominated Servio Gomez and Joyce Armstrong
38 nominated herself. After some discussion Neola Gans nominated Servio Gomez for
39 Secretary. A formal call for elections took place and the results are as follows: Chair: Dr.
40 Veronica Hunnicutt, Vice-Chair: Joyce Armstrong and Secretary: Servio Gomez.

41 **B. Secretary Report:**

42 **Servio Gomez**

1 No report was given.
2

3 **C. CAC Subcommittee Chair Reports:**

4 **1. Business and Employment**

Dorris Vincent

5 No Report was given. Dorris Vincent encouraged the community to vote in the upcoming
6 elections.

7 **2. Executive Subcommittee**

Dr. Veronica Hunnicutt

8 No report was given.

9 **3. Environmental & Reuse Subcommittee**

Dr. Veronica Hunnicutt

10 Gave overview of the last public E & R meeting.

11 **4. Housing**

Pastor Joesiah Bell

12 Gave overview of the last joint Housing and PDF meeting

13 **5. Planning, Development and Finance**

Richard Laufman

14 No Report was given

15 **D. Developer's Reports:**

16 **1. HPS Phase 1 project update.....Mike Hochstoeger (Lennar)**

17 Leroy King provided an update on Block 52 on the Shipyard Hillside and Block 48. Block
18 52 (hilltop)-77 units (includes 8 BMR units)-design approved 7/2019. The scheduled scope
19 for the next 3 months is as follows: Cut and cap of existing utility's, installation of shoring,
20 excavation, concrete SOG (Slab on Grade), remaining bid packages released in November,
21 roofing, finishes and other site work. Block 48 (hillside parcel) scheduled scope for the next
22 3 months, clear and grub (complete), demo of existing underground utility's, excavation and
23 installation of wet utility's, and excavation and installation of joint trench (power).

24 **IV. Continued Business/ Presentations/ Updates**

25 **A. Hunters Point Shipyard Phase 1 Block 52/54, 97 units of affordable housing**

26 **development update (approved April 6, 2019).....Elizabeth Colomello (OCII)**

27 In 2018 with the participation of two CAC members on the selection committee, the OCII
28 commission selected a development team to build OCII Block 52 and 54. The development
29 team included MBS as the lead developer. The development team received CAC and OCII
30 commission approval on the schematic design and received a site permit. MBS has decided
31 to remove themselves as the lead developer on the project. All other development team
32 members are staying the course. OCII plans on releasing a RFQ for the lead developer role
33 only. All other team members and approved plans will stay the same.

34 *To hear more on this update, and questions and comments by CAC members in detail please
35 refer to the October 19, 2020 Joint Planning, Development & Finance/ Housing meeting
36 recording at the virtual meetings page at hpscac.com*

37 **B. (Action Item) Palmilia by the Bay is a 3.2-acre mixed-use development to be located
38 at Block 1 of the Hunters Point Shipyard, Phase 1 Redevelopment Plan. The project is
39 a joint-venture project between Community Developer Tabernacle/Amanco and
40 Forbix Ventures, LLC, with Armax Corporation as the development
41 consultant. Palmilia is a mixed use project, with 224 residential units, 24 Below
42 Market Rate Units 20,000 sf retail, and onsite parking.....Palmilia Team**

1 Palmilia by the Bay, LLC is a partnership between Community Developer, Tabernacle
2 Community Development Corporation (TCDC) , Amanco , Forbix Ventures , development
3 consultant ARMAX Corporation and principal architect Nardi Associates, LLP. The
4 presentation covered the outreach and project timeline, project organizational concepts:
5 Integration of private and public realms via mews and retail corridors, Sensitivity to the
6 scale of the project in relation to its surrounding context, strictly follows OCII Design for
7 Development Regulations, emphasis on Bay views and future park connections, building
8 frontage articulations along street level to create “urban activation, project summary,
9 amenity location and project design. The project requirements design for Development
10 (D4D) Guidelines includes maximum height of 55', area coverage of 75%, open space 80 sf
11 per residential unit, views through the site to the Bay, off-street parking maximum 2 per
12 dwelling unit, 1 per 500 sf retail. The project will also incorporate 24 Below Market Rate
13 (BMR) residential units at 80% of Area Median Income (AMI). Following the presentation
14 CAC members and community members had various questions and comments regarding the
15 project’s layout. After hearing comments and questions from CAC and community member,
16 Joyce Armstrong made a motion to approve this agenda item to the OCII Commission.
17 Neola Gans seconded and the motion was passed.
18

19 **V. Public Comment on Non-Agenda items:**

20
21 *To hear the presentations, Q&A and comments in detail please refer to the October 19,
22 2020 Joint Planning, Development & Finance/ Housing meeting recording at the virtual
23 meetings page at hpscac.com.*

24 **VI. Adjournment:**

25 There was no other business that came before the committee and the meeting adjourned at
26 7:10pm.
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