

# Alameda Sun

The Official Newspaper of the City of Alameda • Vol. 22 No. 3 • October 6, 2022



## More Arrests Made in Crime-Filled Week in Alameda

Sun Staff Reports

### Man Arrested for Alleged Kidnapping Attempt

Around 12:15 PM on Oct. 3, Alameda Police Department (APD) dispatchers received a 9-1-1 call for the report of an in-progress armed carjacking and kidnapping that occurred in the 2300 block of Otis Drive. During the call, the victim was able to provide dispatchers with their location and their vehicle description. Within moments, the first responding officer located the vehicle and conducted a traffic stop. Out of an abundance of caution, traffic in the area of Park Street and Otis Drive was temporarily restricted.

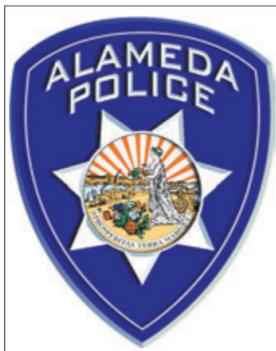
One of the occupants was identified as the 9-1-1 caller, while the other occupant, a 37-year-old San Jose resident, was arrested for multiple offenses including kidnapping and robbery. The suspect's name has not been released. Calls to APD for the suspect's identification were not returned by press time.

APD believes this was an isolated incident and not a random act. There is an ongoing investigation into the incident so no further information will be released at this time.

### Catalytic Converter Thief Arrested After Proactive Patrols

On Friday, Sept. 30, an APD officer on patrol near Clement Avenue and Elm Street saw a vehicle without license plates and its trunk open stopped alongside a row of parked cars on the 1800 block of Elm. As the officer approached, he observed a partially sawed-off catalytic converter, according to an APD report.

Upon further inspection, a man, emerged from underneath a car and fled on foot. After a brief foot pursuit,



the man was located and arrested on the 1800 block of Walnut Street. According to the APD daily activity log, the suspect was identified as Robert Newsom, 49, of Oakland. Newsom was charged with grand theft and obstruction. He was not listed in the Alameda County Inmate Locator database as of Tuesday, Oct. 4, which signals he was bailed out.

As APD continues to take proactive measures to help address catalytic converter thefts, the department reminds residents of ways to try to prevent catalytic converters from being stolen. While there is no foolproof system, steps can be taken to help prevent this type of crime.

The more rhodium, palladium, and platinum your catalytic converter contains, the more valuable it is. Look into installing anti-theft devices, including alarms designed to be activated when a car is tilted or raised. Motion-sensing dash cameras can notify vehicle owners of a theft and may help capture the suspect or vehicle descriptions.

If you see a crime in progress, call 9-1-1. If you are the victim of a theft but there is no crime in progress, call the APD non-emergency line at 510-337-8340.

## October is a Busy Month in Alameda!

Marilyn Ezzy Ashcraft

Showing our Pride! Join Alameda's LGBTQ+ community, friends, and allies to celebrate the inaugural "Pride in the Park." Enjoy family-friendly activities for all ages, food trucks, and entertainment. Saturday, Oct. 8, 1 to 5 p.m., Chochenyo Park, 2430 Encinal Ave. For more information visit [alamedapride.com](http://alamedapride.com)

The Book Sale is back! For more than 40 years, the Friends of the Alameda Free Library's Semi-Annual book sales have raised funds to support the summer reading program, art docent lectures, and Alameda Reads adult literacy program, purchase new library equipment, and more. You'll find low prices on thousands of carefully curated items and support your library at the same time. Friday, Oct. 21 through Sunday, Oct. 23 at the O Club, 641 W. Red Line Ave. For book sale hours, and to sign up to volunteer, visit [www.alamedafriends.com](http://www.alamedafriends.com).

Help solve the housing crisis: Be a Section 8 landlord. — The Housing Authority of the City of Alameda is looking for landlords with one and two-bedroom apartments, and studios to rent to Housing Choice Voucher households. Section 8 landlords help alleviate the housing crisis by making safe, decent, affordable units available to qualifying individuals and families who need housing, and landlords benefit, by receiving stable rental income and on-time monthly payments. Approximately 400 Alameda landlords currently participate in this program; some have done so for 20, 30, and 40 years. For more information and assistance with



Mayor Marilyn Ezzy Ashcraft.

the simple enrollment process, call 510-747-4300.

It's flu season so be sure to get your flu shot and avoid the discomfort, and potentially more severe symptoms, of the flu. Alameda Hospital will host a free community flu shot clinic, while supplies last, in the hospital parking lot, 2070 Clinton Ave., Saturday, Oct. 29 from 9 a.m. to 12 p.m.

Get your COVID booster, too! You may think you've moved on from COVID, but it hasn't moved on from you. Despite what you may have heard recently, the pandemic is not over. The new bivalent COVID-19 booster includes a component of the original virus strain to provide broad protection against COVID-19, and a component of the omicron variant to provide better protection against COVID-19 caused by the omicron variant. (fda.gov) Vaccines are available locally at CVS, Walgreens, and Safeway pharmacies. To schedule an appointment, visit [www.vaccines.gov](http://www.vaccines.gov)

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## Photographer Moves On

Sun Staff Reports

Longtime Alameda sunset photographer Betty Young, who recently moved to Hayward, has decided to pass the torch to another local photographer.

The *Alameda Sun* would like to thank Betty for the hundreds of beautiful contributions she donated to our front page and

wish her well on her next adventures.

Local photographers are welcome to continue the tradition, begun by JoanAnn Radu-Sinaiko and continued by both Frances Martinez and Betty Young, by submitting photos of sunrises or sunsets taken in Alameda. Please send to [cclose@alamedasun.com](mailto:cclose@alamedasun.com).

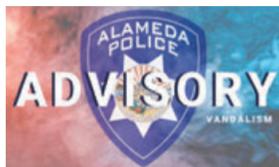
## Multiple Vehicles Damaged in Vandalism Spree

Sun Staff Reports

Alameda police officers responded to a report of vandalism on the 1600 block of Webster Street Friday, Sept. 30. Officers identified damage to multiple vehicles, including punctured tires and scratched paint. According to a police report, officers identified more than 100 cars in various locations that were damaged. Officers left notes for the owners.

During the investigation, officers collected surveillance video that helped identify 25-year-old Ahmad Bahrami, of Alameda, as the responsible party. Bahrami was arrested and charged with vandalism of more than \$400. He is currently being held at Santa Rita Jail in Dublin on \$500,000 bail as of Monday, Oct. 3. His arraignment was scheduled for Wednesday, Oct. 5 at the Wiley W. Manuel Courthouse.

"While uncommon, senseless crimes like these impact the victims and others in our community. Thank you for your



cooperation in assisting with this case," wrote APD in a press release.

The Alameda Police Department (APD) asks anyone whose vehicle may have been vandalized between 8:30 and 11 p.m. on Friday to email APD officer James Green at [jgreen@alamedaca.gov](mailto:jgreen@alamedaca.gov). Provide the following information:

- Registered owner information (name, driver's license number, address, phone number)
- Vehicle description (license plate, make, model, year)
- Location of the crime (where the vehicle was parked)
- Description of the vandalism (include photographs)
- Whether the registered owner desires prosecution

## Greenway Golf, City Embroiled in Legal Conflict

Ekene Ikeme

Greenway Golf Associates (GGA) filed a cross-complaint against the City of Alameda with the Superior Court of California in response to the city's suit against Greenway over management concerns at the Chuck Corica Golf Complex.

GGA operates and manages the Chuck Corica Golf Complex, located at 1 Memorial Clubhouse Road, under a 2012 lease agreement with the city, which was amended in 2018. GGA's cross-complaint was filed on Sept. 9 by Oakland-based law firm Burke, Williams & Sorensen on behalf of GGA's majority shareholder Umesh Patel. The suit alleges, among other things, around Oct. 2021 the city began a campaign to trigger a "material default" that would enable the city to terminate GGA's lease.

"Greenway's claims in this cross-complaint arise from the city's campaign of harassment, false or baseless accusations, and character assassination directed at Greenway and its majority owners, the Patels, in a concerted and premeditated effort... to strip Greenway and the Patels of their contractual rights under the lease," reads the cross complaint.

The suit states the city aims to "exercise operational and financial control of the complex" to ensure that "its political supporters receive full access to prime-time tee times and discount pricing."

The city denies GGA's assertions.

"The city categorically rejects the claims raised in Greenway's cross-complaint and looks forward to vindicating the city's and the community's rights in the litigation," wrote City of Alameda Public Information Officer Sarah Henry in an email to the Sun.

Henry says the city's suit was caused by GGA breaching several clauses of the lease.

On March 2, GGA minority shareholder Marc Logan filed a lawsuit against GGA, GGA director Todd Lee and Patel in Alameda County Superior Court, according to the city's suit. Logan alleges he had not received \$709,000 plus interest owed to him from Patel. He also alleges Patel used GGA funds and a Small Business



Courtesy Photo

Greenway Golf manages and operates the Chuck Corica Golf Complex under a lease agreement with the city. (Pictured is the Chuck Corica Golf Complex)

Administration loan, not his own funds, to pay off a GGA bank loan and he had not yet personally financed improvements to the complex's North Course, a clause in the shareholder agreement.

Logan hired a forensic accountant to review GGA's books and records. The accountant's final report alleges Patel committed "serious financial improprieties" regarding GGA in 2020 and 2021.

On March 21, the city notified Patel it wanted to conduct "an audit of GGA's records pursuant to Section 5.7 of the lease," as a result of Logan's suit and the halting of construction on the North Course in December 2021.

"Greenway has refused to permit the city's lawful request for access and review of Greenway's books and records by city finance staff, which constitutes a material breach of Greenway's lease obligations with the city," wrote Henry.

Section 5.7 reads, "The city reserves the right to designate its representatives who shall have the right to audit tenant's accounting procedures and internal controls of tenant's financial system and to examine any books, records, statements or supporting documentation as it relates to gross revenues from the operation of the premises, or any other items set forth in this agreement."

The city also asserts GGA breached the lease by failing to resolve the drainage and irrigation issues on the North Course and violated the covenant of good faith and fair dealing with the city.

GGA believes the city breached

Section 3.2 of the lease, which reads GGA "shall have the exclusive right and authority to operate and manage the [golf complex] as [GGA] deems appropriate." The cross-complaint states the city breached this clause by falsely accusing GGA of making improper staffing decisions; falsely accusing GGA of improperly setting or raising rates; falsely accusing GGA of irregularities in its accounting systems and more.

GGA's suit also claims the city breached the agreement's implied covenant of good faith and fair dealing and should be responsible for expenses GGA incurred while defending a lawsuit from Abdul and Priscilla Nevarez. The Nevarez's claimed there were ADA violations at Jim's on the Course and the complex's parking lot. Jim's on the Course is a restaurant located at the complex. "Under the terms of the First Amendment, the city agreed to 'repair, resurface and restripe' the parking lot, states GGA's cross-complaint.

GGA is seeking compensatory damages according to proof; attorneys' fees and costs incurred in this action; and further relief that the court deems just. The city is also seeking attorneys' fees, compensation for damages, and a restraining order to complete the audit.

Patel and his wife, Avani, acquired an ownership interest in Greenway in 2019. In 2020, Patel became the majority shareholder after purchasing additional shares.

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The Official Newspaper of the City of Alameda  
Locally Owned, Community Oriented Since 2001

A weekly publication of Stellar Media Group, Inc., 3215J Encinal Ave. Alameda, CA 94501

News: (510) 263-1470 Ads: (510) 263-1471 Fax: (510) 263-1473

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Date	Rise	Set
Today	7:09	6:46
Oct. 7	7:10	6:44
Oct. 8	7:11	6:43
Oct. 9	7:11	6:42
Oct. 10	7:12	6:40
Oct. 11	7:13	6:39
Oct. 12	7:14	6:37



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