

Minutes #2010-01

Meeting Date: January 27, 2010
Location: Faith Presbyterian Church
Time: 6:05 pm

Board Members Attending:

Rick Raffanti (President)
Roy Alper (Vice President)
Pat Smith (Secretary)
Donna Hurst (Treasurer)
Gloria Gee
Hans Boerner
Gary Turchin
Donald Lowrey
Julie Stevens (arrived at 7:15)
Bill Lambert
Darlene Rios Drapkin (Exec. Director)

Board Members Absent:

Randy Reed
Lisa Tana

Guests: Rich Rusnack, Temescal Plaza
Sarita Waite, Property Owner
Ray Lifchez, Property Owner
Kessete Yohannes, Property Owner/Merchant
Sgt McNeil
Marilyn Heilman, Property Owner
Geoff Johnson, Councilmember Jane Brunner' Office

Board President Rick Raffanti called the meeting to order at approximately 6:05p.m,

1. Consent agenda:

a. Approval of December minutes

Discussion: Add Bill Lambert as a Board Member in attendance

Motion: to accept the December minutes was seconded and approved unanimously, once Bill Lambert's attendance is added to the minutes.

Other Topic: Guest: Oakland Police Dept. Sgt McNeil attended to:

1. provide an update on Walking Officer Tristan Bowen

Officer Bowen caught meningitis on a call to assist another officer. His next Doctor appt. is 2/10/10. Bowen hopes to get approval to be back on the job. Sgt. McNeil advised that Walking Officer Bowen's assignment to the area is safe for now. He warned to bear in mind that Patrol comes first according to Chief.

2. Walgreen incident a week ago, when an attempted robbery resulted in

a dead suspect and a wounded officer.

Robbery at Walgreen's = 3 suspects, 2 went in and forced people into the back. A manager got out and flagged CHP. A suspect hit a CHP officer and OPD killed the suspect. The second one tried to escape and was caught. A third suspect remains on the loose.

President Raffanti also asked about VMA Security, who we hired over the Holidays. Sgt McNeil didn't have any feedback in that regard.

2. Old Business

b. Executive Director's Report (Darlene)

ORGANIZATION

- Kasper's status – Finalizing lease; move in February 1, 2010?

Bill explained that the owner has proposed two new changes to lease and will refer it to the EC for final approval.

Guest Sarita Waite questioned whether we could enter into such an agreement with one of our property owners and why we would want to. Bill explained it is appropriate and we are doing so to occupy a vacancy and a key piece of property in the district that is otherwise an eyesore in the community. It is also a good idea for the BID to have a physical presence in the community.

- Annual meeting and Directors' reelection scheduled for March meeting; an announcement is going out shortly. It will include the election slate.

DESIGN

- Temescal Flows project - Working on Phase II of the project.

• Collaborating with the City regarding a Citywide solution on the newsracks and their condition
We can't take action on graffitied and broken racks on our own without risking being accused of breaching first amendment rights. Therefore we need to work with the City to initiate a citywide solution, perhaps with Clear Channel, subsidized with advertising, to provide better quality racks, similar to an existing program in San Francisco. Darlene will meet with the BID Council to continue conversations in this regard.

- Collaborating with the City regarding a Citywide solution on the banners and their permitting process

Banners in many districts have existed without any monitoring. Because it is important for Public Works to inspect banner poles and ensure they are safe, each district will need to pay a permitting fee for banners. Samee Roberts, from the Marketing Dept is exploring a process for streamlining the permitting process. Bill suggested making sure that once banner fees are established, they are not directed to the general fund. Instead they might go back into the districts, or even towards the arts.

- Finalizing planter labels and application

We hope to get the 100+ labels for adhering to all our planters soon. They will be applied by our maintenance crew.

- Exploring a vacant storefront façade program

Talking to Studio One and/or Pro.Arts to initiate a forma program

- The Council approved our NPI grant for public lighting from 40th to 42nd.

Discussion: Any inquiry about the lights that were placed on private buildings in redevelopment area (40th to 42nd). Guest Rich Rusnack is interested in pursuing similar lights on Temescal Plaza. He wondered if we could look at a price break if private landowners consider lights.

Action: *Bill will inform of lighting specs on from 40th to 42nd Street and work with Darlene to explore with Gill's Electric expanding the program.*

- Communication with Frazee owner and brokers regarding parking and possible tenant
Bill is getting the listing to place on our website. He has not heard back regarding the possibility of opening up the parking lot in the meantime. Darlene explained that Frazee remains the building's subtenant for two more years.

- Preparing for the MTC streetscape grant

We are getting a prototype from the Metropolitan Transportation Coalition to determine what a successful application should look like. We are in communication with Kathy Kleinbaum, City of Oakland, and Nicolo DeLuca to collaborate on the application.

- Finalizing the last three utility boxes being decorated
- Banners are installed on PG&E building

Ray Patan with California College of Arts will present new murals concepts at the next Design Committee on third Thursday, February 18, at 4:30.

ECONOMIC DEVELOPMENT

- Vacancy updates are up on website

Please look up <http://www.temescaldistrict.org/vacancies.html>

- Working on a business retention survey to administer

Bill and Darlene will agree on a form to use. Need to determine methodology to administer.

- New upcoming tenants include

1. SR 24 at the Bear Naked location
2. Scream Sorbet ice cream at former Sinan Windows
3. Tara's Organic at the former Ebony Barbershop at 4731
4. Yoga Studio at former Electolux -4308

PROMOTION

- Following up on Temescal Street Fair sponsor list

- Exploring a new "Temescal Shops" brochure to be ready for the June Festival

- Taste of Temescal

Bill wondered when this event would return. He'd like to see it as a Spring event and perhaps also in the Fall. He wondered about event feedback. Darlene checked in with guest: Kesete (Asmara Restaurant owner). He exclaimed that it was the best event he's participated in Temescal and would like to see it occur twice a year. Darlene explained her concern about the lack of a Promotion Committee Chair, (a Board member). This affects decision making and promotion priorities.

3. New Business

a) Answers to some questions from Sarita Waite

President Rick explained that he had compiled and emailed a six page letter responding to Sarita Waite's questions and had copied the Board. Sarita responded she had not received it. Board members had acknowledged receipt of the document. Rick explained we didn't have time to go over all answers to the posed questions in the six page document but he would take the time to answer some. Gloria Gee and Sarita Waite were particularly concerned about the election procedures and how new names are introduced to serve on the Board. Rick referred to Article 4 which summarizes the following:

Article 4 Section 1 of the Bylaws states that the President appoints a nominating committee to nominate candidates to be presented to the Board at its annual meeting, and that any Director may, at such meeting, nominate any other qualified candidate. Then the Directors vote. So it is really only the current Directors who can nominate new Directors. The Executive Committee, which consists of Rick Roy, Pat, and Donna, serve as the Nominating Committee. To qualify, a person needs to be a paid-up property owner, business-license holder, or other community at large member.

We have all along actively been inviting new members to take an interest in joining the Board. Current members would gladly be willing to step aside if new interested Board members would step forward. Several current Board members serve on more than one committee.

b) Request for \$11,427 funding for additional phase of Temescal Flows art project

One year and half ago we came up with idea to do a mural on the overpass at 51st Street. The intention is to paint the 25 columns over a period of time starting with the fascias on the western side. We submitted a grant to Oakland Cultural Arts. We have dedicated \$50,000 funding to phase I of this project. The City gave us a \$14,999 grant. Artist, Alan Leon, is now submitting for another grant to apply to phase II which is for three columns. We plan to allocate the balance of the funding for phase II at \$11,427.

Motion: Gary introduced the motion to fund Phase II for \$11,427

Discussion: about lighting ensued. Caltrans has no plans to light up existing fixtures in the underpass. As the Cal Trans project progresses, we will attempt to request the lights Roy seconded the motion contingent on Alan Leon being awarded \$4,999 through the Cultural Arts grant. The motion passed unanimously.

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c) Consideration of beer and wine sales license for Walgreen's

Don sent a letter to ABC. From his NCPC experience he has concluded not to support the Walgreen's license. Julie agreed there is a transit stop, making the area vulnerable. Roy doesn't believe the BID should take a stand on this type of item to prevent any business from expanding its offerings. We have a number of businesses where liquor is sold onsite and also at bars. We have inebriated people standing outside of these and we do not respond adversely. Donna chimed in support to oppose the license based on her knowledge about robberies, working at banks. She feels we could perhaps consider supporting it, but only if they shorten their hours, which is unlikely.

Motion: to support opposition to the Walgreen's license to sell beer and wine was introduced by Don and Julie seconded. The motion passed.

In favor: Julie, Don, Donna, Hans, Rick, Gloria = 6

Opposed –Roy and Gary = 2

Abstained – Pat and Bill = 2

Rick agreed to file our opposition to ABC online by the deadline, January 28.

d) BRT update (Roy)

We hosted the meeting regarding BRT. Proposed stations have shifted. Roy shared a document outlining the proposed stations. Roy explained that our concerns have not been adequately addressed after discussions that have taken place well over a year. In fact more parking spots, totaling 150, are planned for removal. They did listen to adding more left hand turn lanes. There are bike lanes in the proposal. There has not been further environmental review. BRT has achieved to unite ULTRA, STAND, BID, and TMA to oppose BRT.

We will consolidate our positions as they have always been:

1. No elimination of the traffic lanes; i.e. maintain 4 lanes on Telegraph Avenue
2. Replace Parking that is lost
3. Allow room for delivery trucks
4. Supported draft EIR statement for bikes

Roy suggested thinking about hiring legal counsel to defend our interests. We have about 1 ½ year before anything moves forward. Julie is concerned about what happens during construction as well. Bill wondered about reiterating our position to Bruce Williams, City of Oakland transportation representative. Roy explained that Council member Aide Zac Wald knows our position. We need to continue to present our position throughout the negotiations.

ANNOUNCEMENTS: Gary Turchin made the following:

Children's Hospital will hold meeting on Feb. 16, at Senior Center at 7 pm to introduce new president Dr Bert Lubin.

NEXT MEETING: *4th Wednesday, February 24th*

Meeting was adjourned at 8:00 pm.

Submitted respectfully,
Darlene Drapkin
Executive Director