

TEMESCAL TELEGRAPH

BUSINESS IMPROVEMENT DISTRICT

Minutes #2015-02

Meeting Date: February 25, 2015

Location: Faith Presbyterian Church 430-49th Street

Time: 6:00 pm

PLEASE NOTE: There are no formal February minutes since a quorum was not established at this meeting; these are just meeting notes taken.

Board Members Attending:

1. Gloria Gee
2. Roy Alper (Interim President)
3. Hans Boerner
4. Doreen Moreno
5. John Dobrovich
6. Jason Laub

Board Members Absent:

1. Bill Lambert (Interim Vice President)
2. **Pat Smith (Secretary)**
3. Donald Lowrey
4. Julie Stevens
5. Dona Savitsky
6. Randy Reed

Staff: Darlene Rios Drapkin

The meeting was called to order at 6:10 pm with Interim President Roy Alper presiding. A quorum could not be established with 6 of 12 Board members present.

1. APPROVAL OF JANUARY MEETING MINUTES

Unable to introduce motion or vote due to lack of quorum

2. INTRODUCTIONS – Call to Order: Roy Alper, Interim President

Guests:

Sarah Patterson – Designer for proposed Parklet at Juhu Beach Club
Shannon Crystal – Juhu Beach Parklet Representative
Oliver Luby – Aide to Councilmember Dan Kalb
Andrew Cussen – NGI Developer for 4700 Telegraph
Joshua Morales – NGI Developer for 4700 Telegraph
Bryan Caruso – NGI Developer for 4700 Telegraph
Don Macleay – Property Owner – 4004 Opal
Walker Toma – Resident on 45th Street

3. **PUBLIC COMMENT/ANNOUNCEMENTS** - Sarah Patterson shared she has been volunteering as the designer for a proposed parklet at Juhu Beach Club at 52nd. They applied in December to the City emerging as one of the approved proposals. The design is very creative, shaped like a boat, not just metal tables and chairs. It will take up two parking spots. Volunteers include Architect Patrick Perez. It will cost \$30,000. The funds go to the material and the labor and not to the volunteer designers. They will launch a crowdfunding site in March to raise funds. The team hopes it might have the parklet ready by July 5th, for the Street Fair. They hope TTBDID will make a contribution, as much as \$10,000. Roy Alper explained TTBDID has a process. The 2015 budget already has several earmarks, carried over from years back. TTBDID looks forward to seeing a design and determining if it can assist in any way.

4. NEW BUSINESS

a. **PRESENTATION – 4700 Telegraph Avenue PROJECT (Andrew Cussen from Nautilus Group)**

Requests endorsement of project to include a letter of support

Nautilus is going through re-entitlement process to change two of the design elements from the original 2006 design. The architectural skin has changed to a modern style with upgraded materials. Additionally, the central courtyard has been reconfigured so that it opens out to the east side of the site. Same height, same # of units (48 units), all rental, with the option to convert to condos someday, if desired. It includes 5,000 sq. ft. retail. Project goes to planning commission in April. Need to get permit for new front on the building. Hope to break ground in January 2016. They are requesting a letter of support. Project went to Design Review Board with limited feedback. There will be 9 commercial parking spaces.

TTBDID couldn't take a vote to endorse project. It plans to do so at next month's meeting. TTBDID offered to post information online about the project.

5. OLD BUSINESS

a. **Director's Report and Committee Updates**

ORGANIZATION

- Nomination Committee defined Officers' responsibilities, updated current policy for Board members recruitment. Forms are now available to nominate Board members.
- Expansion area Merchants/property owners regarding meeting Wednesday, March 4 at SGI Buddhist Center at 3834 Opal. Darlene sent out email and will pass out flyers.
- Board Members can find copies of bylaws, management district plan, budget, strategic plan, on website <http://temescaldistrict.org/Leadership-Minutes>.
- Annual Meeting is Wed, April 22. Property owners will be invited via snail mail and email and merchants by email. Board elections will take place. Mayor Schaaf has been invited.

DESIGN & ECONOMIC DEVELOPMENT

- Idora Park and Clars Auction groups are putting together a comprehensive plan to improve 56th Street underpass_ to pursue funding and phasing for entire project and get Caltrans approvals. A new concern involves Clars and Caltrans excessive liability requirements (over \$5 million). City liaison Joe DeVries is looking into alternative policies that are more affordable.
- TTBID continues to advocate strongly, reaching out to Council members Kalb, Kaplan and Mayor for the pedestrian lighting funding. *Oliver Luby indicated he plans for a March meeting at which time they'll offer some possibilities. They had held back on a meeting until something positive could be presented.*
- Jamie Parks attended committee meeting to discuss:
 - Pedestrian lights funding - Alameda's County Transportation Improvement Authority's Active Transportation Program (ATP) favors disadvantaged communities. Bruce Williams from the City had suggested this possibility.
 - Complete Streets – TTBID, involved in the deliberations, was given assurance that Phase I Implementation road diet was to end at 38th. Instead City Council voted to continue to 41st. Jamie explained that passage of BB funds provided for additional funding on Complete Streets and also BART requested continuation to 41st. The Committee questioned the integrity of the process.
- Peralta Service Corp. began maintenance of entire district effective 2/1/15. They have been introducing themselves to merchants and reporting incidents utilizing a new promising application, Local Security Network that provides for stronger service accountability. *Board members were impressed with the submitted report which also included a plan for the 40th street median.*
- Peralta contracted with Urban Releaf to maintain 40th Street median. Initial clean up commenced the week of 2/16. Further needs are being assessed to sustain the two currently planted medians and then plant foliage on the other three medians for consistency.
- Updating property vacancies on website; Mark Borsuk will be invited to committee meeting next month to discuss options for his building; met with Ruth Treisman who owns two vacant properties at the corner of Telegraph and 40th; another property at 40th has sparked interest from a national store. Blue Sparrow Pilate now occupies a spot in Temescal Plaza.

PROMOTION

- Working with Shasta Pros to create a remarkable 12th annual Temescal Street Fair that also turns a respectable profit.
- Updating website to reflect new branding
- Temescal News & Views is looking for a new editor and an optimal way to still publish; Darlene will meet with founders on 3/3 to explore sharing resources and publication going online TTBID website.
- Revisiting optimal way to address Temescal Merchant Assoc and TTBID affiliation

SECURITY & CLEANLINESS

- Reviewing security alternatives such as VMA or Peralta Service Corp ambassador model to submit a proposal for Executive Committee/Board approval.

- b. **Endorsement of the UCSF Benioff Children's Hospital Oakland modernization project presented at January Board meeting** (10 minutes)
- to include a letter of support and speaker participation in public hearings with a two week notice.

TTBID couldn't take a vote to endorse project. Doreen Moreno stressed two upcoming meetings at which CHO would like TTBID presence: April 1- Planning commission and May 5 - City Council. Doreen will draft a letter template that TTBID could review and present to the full Board in March to endorse modernization project.

- c. **Interim Report of NOMINATION COMMITTEE** -(Gloria Gee and Jason Laub)

Initial nominations proposed for board and officers – Form distributed to present nominations and will be sent to board/property owners. The following candidates are interested in the following positions so far: Bill Lambert – presidency; Don Lowrey - Treasurer. Roy Alpert - Vice President, Pat Smith – Secretary. A second Vice President position will be included in the Amended version of the By-laws. The Nomination Committee is still seeking a Board member for said position. The new bylaws will propose two year officer terms before the Incumbent can stand for reelection.

In deciding the Board composition, there was a consensus that Commercial/Business Property owners should represent a majority of the Board since they are the group who contribute financial resources to operate the work of the TTBID. (The yearly Property Taxes include an assessment for contributing to TTBID (referred to 'assessee'))

Jason went through the proposed revisions to update the bylaws and also add Officer and member descriptions. Revised amended Bylaws will be ready for vote at next month's meeting. However, all Board Members were asked to take the time to review the amended Bylaws and submit/express their comments before the next (March 2015) Board Meeting.

- d. **DISCUSSION OF 2015 DRAFT BUDGET** – skipped due to lack of quorum

Submitted Respectfully by Darlene Drapkin