

TEMESCAL TELEGRAPH

BUSINESS IMPROVEMENT DISTRICT

Minutes #2015-01

Meeting Date: January 28, 2015

Location: Faith Presbyterian Church 430-49th Street

Time: 6:00 pm

Board Members Attending:

1. Donald Lowrey
2. Gloria Gee
3. Roy Alper (Interim President)
4. Julie Stevens at 7 pm
5. Hans Boerner
6. Doreen Moreno
7. John Dobrovich
8. Dona Savitsky
9. Randy Reed
10. Jason Laub

Board Members Absent:

1. Bill Lambert (Interim Vice President)
2. **Pat Smith (Secretary)**

Staff: Darlene Rios Drapkin

Guests:

Steve Stevenson – 1234 Records
Catherine – Subrosa Coffee
Jonathan Hewitt – Standard & Strange
Alison Futeral - Crimson Horticultural Rarities
Damon Barda - Taylor Design for Children’s Hospital
Children’s Hospital Representative?
Rick Williams – Peralta Service Corp
Junio Adames

The meeting was called to order at 6:15 pm with Interim President Roy Alper presiding.

1. APPROVAL OF DECEMBER MEETING MINUTES

Motion: to approve December minutes was seconded and passed unanimously

2. PRESENTATION – CHILDREN’S HOSPITAL (CHO) MODERNIZATION PROJECT

Damon Barda explained that seismic compliance, converting multi-patient care areas into single patient rooms and accommodating advances in modern medicine were the

compelling reasons for CHO to seek this modernization initiative. They've held over 29 meetings with varying community groups and sought feedback from Landmarks Preservation Advisory Board. CHO aims to maximize the use of existing land and buildings in order to minimize neighborhood impacts. CHO aims to keep the height of any new buildings consistent with the height of existing facilities. Phase 2 will entail adding a patient pavilion with new beds and more support services. CHO plans to file a draft Environmental Impact Report this year and gain approval for finalized plans in 2015.

3. DIRECTOR'S REPORT & COMMITTEE UPDATES

ORGANIZATION

- Nomination Committee, comprised of Gloria, Jason, and Julie received sample document to define Officers' responsibilities and update current policy in recruiting new Board members. *Gloria and Jason agreed to meet soon to review information to make a recommendation to Executive Committee regarding policy for filling vacancies. Their tasks include Membership and Policy issues. Dona Savitsky inquired about timeline for nominating two new members who have already served on committees for three months, since this has been one of the prerequisites. Suggestions included the following:*
 - Jonathan suggested treasurer position be filled by a qualified finance person.
 - Gloria suggested officers provide 60 day notice before resignation.
- Compiled businesses connected to expansion property owners; preparing email for outreach and to unveil new services
- Board Members were asked about having a handbook binder containing copies of bylaws, management district plan, budget, strategic plan, calendar, and unanimously agreed to have it be placed **online!**

DESIGN & ECONOMIC DEVELOPMENT

- Committee reviewed Design/Economic Development priorities for inclusion in strategic plan and budget.
- Idora Park and Clars Auction groups will put together a comprehensive plan to improve 56th Street underpass to pursue funding and phasing for entire project and get Caltrans approvals.
- Jamie Parks to attend next committee meeting to further discuss Complete Streets and possible way for TTBID to apply for Alameda Transportation Program funding for pedestrian lights.
- Peralta Service Corp. began maintenance on expansion area in early January and will maintain entire district effective 2/1/15 (See attachment for comprehensive services)
 - Homeless are camping out underneath the overpass at 40th street-Solution to bring Alameda County Health Care for the Homeless, to offer resources.
 - Broken Glass between Webster and 40th Street
 - Drug Dealing- 3 corners of 40th and Telegraph- Subway- Beauty, Supply Shop & Car dealership.
 - Smoking Marijuana at bus stops at BART station
 - Stickers on light poles, mailboxes, bike racks and utility boxes.

- Person's that appear to be 51/50- Solution to bring Alameda County Health Care for the Homeless, to offer resources.
- Person in the median on 40th and Telegraph pan handling
- Don Macleay hosted meeting with 40th Street community members to prioritize 40th St services and agreed to enlist Urban Releaf to be under contract with Peralta Service Corporation; contract is being negotiated; follow up meeting with stakeholders in February
- Bill Lambert met with David Keenan of the Omni Collective and the City to assist with planning and permit processes.
- 4th Bore fund status – no updated status on our current 23rd and last project position until fall, when other projects are fleshed out for current implementation costs; if funded, which is highly unlikely according to several City official opinions, funds wouldn't be available till 2017
 - Approaching Kalb and Kaplan for meeting to discuss alternative funding;
 - Reaching out separately to Mayor Schaaf also
- Updating property vacancies on website.
- Nautilus Group will present 4700 Telegraph project at next month's Board meeting

PROMOTION

- Conducted event inventory and reviewed accompanying budget draft line items for inclusion in strategic plan and budget.
- Exploring costs and format to create one to two more shopping guides covering upper and lower Telegraph
- Updating website to reflect new branding

SECURITY & CLEANLINESS

- Evaluated IGI performance during November to January period and deemed it inadequate due to non-response and very little reporting; reviewing other security alternatives such as VMA or hybrid adjunct to Peralta Service Corp.

DE/ED Committee	Thursday	February 19	4 pm	BID office
PR/Sec Committee	Wednesday	February 4	9 am	Doña Tomas
Next Board Meeting:	Wednesday	February 25	6 pm	Faith Presbyterian Church

4. RENEW AGREEMENT WITH SHASTA PRODUCTION SERVICES FOR 2015 TEMESCAL STREET FAIR

Motion: to approve contract with Shasta Productions for this year was seconded and passed unanimously with Roy Alper abstaining with the condition if they don't produce \$5,000 revenue, they won't be rehired.

5. DISCUSSION OF 2015 DRAFT BUDGET

The most recent version was shared for review (version 4-12.09.14). Several adjustments were discussed Raise capital to install pedestrian lights by borrowing from a bank

Submitted Respectfully by Darlene Drapkin