

Temescal Telegraph BID Board Meeting Minutes

January 27, 2016 - 6 - 8:30 pm

Faith Presbyterian Church, 430-49th Street

Board Members Attending:

1. Roy Alper - Vice President
2. Hans Boerner
3. Allison Futeral – Secretary
4. Gloria Gee
5. Jason Laub
6. Donald Lowrey – Treasurer
7. Don Macleay
8. Doreen Moreno
9. Dona Savitsky
10. Pat Smith
11. Walker Toma

Board Members Absent:

1. John Dobrovich
2. Bill Lambert – President
3. Randy Reed - Vice President
4. Julie Stevens

Guests: Oliver Luby, Councilmember Kalb's Aide

Aubyn Merie – Resident, Neighborhood Council

Jeff Kwiat – Temescal resident

Brian Coruso, Project Manager, Nautilus Group

1. Call to Order: Roy Alper, Vice President 6:09pm

2. PUBLIC COMMENT/ANNOUNCEMENTS

Aubyn thanked the board members for coming to the last neighborhood council. At the next meeting in March, they will select priorities for the council.

3. CONSENT AGENDA

a. Approval of December Minutes

Allison Futeral motioned to approve, seconded by Hans Boerner. Abstention by Jason Laub.

Approved 6:13pm

4. ACTION ITEMS

a. Constituent Survey

The board reviewed the proposed survey to send out to stakeholders and directed Shifra to add identifiers of BID property owner, BID business owner, etc. Dona suggested sending the survey to residents too. A proposal was made to create different surveys for each category: business

owners, property owners, and residents, and to send to each group separately. Motion to approve this proposal by Don Macleay, seconded by Don Lowrey. **Unanimously Approved.**

b. Street Maintenance Contract & Budget

Don Macleay expressed the need for car glass to be cleared quickly. Roy reviewed that Shifra has been pushing the clean team to improve since she came on board. He said that the board quickly realized that Peralta had underbid the contract last year. Allison summarized that the board has realized it is necessary to increase funding for cleaning in order to get the job done. Don Macleay added that the team just doesn't have enough labor hours currently. Dona motioned to approve the proposed new street maintenance contact and budget for \$13,797.56 per month, Don Macleay seconded. **Unanimous approval.**

c. Letter of Appreciation to Suzanne L'Heureux for Temescal Street Cinema

Shifra reviewed that Suzanne has stepped down from running the Street Cinema and proposed a letter of appreciation. Dona concurred. **Action:** Shifra will write the letter, and ask Tuula how long the event has occurred to add specific accolades. **General approval.**

d. Plaza at Telegraph/Shattuck and re-opening Kasper's

Roy presented that Harry is the owner of the Kasper business and property that is currently vacant. Harry keeps saying it will be open, but the building has been vacant for years. Roy outlined his idea to create a plaza that is a memorial to refugees, to garner the support of Harry, whose family were refugees from Armenian via Syria to America. Roy is planning to bring people together who know Harry to convince him to do something with the building. This project links up with pedestrian plaza idea at the intersection of Shattuck and Telegraph. Wlad has told the DEED committee that the city applied for a grant to put crosswalks on Telegraph and Shattuck Avenues, and tweak the intersection of Telegraph and Shattuck to extend the bulb out and add another signal for Shattuck Ave southbound. Roy asked the BID to take a position of supporting the crosswalks, but supporting deferred action on the intersection, so the city can work with the BID to create a pedestrian plaza instead. Doreen agreed and suggested drafting a letter and sending to Dan Kalb and the Director of Public Works prior to getting to the subcommittee. Roy agreed. Don Lowrey reviewed the history of TTBID board members talking to Harry for months and months, voiced concern over Roy wasting his time again with no results. Roy opined that the property has been vacant for 12 years and is a constant eyesore in the district, and so must be addressed now. Gloria asked about any enticement available to convince Harry to give the property to the city. Roy explained that Harry has specifically not wanted to do exactly that in the past. Roy solidified that his proposal is one motion to support this campaign and the letter as proposed by Doreen, and to work with Harry and the City to divert some of the funds for the intersection to creating a pedestrian plaza. Allison motioned to approve Roy's proposal. Walker seconded. **Approved.**

5. INFO/DISCUSSION ITEMS

a. Security Contract Wrap Up

Shifra reported that the security was a success in that there were no incidents. Brian Coruso recommended R&L Brooks for the TTBID's security needs in the future.

b. Treasurer Resignation - Nomination needed

Don Lowrey announced that he is resigning from the board, and so the TT BID would need nominations for a treasurer. Don reviewed his duties to attend Executive committee and Board meetings, and giving quarterly reports on TT BID finances; being Treasurer was not a huge time commitment. Allison nominated Walker Toma. Walker agreed to be Treasurer on an interim basis.

c. Street Fair Contract Signed

Heart of the Town Productions has signed the contract to produce the Temescal Street Fair. Aubyn offered to recruit volunteers for the event.

d. Executive Director's Report and Committee Updates

Organization

Office Equipment

Shifra's computer was stolen in the night of December 21st when a burglar broke into the office and took the computer and a router. The computer has now been replaced, and a dual backup system has been implemented. Shifra is investigating additional security options to ensure this does not happen again.

Meeting Stakeholders

Shifra attended the January Neighborhood Council meeting to update the residents on the impending installation of the pedestrian lights. She has also met with representatives from Omni Commons to learn about their needs and challenges as a Temescal stakeholder.

Design

Clean & Safe

After last's month's warning to improve quality of service, one staff member was replaced with a high performing cleaner from a different district. Since then, the cleaning quality and consistency has greatly improved. However, the team only cleans half or less of Zone 2, and infrequently has time to clean the expansion area of Zone 1.

Shifra did a walkthrough with the direct supervisor Rick Williams in mid-January to clarify the exact edges of the district on the south end that were not receiving cleaning services. Once again, Shifra reiterated that cleaning in the street gutters was not a priority, and would rather have all the sidewalks in the district be more thoroughly cleaned. They noted that the planters were accumulating significant graffiti since the last time Rick sent in a (free of charge) special projects team. They also discussed the ways in which a couple more hours of cleaning, and an extra team to take care of bigger projects could allow Peralta to successfully clean the entire district on a regular basis.

On January 12th, the cleaning team moved out of their storage space on the Nautilus property at 51st and Telegraph due to the impending building demolition. A temporary space was found at the Nautilus property at 48th and Telegraph, and on Monday, a permanent storage location was found at Economy Lumber on 40th St.

Public Works Projects in Temescal

Wlad from Public works has updated the project timeline for the new crosswalks on Telegraph, Shattuck and Claremont Aves. Public works has now received the official notice that they have the grant funding, and on February 23 their staff report with the planned improvements goes to Public Works committee, and on the first Tuesday of March to City Council for approval. Nothing will be installed in the first quarter of 2016, though City staff will start permitting paperwork with Caltrans. In the 2nd quarter of 2016, the city will do all striping including high visibility crosswalks and pedestrian refuge striping with possible vertical elements. Bulb-outs and raised pedestrian refuges will be installed in late 2017.

Pedestrian Lights

The City administrator signed off on the pedestrian lighting loan on December 24th, and on December 28th, Shifra delivered the final documents to the bank. The next day, Community Bank of the Bay issued Ray's Electric their initial payment to buy supplies, and the lights were ordered. Bill, Roy and Shifra attended a preconstruction meeting with Ray's Electric on January 19th. The pedestrian lighting installation is scheduled to start February 2nd and be completed in early May, pending good weather.

Idora Park

The Friends of Idora Park, Bill Lambert and Shifra met with Caltrans and got verbal approval for the two murals on the eastern walls on the underpass of highway 24 at 56th St (Phase 1 of their project). Friends of Idora Park will go to Oakland Public Arts Advisory Committee (PAAC) in February for approval, and the Temescal BID has written a letter in support.

Trash Can Doors

All the trashcans doors have been painted red and 75% of them have been decorated with the TT BID logo. The installer has a horrific accident at the end of the year, and hopes to have the doors done in a couple weeks. No graffiti coating has been applied. **Action:** Shifra will find out cost of graffiti coating and get done if relatively inexpensive.

Temescal Flows

The BID-hired artist, Alan Leon has completed painting two of the three columns.

Gateway signage

The gateway signs with updated branding have all been installed at the edges of the district. Allison hasn't seen any of the signs. **Action:** Shifra will send a list of locations to her.

Security & Promotions

Security

VMA Security patrolled the district during the holidays, and did not encounter any incidents of note. The day crew reported 5 calls in total, with one call requesting a homeless removal. Surprisingly, the evening crew reported no calls and no incidents of note. Both teams did report various encounters with homeless and some positive feedback from people around the Bart station especially. No encounter necessitated the generation of an incident report or a call to police. From the lack of incidents, the goal of deterrence seems to have been accomplished.

Temescal Street Fair

A contract has been signed with Heart of the Town Events, including a new budget with \$7,100 for Marketing, trial beer/wine sales at 51st St, and closing the event at 42nd St., thus eliminating the 42nd St. Stage.

6. OTHER

Don Macleay announced that the TTBID office needs some shelves, a coat wrack, and other office furniture. Don offered to donate some trashcans and a recycle bin and asked for others to donate as well. Dona said the TTBID should pay money out of the budget to fund this project.

Action: Funding office shelves & filing cabinet will go to Executive Committee to decide.

Allison asked about news on the Bank of the West building. Shifra explained that Bill Lambert has attempted to contact the property owner to fill the space, but currently the bank still has two years left on their lease. Therefore, the buildings owner has no incentive to fill the building now.

Aubyn added that the Neighborhood Council needed a projector for their next meeting. **Action:** Shifra will lend out the TTBID's projector if it is working.

Brian Coruso announced that the Global Video building at 51st and Telegraph has now been completely demolished. Nautilus will be installing a temporary urban farm on the ground until they start construction on the building. They hope to start construction in 4Q2016.

Adjourned 7:28pm