



JULY BOARD MEETING AGENDA (hybrid)
July 26, 2023 – 6pm-7pm

Temescal Works, 490 43rd Street, Oakland, CA 94609
[Zoom link here](#); Meeting ID is 899 6841 6717 and pw is 210644

1. INTRODUCTIONS – Call to Order: Pat Smith, *Interim Board President*

[Marisol VelaChiu Note taker]

2. PUBLIC COMMENT/ANNOUNCEMENTS

1. Guest introductions

3. ATTENDANCE:

Board members present (in person):

Marisol VelaChiu
Jordie Bornstein
Pat Smith
Daniel Chung

Board members present (via zoom):

Adriana Valencia
Donald Macleay
Tom Murphy
Emil
Jessica Arline

Board members absent:

Lynn
David Operio

Others present:

Anthony Guy Byrne (Owner, Temescal's Plaza)

Audrey Giles (member, DE/ED and Promo committees)

Alex Shafran (member, DE/ED committee)

Art Choi

Lori Petrini

Paul Voix

Shelly

BART team: Mariana, two others

4. CONSENT AGENDA

a. Approval of June 2023 Board [Minutes](#)

Motion to approve June Minutes by Pat

Second: Jordie

Motion approved: No abstentions

5. OPERATIONS REPORT - Joey Harrison, *Director of Operations* and Jamar Leonard (Block by Block)

a. Security patrol update (Joey)

i. Diana presented for Joey who was absent. We'd like to have security patrols on four hour shifts but it's difficult to find people willing to work a half shift. Working an eight hour shift would shorten our contract to 3 months but will be easier to find people.

b. Encampment policy (Joey)

i. Pending

c. Joey acquaintance to help with planting succulents in planters.

i. Diana to propose budget at next Exec meeting.

6. ACTION/DISCUSSION ITEMS

a. Renewal firm discussion (Alex)

i. One proposal lacked experience, the other two didn't seem to be a fit.

ii. Two top candidates: Impressed by project president located out of SF.

iii. If we want to change boundaries, we have to do it through this renewal. We cannot do it at a different time.

iv. Donald Macleay would like to review the assessment formula before selecting a project manager for renewal - in addition so discussing several other issues. We haven't had a chance to ask questions on these vendors & proposals.

v. Pat agreed, we were supposed to call references of these vendors and we were supposed to discuss these before voting. I prefer we put off the vote tonight and

have a chance to call referrals. In agreement about Urban, but we should slow the process down.

- vi. Daniel opined, seems like comments on the feedback spreadsheet agree with Alex.
- vii. Suggest a separate board meeting to have a chance to review & discuss points - needs to have a board quorum.
- viii. Alex: the sooner we can sit with the vendor and work through these questions. The questions that the board and exec has, can be clarified in the contract process - we won't be in contract yet - and we will still have plenty of time to clarify any questions. We are not behind yet - but we are close to being behind.
- ix. Diana: The reason I'm trusting this particular org is because people I trust, trust this firm.

b. Renewal firm vote (all)

- i. Jordie: Makes a motion to empower Diana to begin the negotiation process with Urban Place and ask all the questions to move forward to the next step.
 - 1. Tom seconds
 - 2. Adriana opined: are there any questions that would be blockers to work with Urban Place, that could be discovered in the contract process?
 - 3. Motion Passed unanimously

c. Jaymee contract renewal (expires August 19th)--Diana

- i. Requesting a 2 month renewal of Jaymee
- ii. Not Jaymees preference to be short term - will potentially need her longer - want to understand her capacity and willingness to help with Admin work.
- iii. Emil motions to extend contract: Pat seconds
 - 1. Motion Passes unanimously

d. *Emergency item (added day-of): Approval of interim Board President needed

- i. Jordie motions to approve Pat Smith: Adriana Seconds
 - 1. All in favor: motion passes unanimously.

7. INFO ITEMS

a. Exec needs a 5th person (secretary)

Diana to check bylaws about Exec.

b. Executive Director's Report

- i. Diana out of town from Sept 1 to 16th, will work remotely half time.
- ii. Transport Oakland board
- iii. Ongoing stakeholder meetings

1. Longfellow neighborhood association
2. Owner of Aperture Optix
3. Guy Byrne and Walgreens camera
- iv. Renewal database update
- v. Restaurant owners to meet with city on food waste issue.
- vi. Onboarding Don as Treasurer
- vii. District walks—library, stores across from it, East Bay Community Event Space
- viii. UCSF visit w Jessica
- ix. Website overhaul
- x. Roots update
- xi. First newsletter went out
 1. crime database
- xii. NCPC meeting update
- c. Encampment call w LaTonda now on Monday the 31st at 4:15pm.
- d. Public safety meeting with Pamela Price this Thursday, July 27th at 6pm; location is Montclair Presbyterian Church, 5701 Thornhill Drive.

8. OTHER

BART: Mariana Perreiras Project Manager w/ Bart. & Seung-Yen Hong

Improve the 40th st Underpass (4.4 million)

- 1) Improve safety in overpass: Light both sides of the street and lights in the middle
- 2) Create a sense of place: dynamic lights

BART: Coalition of partners to improve the underpass.

Started conversation w/ Emery go round - interested in participating - waiting on something to bring to their board.

“No overnight parking” will hopefully reduce the graffiti.

Maintenance of overpass - we cannot do.

- 1) Powerwashing,
- 2) painting,
- 3) soot removal & periodic cleaning of fixtures.

Q: Is there protective glass for the lights” - yes, sheet metal assemblies

Q: Murals; the majority of the wall belongs to Caltrans - this creates a challenge.

Process all by itself. They need to be able to inspect their walls.

We can't police the underpass - but we can light it up and move elements to hide people doing

the graffiti.

Meeting Adjourned