



**Board Meeting Minutes**

**Date: March 21, 2023 from 6:30 pm to 7:35 pm**

**Location: 2633 Telegraph Ave Oakland, Ca. 94612  
and Zoom platform**

**Present:** Joseph Jung, Mike Thaler (zoom), Alan Wilk (zoom), Shakira Scott (zoom), Nick Myerhoff (zoom), Curt Haven (zoom), Keun Bae Yoo, Toni Blackstone , Nia Jones (zoom)

**Absent:** Mindy Landmark

**Staff:** Shari Godinez, Greg Harris (zoom), Courtney Russell, Ramon Hall

**Guest:** Alex Hahn(Board Candidate), Peter King (High definition cameras), Todd Bennett & Erik Bloom (Affordable Housing Developers)

<u>Subject</u>	<u>Discussion</u>	<u>Action</u>
1. Welcome and Establish Quorum	Meeting began 6:35 pm Quorum established	
2. Open Discussion / Announcements	No discussions/announcements	
3. Staff Reports: Streetplus-Operations Supervisor, Ramon Hall	<p><b>Ramon</b> reported collecting 9500 pounds of garbage, 263 merchant checks, one 911 call, removed 65 illegal dumps, 96 homeless outreaches, retrieved 27 needles, 47 - 311 requests, made 447 contacts throughout the district. Ramon mentioned that the team is working on the tree well project, removing any weeds and vegetation growing along the curblin, removing graffiti tags within 3 days, and due to the weather, making sure all the gutters are clear and sandbags are placed throughout the district. Ramon stated that the loitering problem on 24th was removed, however they seemed to have relocated to 25th. He also announced that the re-grand opening of the All Out Comedy will happen in 2 weeks.</p> <p><b>Keun Bae</b> asked Ramon how many homeless people are in our district. Ramon responded that he believes there are 12 homeless people that frequent the district, however approximately 50 homeless reside behind Keun Bae's business in an encampment. Ramon also stated that he believes there has been less homeless in the district and approximately 4 tents on 23rd. Keun Bae mentioned to Ramon about removing a vehicle and Ramon informed Keun Bae that the city will not tow the vehicle because a man is living in it and it's considered his home. Keun Bae stated that he wants to contact Caltrans and pay for a lawyer to have the people removed from his property and wants KONO to hire a lawyer to sue Caltrans and possibly KONO if we don't handle the problem. Shari stated that there is already a lawsuit pending with the city for not abiding by the law.</p> <p><b>Shakira</b>-stated that she believes the answer to the homeless issue in KONO is to utilize the vacant businesses or property to house the homeless and it's</p>	

<p><b>b) First Fridays Program-Greg Harris</b></p>	<p>inhumane to just discard them being that some may have just been priced out of their homes. Shari stated that we have to abide by the law and cannot move the homeless without having a place to house them. Ramon also stated that the area that Keun Bae is addressing that's located behind his business is out of the Streetplus ambassadors jurisdiction, on Caltrans property and he cannot have his staff jump the fence to pick up trash and will be held liable if any of them were to be hurt.</p> <p><b>Curt</b>-stated there is a lawsuit so we need to find out how to participate in the lawsuit or to find out how we can get the laws changed.</p> <p><b>Mike</b> stated that the issue is that some of these people need to be incarcerated due to their mental illness and that 2 of their residents have been attacked.</p> <p><b>Greg</b> stated the event celebrating Black History Month was moved to Feb.10th due to weather and because the date being moved we were short vendors, having approximately 40 vendors. Greg mentioned that Woman's Month was celebrated for the Mar. 3rd event and had a great turnout with 86 vendors participating. Greg stated that they instituted all the requests that KP Market asked for regarding parking. April's event theme is Heal-Thy-Hood. He mentioned that we are still looking for new sponsors and that Courtney and Shari met with the Moxy to see about potential sponsorship. Greg said that we lost the light tower parking at the mortuary and using the side of the office temporarily to park them. He also stated that OPD made him aware of incidents that occurred with a security guard and will be handling that situation with the owner of the security company.</p> <p><b>Joseph</b> asked how many spaces are available for vendors. Greg responded that 87-90 spaces if the Moxy area is included and 80 without and would like to start rotating vendors and had approximately 15k attendees. Greg also mentioned that we have had to cut back on the entertainment due to costs.</p> <p><b>Keun Bae</b> stated that he believes if we upgrade the entertainment that the funds wouldn't be lacking for First Fridays</p>	
<p><b>c) Executive Director-Shari Godinez</b></p>	<p><b>Shari-</b></p> <ul style="list-style-type: none"> <li>● Interviewed 4 people for the Board Training which will be reviewed later in the meeting</li> <li>● Thanked Toni, Alan and Joseph for donating to KONO. Still requesting 100% participation from all Board members in donating something to KONO</li> <li>● Working on the KONO annual report due by March 31st</li> <li>● Courtney and Shari will be attending the West Coast District Forum in San Jose at the end of March</li> <li>● Courtney, Shakira and Toni attended the Economic Summit hosted by the Chamber of Commerce</li> <li>● The Chamber will be having their annual meeting at Fairyland on June 14th</li> <li>● The owners of 2301 Telegraph will be talking about affordable housing in this meeting</li> <li>● Received 12 responses from a survey asking KONO residents what KONO businesses they would like to see in the district to fill the vacancies</li> <li>● Reached out to Kaiser about adding lights to the mural at 27th and Northgate due to not being able to see it at night and requesting that it be opened up for public parking</li> <li>● Installed Oakland First Friday banners</li> </ul>	

	<ul style="list-style-type: none"> <li>• The city closed the application process for the Facade and Tenant improvement grant. Thanked Ramon for passing out flyers to the district businesses. The city received 677 applications which <b>15 of them were from KONO businesses</b></li> <li>• Courtney and Shari finished the 2023 Oakland First Friday budget and spoke to Greg about limiting the stage or eliminating it all together unless we can bring in more sponsorship funds, due to the large expense.</li> <li>• Met with the Moxy hotel regarding the camera project as well as sponsorship for First Fridays. They stated that bar sales increase 1100% on a First Friday night.</li> <li>• Gidget, the Sales Mgr at the Moxy, is interested in joining the KONO Board.</li> <li>• Followed up with Councilmember Fife about getting a foot patrol officer for KONO. Have not heard back, however Shari knows that the city has received funds for foot patrol officers</li> <li>• Received \$20k grant for the private security that was hired in Dec and will be sending in a report regarding the results</li> <li>• Received \$4700 mini grant from the city for the camera project at West Grand</li> <li>• Finished installing the cameras at 630 Thomas L Berkley. Peter provided quotes for 34th and Telegraph and West Grand</li> <li>• Finished successful tree pruning completed by volunteers in Feb and got the bins from Councilmember Gallo</li> <li>• There were 2 shootings in KONO and the Stork Club was burglarized</li> </ul>	
<p>4). <b><u>Presentation/ Discussion:</u></b> <b>Todd Bennett &amp; Erik Bloom, affordable housing project at 2301 Telegraph Ave; seeking letter of support</b></p>	<p><b>Todd and Erik</b>-started sharing their computer screen showing the proposed building structure at 2301 Telegraph that will provide affordable housing. They expressed their request for a support letter from KONO to add to their application in order to help receive funding from the city. They mentioned that they acquired the building in 2015 and have leased it out to different businesses, one being Chapter 510. Todd stated that the proposal is a 7 story, 58 unit, mixed use, affordable housing building project to provide transitional housing for 18-25 year old youths, in which the first 2 floors will contain retail spaces and the 3rd to 7th floor will be housing.</p> <p><b>Joseph</b> asked if this would be 100% rental space, how big the lot is and if there will be parking and what the budget will be. Todd responded that it is 100% rental space, the lot space is 8250 sq ft, there's no parking, however it will provide bike parking and the total development budget is \$50 million. Todd also mentioned the construction period will commence at the end of 2024 and will complete in 2026. He also stated the housing will be subsidized and will be based on 0-30% of the residents' AMI.</p> <p><b>Curt</b>- asked how the project will be funded and will there be a share into KONO. Todd responded that he hadn't thought about KONO paying a share but he and Shari agreed that it would be automatically included and is funded through multiple sources, property taxes, bonds, crowdfunding.</p> <p><b>Nick</b>- asked when the demolition is scheduled for and what will the space be used for until then. Todd responded that the best case scenario, demo will happen at the end of 2024 and until then they have tenants renting spaces for multiple uses.</p> <p><b>Nia</b>-asked in addition to the solar powered roof, will there be any other sustainable plans for the building. Todd responded that there will be no air conditioning, all electric, no parking to encourage biking and walking.</p>	

	<p><b>Shari</b>-asked who is going to manage the building and who are the youth. Todd responded that the youth will be individuals aging out of foster care and will have on-site youth services and 24 hr security. Nick asked if they would be able to evict tenants and who will be in charge of leasing and Todd responded that he would need to find out regarding evictions and will have a leasing company on-site and a live-in manager.</p> <p><b>Ramon</b> stated that he is aware of the process and if someone aged out of foster care and living in a building for youth they have to sign a contract and they won't tolerate anyone not following the rules and they will be kicked out. The Board agreed to provide a letter of support</p>	
<p><b>5) Presentation/ Discussion: Peter King, High definition cameras</b></p>	<p><b>Peter</b> started sharing his screen and stated that he runs the camera program for Montclair Village, Laurel and Dimond districts and installing the high definition LPR cameras will help to decrease crime and increase public safety. Peter mentioned that the system is passive and does not data collect or store license plate numbers, however if a crime is committed, OPD can request the footage in order to help capture the perpetrator. Peter showed on his screen license plate captures from the daytime and nighttime to demonstrate how clear the cameras are. Peter stated that they are looking to install cameras at 3425 and near the Caltrans property. Peter then went over several incidents that the cameras assisted in the process of getting suspect info and in arresting perpetrators.</p> <p><b>Joseph</b> asked how much each camera cost and if he is working with the Temescal district and Peter responded \$300 per camera and that he would love to work with them. Shari stated she will introduce Peter to the Temescal BID manager.</p> <p><b>Keun Bae</b> asked how they determine where to put the cameras and Peter responded that he works with the client to determine the best places and also looks at the choke points of where traffic is the heaviest and depending on the storage capacity, the footage is stored from 2-3 weeks up to 30 days.</p> <p><b>Nick</b>-stated that he has 3 buildings on Telegraph that he would like to install cameras and will communicate with Peter offline to set that up.</p>	
<p><b>6). Action Item: Approve minutes January 17, 2023</b></p>	<p><b>Toni</b>-Motion to approve minutes  <b>Alan</b>-2nd motion to approve minutes</p> <p>No oppositions/no abstentions  Minutes approved</p>	<p><b>Action Item: Minutes approved from January 17, 2023</b></p>
<p><b>7). Discussion: Review updates to the Brown Act</b></p>	<p><b>Shari</b>-started sharing her screen to display the updates to the Brown Act that states that all Board meetings must be conducted in person and have at least a quorum present.</p> <p><b>Joseph</b> asked Shari to find out from the city if there's anyway around requiring in person meetings and Shari agreed she would look into it</p>	

<p><b>8) Discussion:</b> <b>Review attendance section on KONO Bylaws</b></p>	<p><b>Shari-</b> stated that Section 13 in the bylaws talks about removal and vacancies and passed the rule in 2011 that if any Board member misses 4 meetings in any calendar year they will be automatically removed from the Board of Directors with no vote needed and this rule has not been enforced in the past which created problems within the Board. Shari went on to state that we either vote to keep this rule in the bylaws and enforce it or remove it all together. Shari stated that Board members could take a year off, however would need to inform the Board ahead of time and said Board member would not have voting power during that time.</p> <p><b>Alan-</b> stated that in previous discussions the Board discussed that if a Board member ops to leave that they could come back and it wouldn't be difficult to be voted back on to the Board</p> <p><b>Joseph</b> suggested that we inform Board members when they have missed 3 meetings so that they are aware prior and Shari agreed to let them know at that time.</p>	
<p><b>9) Discussion:</b> <b>Date &amp; Location for Organizational workshop on Board Governance members roles and Bylaws</b></p>	<p><b>Shari-</b>started sharing her screen and she indicated that she received 4 proposals for facilitating the Board member training to understand the Brown Act and the overall function of the Board. Shari indicated that she received proposals from BHI Management Consulting for \$5k, Karen Wertman for \$1500, and Tracy Everwine at no cost.</p> <p><b>Joseph</b> suggested that we conduct the meeting in person and use Tracy as the facilitator. Shari stated she will send out a meeting doodle so the Board can decide the best date for the meeting</p>	
<p><b>10).</b> <b>Discussion:</b> <b>Conduct a full audit or a review audit in 2023 or 2024</b></p>	<p><b>Shari-</b>stated the city is requiring BID/CBD's to conduct a review audit every 2 years, however Curt requested that we conduct a full audit. Shari also stated that she has looked into accountants and the pricing and so far most are not available or for them to take on the project they would need to do a yearly audit and she discovered that we are required to have an accountant that specializes in non-profit organizations. She also stated the prices are around \$30k for a full audit and \$10-\$20k for a review audit. Shari mentioned that KONO's current accountant Kenny would do the review audit for \$10k.</p> <p><b>Curt</b> - stated that if we can only get our current accountant to get it done, to go ahead with him and revisit using someone else in a couple years.</p> <p>Shari stated the funds are not allocated in the budget, however we can start the audit in Jan 2024 or pull from the reserve in order to complete it this year.</p> <p><b>Joseph-</b> stated to start the audit after tax season this year</p> <p><b>Mike-</b>asked what the other districts are doing and Shari responded that she believes they are waiting until next year, however she will find out. Joseph stated that Jung Lee, an accountant he knows, may be able to do it. Joseph will find out and get back to Shari if he would be able to do it.</p>	
<p><b>11).</b> <b>Discussion:ED</b> <b>Work from Home/Office-Schedule</b></p>	<p><b>Mike-</b>stated that he believes Shari should work from the office</p> <p><b>Nick-</b> stated that Shari is a highly competent professional and should be allowed to work from wherever it allows her to be the most efficient and if it's suggested she be in the office a couple times a week that's fine, but think it's ridiculous to force her to be in the office.</p> <p><b>Joseph</b> asked Shari to state what she prefers and why.</p> <p><b>Shari</b> responded that right now she prefers to work from home and feels more productive and is in constant contact with staff, property owners and business owners that call and email her everyday. She also stated that Ramon is in the office everyday and Venessa and Janina are in 3 days a week.</p>	

	<p><b>Courtney</b>-stated that she is in constant communication with Shari and that she is more productive working from home on a daily basis working longer hours than if she was in the office setting.</p> <p><b>Ramon</b>-stated he doesn't need Shari to be in the office and can get a hold of Shari anytime he reaches out to her and she always picks up the phone or emails him back right away and there hasn't been anyone walking in asking for Shari.</p> <p><b>Curt</b>-stated that Streetplus is a vendor and not employees of KONO and doesn't believe we should be putting too much on Ramon to be the point of contact even though he has built relationships with the business and property owners. He also stated that he would like to see KONO staff be more involved in building those relationships. Shari responded that most of the calls she receives from property owners are looking for Streetplus so she ends up forwarding the request to Ramon.</p> <p><b>Shakira</b> stated that Shari is great at her job and should be allowed to work from home.</p> <p><b>Nick</b> suggested that if it's absolutely necessary to have someone in the office, that we specify a block of time, office hours that she's there but no one can walk in to most government buildings or other agencies and expect to speak to someone so it doesn't make sense to require it even though it's a courtesy. Shari stated that she does come to the district often to meet with property and business owners. Ramon stated that he is at the office M-F 7-3:30pm and Janina and Venessa are there 3-4 times a week.</p> <p><b>Keun Bae</b>-stated that property owners need Shari in the office and if he comes to the office and Shari isn't there it isn't good and asked Shari to come to the office 5 days a week in 2023 and next year will consider a different schedule. Nick asked if Shari is contractually required to be in the office and Joseph stated that she isn't. Nick stated that you cannot force someone to be in the office and believes if you force her she will leave and let Shari propose what best works for her and working from the office is an old way of thinking. Shari stated that she is willing to possibly do 1-2 times a week. Joseph asked for Shari to come up with what works best for her and KONO and Shari agreed.</p>	
<p><b>12).</b> <b>Discussion:</b> <b>Increase assessments for the 2023-2024 Tax year (1%-5%)</b></p>	<p><b>Shari</b>-started to share her screen to review the reasons why KONO should increase the assessment and the history of increases that KONO implemented over the years. Some increases have been the COL increases, employee wages and Streetplus wage increases. She also stated that if the assessment is increased for 2023-2024 tax year that it would only increase the collected assessment by \$33k and divided by 450 parcels is \$74 per parcel.</p> <p><b>Nick</b>- stated that he is strongly opposed to any increase and pays a significant amount to the BID and would rather charge for First Fridays or eliminate the event altogether. Shari responded that OakFF has its own budget and the only contribution from KONO is \$25k per year. Nick responded, even \$25k is a lot and the businesses that benefit from First Friday should pay for it.</p> <p><b>Curt</b>-stated that his client feels the same way and pays a large amount of the assessment and it isn't the same amount for everyone.</p> <p><b>Mike</b>-stated that the assessment should be raised by 5% to cover increases in wages.</p> <p><b>Alan</b>-stated that he doesn't have a strong opinion at this point because he thinks the increase is warranted, however not fair to pass on the increased costs</p> <p><b>Keun Bae</b> asked how much is the current budget and how much is needed for next year and Shari responded the budget is \$668k and will approximately \$30-\$40k due to regular increases and the audit cost and the increase will need</p>	

	to be voted on in May. Nick believes we should come up with a more cost effective way to pay for increased expenses and the audit and not through assessment increases.	
<b>13). Action Item: Vote for Alex Hahn for Board Member</b>	<p><b>Joseph</b>-stated Alex Hahn was one of the founding members of KONO 15yrs ago and previously owned multiple properties in KONO and in Oakland and will be representing current property owner Rod Roddick.</p> <p><b>Alex</b>-stated that he has been doing business in Oakland for over 30 years and created KONO because his soul is in KONO</p> <p><b>Mike</b>- stated that he wants to know why Alex wants to join after all these years and that Alex's son caused a major issue with the Board a number years ago Alex responded that his heart is with Telegraph in Oakland and has more time now to serve on the Board.</p> <p>Alan asked how often Alex visits KONO and Alex responded that he visits 10 times a month because he has a property in Chinatown.</p> <p><b>Keun Bae</b>- stated that Alex is the one who helped him to invest in properties in KONO.</p> <p><b>Joseph</b> stated that Alex has many connections in Oakland and that can assist with KONO</p> <p><b>Shakira</b>- asked how Alex plans to specifically assist in helping KONO/First Fridays and Alex responded that he has lots of knowledge and can help in bringing resources to KONO. Mike stated that he wants to postpone the vote in order to inform all the Board members of why he doesn't believe Alex should be on the Board.</p> <p><b>Shari</b> stated to Mike that he cannot email all the Board members to discuss an agenda topic, that is in violation of the Brown Act. The nomination for Alex Hahn has been on the agenda for the last 3 months and was postponed several times prior.</p> <p><b>Curt</b> motioned to approve Alex on the Board</p> <p><b>Toni</b> 2nd the motion to approve</p> <p>No oppositions/2 abstentions</p> <p>Alex approved to be on the KONO Board</p>	<b>Action Item: Voted in Alex Hahn as new Board Member</b>
	<p><b>Meeting adjourned: 8:50pm</b></p> <p><b>Next Board Meeting: May 18, 2023 6:30 pm</b></p>	

By Courtney Russell and Edited by Shari Godinez