



Executive Committee Meeting Minutes
Date: March 7, 2023 from 6:00 pm to 7:00 pm
Location: Zoom platform

Present: Joseph Jung, Mike Thaler, Nick Myerhoff

Absent: Alan Wilk, Greg Harris

Staff: Shari Godinez, Courtney Russell, Ramon Hall

Guest: Curt Haven, Shakira Scott (Board members) Briana Brown, Council staff

<u>Subject</u>	<u>Discussion</u>	<u>Action</u>
1. Welcome and Establish Quorum	Meeting began 6:04pm Quorum established	
2. Open Discussion/Announcements	Introduction: Joseph Jung No discussions/announcements	
3. Staff Report: Executive Director Updates-Shari Godinez	Shari- <ul style="list-style-type: none"> Assessment was double paid by Alameda County. Shari is issuing a refund to them. Received updates on the Brown Act that will be reviewed in this meeting Interviewed 4 different people to conduct a Board training regarding the Brown Act and organizational operations-one has agreed to do it for free and can do it around lunch hours or late afternoon. Thanks to Alan, Joseph and Toni for giving donations to KONO. We are at 30% of donations from the Board and requesting we have 100% participation from the Board Started working on the KONO Annual report that goes to City council at the end of the month Courtney and I will be attending the West Coast District forum in San Jose, March 29th-March 31st Shakira, Toni and Courtney all attended the 2023 Economic Summit hosted by the Oakland Chamber of Commerce Oakland Chamber of Commerce is also hosting an event on June 14th at Fairyland New building coming to 2301 Telegraph Ave-8 story building of affordable housing Received only 12 responses for a survey asking the community what kind of businesses they would like to see in KONO. We received really good answers so we plan to send the survey out again in hopes to get more responses 	

	<ul style="list-style-type: none"> • Reached out to Kaiser in regards to adding lights to the mural at 27th and Northgate because the mural cannot be seen at night • Oakland First Friday banners have been installed in the district • Oakland First Fridays was successful in March. Shari missed the event due to illness. Only her 2nd miss in 10 years. • Courtney and I are close to finalizing the OakFF budget • Has a meeting with the Moxy next week to talk about sponsorship • Following up with Councilmember Fife in order to get a foot patrol officer for KONO and haven't heard back. Also called Brianna Brown who is logged into the meeting. • Received the \$20k reimbursement from the mayor's office for private security for Dec 2022. • Awarded the mini grant of \$4,700 for security cameras to be put towards the camera project. • There was a new installation of cameras at 630 Thomas L. Berkley and will connect to KONO's office cameras on Monday. Also waiting for a quote on camera installation at 34th and Telegraph and West Grand and Telegraph. • Volunteers successfully completed tree pruning in February and the compost bin was donated by Councilmember Gallo. <p>Brianna stated that she had been out sick but intends to get back to Shari regarding the foot patrol and will reach out to Councilmember Fife tonight to get an update. Shari stated that she would like clarification because she heard there would be 15 foot patrol officers and then it went down to 6 foot patrol officers. Shari emphasized that KONO really needs a foot patrol officer and wanted to know who is making the final decision on that. Briana responded that she needs clarification as well as to how the foot patrol officers will be divided throughout the city, who has the final say and will provide an update.</p> <p>Joseph asked regarding the survey if only 12 people responded and how does it get sent out and how does the community respond to the survey. Shari responded that she sent it out through email through a link by Survey Monkey and it also got sent out through social media. Joseph asked if there was any update on the arch project. Shari responded that she didn't have any updates and asked Briana if she did. Briana responded that she did not.</p> <p>Mike asked what the turnout was for First Fridays. Shari responded that she heard it was approximately the same amount as Oct last year which was a large crowd, despite the cold weather.</p> <p>Ramon agreed it was a considerably large crowd.</p>	
b) Streetplus Supervisor- Ramon Hall	<p>Ramon- stated that he and his staff are working on the tree well project as well as removing any weeds or overgrown vegetation. He also mentioned that due to the storm that's coming the team will slow down on that process and start clearing out any gutters that may have excess garbage in them throughout the district to avoid unnecessary flooding. Ramon stated that he is currently</p>	

	training his team to use a new system as they are no longer using the Geopal system.	
4) Action Item: Approve Minutes from February 7, 2023	Mike T-Motion to approve minutes Nick -2nd to approve minutes no oppositions/no abstentions Minutes approved	Action: Approved Minutes from February 7, 2023
5) Discussion Item: Update on Brown Act and in person meetings	Shari -started sharing her screen. Shari stated the updates to the Brown Act states that the Board are required to have in person meetings and at a location open to the public within district boundaries, however still must provide a zoom platform type alternative with video/audio capabilities. Shari also went over the two reasons why a Board member may be excused from the in person meeting and may only participate remotely for "just cause" for two meetings per calendar year. Shari mentioned that they have asked Rena Leddy to speak at the BID Alliance meeting to get more clarification on the updates. Joseph asked when did it go into effect and if it includes all non-profit Boards and Shari responded, February 23, 2023 and that she believes it did but will get clarification. Briana stated that she would ask for clarification. Curt -mentioned he has observed in other Board meetings, that everyone comes with their own laptops because everyone's face has to be visible on the meeting. Shari stated that she is going to the office prior to the next Board meeting to test out the best way to set up the meeting.	
6) Discussion Item: Review and discuss section of Bylaws on attendance	Shari -started sharing her screen that displayed the KONO bylaws that state that any Board members who miss 4 Board meetings within one calendar year will be automatically removed from the Board with no vote needed. Shari went on to read that if a Board member misses 50% of the meetings within a 12 month period or three consecutive meetings, that person would be subject to removal. Shari stated that she could give a warning upon a Board member missing 3 consecutive meetings, however wants to confirm with the Board if they want to start implementing these rules or remove them from the bylaws. Joseph agreed that Shari should have this as a discussion at the full Board meeting to decide if the rules will be implemented or removed from the bylaws and to also go over the updates of the Brown Act.	

<p>7)Discussion: Date & Location for Board Organizational workshop -for workshop on Board Governance, Members roles, & bylaws</p>	<p>Shari- stated that one of the proposals stated that she didn't have time to do the training, two other proposals gave her quotes for \$5k and \$1,200 and Tracey Everwine, who is the ED for the Mid-Market CBD agreed to do it at no cost.</p> <p>Joseph stated that since Tracey runs two different BIDs currently that she sounds like a good candidate. He also suggested that we could do the training on a Friday afternoon between 4pm-6pm and asked where Shari thought we should hold it. Shari asked Ramon about the event space at the Korean church. Joseph stated that it could be held at the office or at the Sequoia Country Club.</p>	
<p>8)Discussion Increase assessment for the 2023-2024 tax year 5%</p>	<p>Joseph asked Shari to go over the previous increases.</p> <p>Shari shared her screen and went through the increases that KONO implemented from 2017/18 to current year. Shari suggested that we raise the assessment this year to 5%. Shari then went through the reasons she believed we should raise the assessment which are cost of living increases, employee benefits, in person meetings, annual increases for insurance, rent and office utilities. Joseph asked what is the Maximum Assessment rate which was displayed on the spreadsheet. Shari responded that she needs to clarify that with NBS, however it displays the maximum rate KONO could be receiving but since we haven't taken the maximum increase per year KONO is way below that figure. Joseph stated that he believes raising the assessment 5% this year after raising it last year is a bit steep for the taxpayers.</p> <p>Mike stated that the inflation rate is higher than it's been in years. Shari stated that 8.7% is the cost of living increase currently.</p> <p>Curt asked Shari what the carry over from last year's budget was. Shari responded that she doesn't believe that we had a lot of carry forward even though we didn't spend the previous year's carry forward. Curt asked if the current year's budget was approved and Shari responded that it was minus her salary increase which will be updated once the Job Review committee approves an increase. Curt doesn't believe the increase should be implemented due to the property owners utilities, expenses etc increasing, unless KONO can show where their monies are being spent and it's a wise investment. Joseph asked, when the deadline is on deciding to implement the increase. Shari responded that she believes that it's July and will check if it's supposed to be included in her annual report. Mike asked if we know how much Streetplus will increase next year. Shari stated that since we don't have equipment costs, it would only be salary increases. Joseph requested that it be put on the agenda for the Board meeting for May.</p>	

<p>9)Discussion Review nomination of Alex Hahn representing Property owner, Rob Rodick (2022 and Telegraph Ave) (Rob Also owns property on 24th St. outside of KONO)</p>	<p>Shari-stated that she put Alex on the agenda so he could introduce himself to the Board, however he didn't show up to the meeting.</p> <p>Joseph stated that Alex was one of the founding members of KONO and owned a lot of properties in the district. He also stated that he currently lives in Danville but would like to be a part of the Board once again.</p> <p>Mike stated that since he didn't show up to this meeting to put it off until the next meeting. Shari responded that she will put it on the agenda of the full Board meeting. Joseph also stated that he knows a lot of business people in the city of Oakland and would be a great asset to KONO. Mike mentioned that Alex's son who was previously on the Board caused a lot of problems years ago and would like to question Alex to find out what is his intention. Shari stated she will put on the agenda for the Board meeting to vote on Alex Hahn, Board attendance policy, date for the Board training, and the assessment discussion.</p> <p>Curt suggested also discussing at the Board meeting, having a full audit of KONO. Joseph asked if it was decided that the city isn't requesting an audit. Shari responded that it is no longer requesting that it be completed this year and can postpone it until next year. Joseph stated that we can request the audit on our own after tax time. Mike and Curt both stated that it should be a third party and not our current accountant to complete the audit. Shari stated she will put the audit discussion on the Board meeting agenda. Mike stated that it doesn't make sense to enforce in person meetings when the update only passed in January when meetings are already set for the year. Joseph stated that Shari will confirm how we are supposed to proceed.</p>	
<p>10) Meeting Adjourned</p>	<p>Meeting adjourned 6:54pm</p> <p>Next meeting Tuesday April 11, 2023 at 6:00 pm</p>	

Minutes by [Courtney Russell](#) and Edits by [Shari Godinez](#)