Board of Directors Meeting  
May 23, 2022, 5:00 pm  
(Meeting is being held online due to the ongoing COVID-19 pandemic)  
Meeting Minutes  
FINAL/APPROVED 6/27

Present:
Board Members  
Mike Vuong, Business Owner Seat, Boys and Girls Clubs of San Francisco – President  
Rhiannon Bailard, Property Owner Seat, UC Hastings Law – Vice President  
Adama Bryant, Resident Seat  
Leigh Chang, Property Owner Seat, L37 Partners  
Rene Colorado, Jr., Business Owner Seat, Lers Ros/Esan Classic  
Aashish Karkhanis, At-Large Seat, Foley & Lardner LLP – Secretary  
Jennifer Kiss, At-Large Seat, Platypus Advisors  
Naomi Maisel, Business Owner Seat, La Cocina Municipal Marketplace  
Eric Rodenbeck, Property Owner Seat, Condominium in The Hamilton  
Adam Tetenbaum, Property Owner Seat, Olympic Residential Group – Treasurer  
Jaime Viloria, Resident Seat

Staff  
Simon Bertrang, TLCBD Staff  
Abigail Blue, TLCBD Consultant  
Aseel Fara, TLCBD Staff  
Lorraine Lewis, TLCBD Staff  
Esan Looper, TLCBD Staff  
Greg Moore, TLCBD Staff  
Alicia Seleska, TLCBD Staff  
Christy Shirilla, TLCBD Staff

Absent:
Board Members  
Soha Abdou, Property Owner Seat, CCDC  
Susie McKinnon, Property Owner Seat, Cova Hotel  
Cindy Ramesh, Property Owner Seat, Hilton
1. **Call to Order. Welcome and Update on Executive Director**
   M. Vuong called the meeting to order at 5:02 pm.

2. **Discussion: Communications Updates**
   S. Bertrang gave an update on the Executive Director and HR Manager search. The Clean Team is now fully staffed. He just received a heads up that the Mayor will make an announcement tomorrow of a significant investment in TL ambassadors. The Dodge Alley activation has been very successful. Community Spotlight subjects may be suggested by staff, Board members, etc.

3. **Update: TLCBD Board Application and Timeline**
   M. Vuong shared the open seats are: 1 property owner, 2 business and 1 resident. They currently have 1 resident applicant. The application is open until at least the end of this week. Elections will be held June 27th during a special Board meeting. He will lead the interviews and email the applications and interviews to the Board. Each applicant will be invited to the June 27 meeting. Only R. Colorado is terming out.

   **[Action: Additional outreach will be revisited next March for the FY24 term.]**

4. **Action: Vote on Board of Trustees**
   **MOTION:** Approve the proposed terms as put forth on the key Term Sheet for the Creation of the Board of Trustees of North of Market/Tenderloin Community Benefit Corp. with better language around appointees and trustees not being voting members at full Board and Executive meetings.

   Moved by: M. Vuong
   Seconded by: A. Tetenbaum
   Abstained: A. Bryant
   Passed: yes

   S. Bertrang explained all former Board members would be eligible. The term would be 4 years. The maximum number of seats would be double the number of seats on the Board. A maximum number of 5 people could be appointed this year.

   A. Karkhanis added that the idea was to be thoughtful about 2 fundamental aspects of how the Board of Directors works: 1) term limits, and 2) classification.

   M. Vuong clarified that a Board member cannot be a trustee at the same time. R. Bailard asked what the interaction between the Board of Directors/Executive Committee and the Board of Trustees will look like. A. Karkhanis responded that the Board of Trustees cannot be involved in the Executive Committee, but can be a part of any other committee.

5. **Update: Board Retreat Report/Synthesis**
   A. Blue presented a recap and progress report on the work from the Staff Retreat of 2021 and highlighted the proposed org chart.

   A. Blue also highlighted the Guiding Principles that came out of the retreats:
   1. Center children, families, seniors, and small businesses.
   2. Provide a connection to impactful/meaningful services.
   3. Engage in genuine community process.
   4. Must improve environmental conditions of the neighborhood.
6. Action: Vote on Annual Increase to Assessment  
   MOTION: That the Board of Directors of the Tenderloin Community Benefit District (TLCBD), based on the attached Memorandum dated 4/20/22 and using the February 2022 Bureau of Labor Statistics’ San Francisco Bay Area Consumer Price Index calculation as the basis of decision:

   1. approves an FY23 increase of 4% on the annual assessment on each property in order to keep pace with inflation;

   2. directs staff to communicate to all property owners annually about both the increased assessment and the accomplishments of the organization in the previous year.

   Moved by: M. Vuong  
   Seconded by: E. Rodenbeck  
   Abstained: J. Viloria  
   Passed: yes

7. Action: TLCBD Camera Policy Ad Hoc Committee  
   S. Bertrang encouraged Board members interested in Camera work to read the Mayor’s Press Release disseminated with the Board meeting agenda.

   [Action: L. Lewis will reach out to M. Vuong, J. Kiss, E. Rodenbeck, and R. Bailard to form an Ad Hoc Committee.]

8. Action: Approve March Minutes  
   MOTION: Review and approve the draft minutes of the March Meeting of the Board of Directors.

   Moved by: A. Karkhanis  
   Seconded by: R. Bailard  
   Abstained: R. Colorado, J. Kiss, N. Maisel  
   Passed: yes

9. Information Sharing: Announcements & Future Agenda Items

   The meeting was adjourned at 6:32 pm.

   Next Board of Directors Meeting  
   Monday, June 27, 5:00 pm | Online - Zoom