# Board of Directors Meeting Minutes

**Date:** Tuesday, November 12, 2019 from 6:40 pm to 8:30 pm  
**Location:** KONO office, 2633 Telegraph Avenue Suite 109, Oakland, CA 94612

**Present:** Joseph Jung, Sonja Brooks (By Phone), Mike Thaler, Mindy Landmark (By Phone), Zabrina Law, Hyowan Kim, Alan Wilk, Elisse Douglass  
**Absent:** Charlie Hahn, Kuen Bae Yoo  
**Staff:** Shari Godinez, Greg Harris, Lathan Hodge  
**Guests:** Matt Ticknor, Maggie (Resident)

<table>
<thead>
<tr>
<th><strong>Subject</strong></th>
<th><strong>Discussion</strong></th>
<th><strong>Action</strong></th>
</tr>
</thead>
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| 1. Introductions:  
Call to Order  
Establish Quorum: Joseph Jung, President | Quorum established | |
| 2. Public Comment, Announcements/Open Discussion | Joseph: Announced that everyone should come out and see the “Notes from Korea” symphony production at the Paramount Theatre in Oakland. | |
| 3. Presentation:  
Matt Ticknor, 2600 Telegraph proposed housing project | Matt: On track to file a development application with the city of Oakland for the proposed project stated at 2600 Telegraph on or around November 25, 2019. This would be a mixed-use building with two hundred twenty five (225) apartments and ground floor commercial space. There will be parking for one hundred sixty (160) cars. Matt has done a lot of outreach to the community and has received a lot of positive feedback on this project.  
The city of Oakland considers the Northwest corner of the site to be very important as it is the first parcel of downtown Oakland. As cars exit the freeway and travel down 27th to Telegraph Ave. this corner of the building will be the first thing they see. Per the request of the city of Oakland, this part of the building will be presented as “prominent”. Retail space on the ground floor will begin on 27th street and wrap around the corner. The building is zoned for one hundred seventy six (176) apartments and three thousand (3,000) sqft of commercial space. Eight percent (8%) of the apartments will be offered at below the market rate for very low income level applicants, which will put whomever qualifies in a lottery for the apartments. | |
| **3. Continued** | Because the development company is offering BMR apartments, they are being awarded a twenty five percent (25%) “state density bonus”. What this means is the apartment number will increase from one hundred seventy six (176) to two hundred twenty five (225) apartments. The building itself is an eight story building that goes up to ninety (90ft) feet. They want to have a “placemaking” public art feature TBD (ie: San Jose Airport mural of “hands in the air”). The building will feature an entryway garden that will lead to the lobby. Bridges will connect the towers and residents will be able to watch and enjoy the OakFF events from that vantage point. |
| **4. Staff Reports:** | **a. Security & Operations (Lathan Hodge)**

**Lathan:** S1st has been seeing a lot more garbage and random garbage cans being pushed into the district. There has been more broken glass in the Gogi Time parking lot and the Church on 27th street parking lot. Caltrans has been contacted about garbage and fires associated with the homeless encampments in the district. |

| **b. Oakland First Fridays (Greg Harris)** | **Greg:** The November 1, 2019 OakFF event went very well as ninety-seven percent (97) of the retail vendor part of the event was sold and eighty one percent (81) of the food vendor side of the event was sold. **Wells Fargo** sponsored the stage and lighting for the stage. OakFF partnered with the **Burning Man Art Team**, which went very well.

The December 6, 2019 event will feature a **Christmas toy drive** in the **Kids Zone** and the OakFF office at 2633 Telegraph Ave. Suite 109 will be the collection station for both **toys and “One Warm Coat” drop offs**. OakFF has also partnered with many businesses in the district for toy and coat drop offs as well. The Kids Zone will also be decorating trees and giving them away to the Northgate Tuff Shed Community.

**Staff:** Jasmine Perez has resigned due to two break-ins of her vehicle within a month. We have a new employee who is replacing her, Sara Heady. Sara will start on December 12, 2019.

**Intern:** Josefina Llona (from Chile) will be with OakFF until December 6, 2019 and another intern Emily Jukic, who will be with OakFF on Jan 14, 2020 until February 21, 2020. |
c. Executive Director
(Shari Godinez)

Shari: Attended a presentation of “Pulse of Oakland” on November 6, 2019 at Yoshi’s, sponsored by Oakland Chamber who provided a complimentary ticket.

Shari met with Elizabeth Kuwasa, Senior Project Developer for Mercy Housing along with Amy and Eileen to discuss a new development at 2125 Telegraph Ave. for new senior affordable housing. It will include ninety three (93) units and also offer retail space.

Shari and Elisse attended the Downtown Oakland Specific Plan meeting with the Uptown and Jack London Square BID managers. Shari and Elisse spoke about including BID/CBS’s role in the implementation of the plan. Also to recognize the existing cultural arts events such as Oakland First Fridays and the cultural district KONO. They asked us to review the policy sections of the plan and suggest how BID/CBD’s can help with the implementation. The deadline is November 8, 2019.

Shari reached out to Councilmember McElhaney to contact Kaiser regarding the property at 27th/Northgate (parking structure) to inquire about a mural as a graffiti abatement tool and to also ask about opening the parking structure for public parking.

KONO advertised an Open House meeting on November 20, 2019 at 6pm at Chapter510’s location (2301 Telegraph Ave.) for the 2600 Telegraph Ave. project.

Marketing/Beautification: KONO is still working on completing the mosaic trash cans in the district with local artist Juan Lopez. His price per can increased from twelve hundred ($1,200) per can to thirteen hundred fifty ($1,350) per can. The next three (3) cans to be completed will be at:
1. 2003 Telegraph Ave. (Former Angel Beauty Supply)
2. 2440 Telegraph Ave. (at the corner)
3. 2517 Telegraph Ave. (Marwa Market)

We advertised a vaccine clinic at Gogi Time.

Oakland First Fridays: Shari met with Jean Durant, President of Art Murmur to discuss a partnership with OakFF. Shari and Mike Woolson worked on three (3) grants from the California Arts Council with a short turn around deadline from the time they discovered the grants.
<table>
<thead>
<tr>
<th>Action Item</th>
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<tbody>
<tr>
<td>5. Approve Minutes for October 16, 2019</td>
<td>Sonja motioned to approve the minutes for September 10, 2019. Mike seconded the motion. Minutes for October 16, 2019 were approved.</td>
<td>The minutes for October 16, 2019 were approved.</td>
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<td>6. Vote to approve Board nominee, Matt Ticknor</td>
<td>Mike motioned to approve Board nominee, Matt Ticknor. Sonja seconded the motion. All approved.</td>
<td>Matt Ticknor was approved to be a KONO Board Member.</td>
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<td>7. Vote to approve financial reports for KONO and OakFF</td>
<td>Mike motioned to approve the financial reports for KONO and OakFF. Hyowan seconded the motion. Sonja and Mindy abstained. The financials for KONO and OakFF were approved.</td>
<td>Financials for KONO/OakFF were approved. *Shari to ask Kenny about items mentioned.</td>
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<td>8. Vote to approve a Board member for Secretary of Board</td>
<td>Mike motioned to approve Elisse Douglass for Secretary of the KONO Board. Matt seconded the motion. All approved.</td>
<td>Elisse Douglass was approved for Board Secretary.</td>
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<td>9. Vote to approve letter of support for 2600 housing project</td>
<td>Mike motioned to approve the letter of support for 2600 housing project. Elisse seconded the motion. All approved.</td>
<td>Letter of support for the 2600 housing project was approved.</td>
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<td>10. Discussion: Board Annual Dinner: date and location TBD</td>
<td>The annual Board dinner will be held at Yoshi’s Restaurant, date will be TBD.</td>
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### 11. Discussion:
KONO Annual Board Retreat, pick a date at the end of January 2020

The Board Retreat dates to choose from will be January 25, February 1st or February 8, 2020
The location of the retreat TBD

### 12. Meeting Adjourned

Meeting Adjourned at 7:50pm

### Next Board Meeting:

December 10, 2019 @ 6:30pm

Minutes by: Shellae Ruffin & Edited by Shari Godinez