Executive Committee Meeting Minutes  
**Date:** November 5, 2019 from 6:00 pm to 7:00 pm  
**Location:** KONO office, 2633 Telegraph Avenue Suite 109, Oakland, CA 94612  

**Present:** Joseph Jung, Sonja Brooks, Mike Thaler  
**Staff:** Shari Godinez, Greg Harris, Lathan Hodge  
**Absent:** Guests: Matthew Ticknor, Maggie (Resident-Uptown Place condos)  

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<thead>
<tr>
<th>Subject</th>
<th>Discussion</th>
<th>Action</th>
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<td>1. Welcome and Establish Quorum</td>
<td>Quorum was established</td>
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| 1A. Public Comment/Open Discussion  | **Maggie (Resident-Uptown Place condos)** Stated that there is no place to leave the building’s two (2) large dumpsters (Landfill and Recycle) at a non-metered spot on the street. Currently they are forced to leave them in parking spaces seven (7) days a week because if they do not, there are cars parked in those spaces and there is no where to place the dumpsters for trash and recycle pick up. Maggie stated that it has created issues with easy access to the trash for the building and it’s an eyesore to keep them out seven (7) days a week along with lost revenue to the city for two (2) parking spaces. Maggie is requesting a **Yellow curb** to be painted to place the two (2) dumpsters on trash day and then remove them for the rest of the week. There are one hundred twenty (120) residents in the building. The building has already contacted 311 to paint the curb and they were told there is no money in the budget to paint the curb. Maggie stated that the building offered to pay for it themselves and would just need permission to do so. **The location is 630 Thomas L. Berkeley.**  
**Matt** suggested she go to the fourth (4th) floor counter of the Traffic department.  
**Shari** suggested that the city put up **“NO PARKING”** signs for the day trash is picked up and then parking can resume in those spots. The trash dumpster situation would be solved and the revenue for the city would not be impeded. |        |
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<th>2. Staff Reports; Oakland First Fridays Updates (Greg Harris)</th>
<th><strong>Greg:</strong> November 1, 2019 OakFF event was successful. On the retail vendor side was at ninety-seven (97) percent of capacity. The food vendor side was at eighty-one (81) percent of capacity. OakFF partnered with the Burning Man Art team, which went very well. <strong>Wells Fargo</strong> sponsored/provided the stage for this event. The December event will feature a “Christmas” theme in the Kids Zone and will continue the Toy Drive along with the One Warm Coat drive. There will also be “Pictures with Santa”. <strong>Greg</strong> wants to decorate some trees and donate them to the Tuff Shed Community on Northgate. The KONO office at 2633 Telegraph Ave. Suite 109 will also be a drop-off spot for toys and coats during the weeks after the event. OakFF has partnered with KP Market and ECO to place containers in their establishments for toys and coats. <strong>Security:</strong> ESP, B.O.S.S. and OPD are the official security teams for the OakFF event. <strong>Interns:</strong> We have a new intern from Chile, Josefina Luma, who will be working with the OakFF team until December 10, 2019. We also have Emily Juke from Australia coming January 14, 2020 until February 21, 2020. There are also two other women who want to donate their time on a part-time basis. They believe in what OakFF has done and have already donated their time twice.</th>
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<td>b. Executive Director Update: (Shari Godinez)</td>
<td><strong>Shari:</strong> Tomorrow there is a breakfast at Yoshi’s Restaurant, which will be hosted by the Chamber. They gave out tickets to all of the BID managers and Shari will be attending representing KONO. We shared the information for the Oakland Symphony’s upcoming Korean Concert on November 15, 2019 at the Paramount Theatre through our social media, website and email database. <strong>Shari</strong> met with Elizabeth, Amy and Eileen of <strong>Mercy Housing</strong> to talk about the new development at <strong>2125 Telegraph Ave</strong>. They are offering affordable senior housing, which will have ninety three (93) units with retail space on the ground floor. <strong>Shari and Elisse</strong> attended a meeting for the downtown BID managers from KONO, Uptown/Downtown and Jack London. The meeting was to discuss the Downtown Oakland Specific Plan that has been in the works for years now. The BIDS requested the meeting so the BIDS would have more of a “voice” in the plan being proposed. <strong>Shari</strong> and Elisse brought up the issue that the plan mentions art, culture, music, and festivals in a general capacity, however, OakFF is not mentioned anywhere in the plan nor do they mention KONO as a district.</td>
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b. Continued

These two oversights were mentioned by Shari and Elisse and asked that OakFF and KONO be added to the plan. Shari and Elisse asked that the existing festivals (OakFF, Third Thursdays etc.) also be included. The deadline to respond to this phase is Friday, November 8, 2019.

**Mosaic Litter Cans/Art:** Local artist Juan Lopez plans to start this week on completing seven (7) trash cans in the KONO district on Telegraph Ave. His fee for each can has increased from twelve hundred ($1,200) dollars per can to thirteen hundred fifty ($1,350) per can. Shari and Greg met with Jean, President of Art Murmur. She asked to meet with us about collaborating together.

**Shari and Mike** worked together to submit two (2) grants to the California Arts Council working with a very short turn-around time once they discovered these grants were available. One of the grants focuses on “storytelling”, which is exactly what KONO/OakFF wants to implement. We want to start with interviewing the people who “started” First Fridays along with interviewing vendors who want to tell their stories around the event. There is also another grant available, but submission has to be in by this Friday.

**B.A.R.T.** sent us an updated ridership on the day of the OakFF event at the nineteenth (19th) street station. The result was sixteen thousand (16,000) riders on OakFF, which is four thousand (4,000) over a regular Friday, which shows a spike in ridership during the OakFF event.

**Car Break-ins:** KP Market sends video to Shari every week showing cars getting broken into in their parking lot. Car break-ins have really gotten out of control. Shari submits the video to the OPD Captain, but unfortunately, the plates on the vehicles containing the assailants are stolen plates. The devices they are using to break the windows do not cause car alarms to go off, which presents a big problem.

**Joseph:** Asked what promotion KONO is doing for the Korean Concert at the Paramount Theatre. Shari stated that it is coming out in the KONO newsletter on Friday. Joseph requested that it be featured on the KONO website’s opening page for a week as well.

**New Project:** Matt stated that there is a new Co-Living building project breaking ground soon where the empty Angel Beauty Supply on 20th/Telegraph currently resides. He believes the building will be eighteen (18) stories high.
| C. Security & Maintenance (Lathan Hodge) | **Lathan:** The homeless individual “Raider” is no longer camped at 24th/Telegraph Ave. He is still in the district daily. Last week there was a major fire under the freeway at 34th/Telegraph Ave. Lathan believes that Joe DeVries should be invited along with Amy (CalTrans representative) for a meeting regarding this issue as this is not the first fire that has happened there. CalTrans involvement is mainly because there is a lot of trash on CalTrans property at 34th/Telegraph Ave along with the property behind Walgreens on 34th/Telegraph Ave. S1st reached out to Amy to find out when the next CalTrans cleanup will happen. The city of Oakland cleaned up homeless encampments on 29th street approximately three (3) weeks ago, but it is already accumulating homeless individuals again. There have been a lot of auto break-ins at 25th, 26th and 27th streets near Broadway. Two (2) “crews” were arrested approximately a week ago, who were involved in home robberies and robberies on the street.  

**Norcal Medical:** The property owner reached out to Safety1st regarding problems with homeless people in their parking lot. Safety1st shared information with them about neighborhood services about the OPD department that deals with neighborhoods and Training.  

**KP Market/Waste Management:** Waste Management continues to leave the gate open at the KP Market parking lot after they empty the dumpsters. Shari stated that along with Waste Management leaving the gate open, it has been left open on non-trash days as well. Shari suggested possibly exchanging the extra large dumpster, which does not have wheels, with two smaller dumpsters on wheels so it can be moved outside the gate on pick up day and WM will not need to open the gate. Safety1st can unlock and open the gate to push out the dumpsters the night before, closing and locking the gate behind them and then pull them back in the following morning once the trash is picked up. They would be responsible for closing and securing the gate and take Waste Management out of the process of closing the gate. As it's been stated numerous times before, this neglect jeopardizes our use of the space in KP Markets parking lot and we could lose the privilege of using their lot for the dumpster.  

**Action:** Shari to contact the city or WM and ask for two large dumpsters on wheels to replace the current dumpster, which has no wheels. |
| 3. **Action Item:** Approve Minutes from September 3, 2019 | Mike motioned to approve the minutes from September 3, 2019  
Sonja seconded the motion. All approved, no objections, no abstentions.  
Minutes from September 3, 2019 were approved | **Action:** Minutes from September 3, 2019 were approved |
| --- | --- | --- |
| 4. **Action Item:** Review & approve financial reports through September 2019 | Mike motioned to approve the financial reports through September 2019  
Sonja seconded the motion  
Financial reports through September 2019 were approved | **Action:** Financial reports through September 2019 were approved |
| 5. **Discussion:** Review new Board nominee (Matt Ticknor, Property owner) | Matthew Ticknor is a developer specializing in multifamily mixed-use infill projects. With over two decades of real estate development and finance, Matt has been involved in the development of 7,800 homes and 115,000 sqft of commercial space. Matt’s company, Junction Properties, has completed two projects in downtown Oakland delivering 175 apartment homes. Junction is currently in the process of developing 2600 Telegraph Ave. The site will have 225 apartments with community space. The ground floor will be commercial space. Matt is from New York and moved to San Francisco in 2007. His company has a big stake in the KONO district and they are committed to seeing it prosper.  
**Joseph Jung,** President of KONO stated that it is the recommendation of the KONO Executive Board to approve Matthew Ticknor as a new KONO Board Member. The vote will commence at next week’s full Board of Directors meeting. | |
| 6. **Discussion:** Timeline for KONO 2020 Budget: Committee (Mike & Elisse) | **Shari:** Working with Mike and Elisse and the goal is to have the draft budget ready by December 3, 2019 and then set it to a vote on **December 10, 2019** at the Board of Directors meeting. Elisse suggested drafting a strategic plan before completing the budget and a draft of the strategic plan is scheduled to be done by **December 3, 2019** as well and then put to the full Board for **review** at the same Board of Directors meeting on December 10, 2019. **Shari** suggested to have a **Board Retreat in January** before deciding on a final strategic plan so that priorities may be discussed about what gets done in the KONO district. | |
7. **Discussion:**
**Protocol for length of Board meetings**

It was discussed that neither the Executive or the Board meetings should be longer than one hour and fifteen (1 hour 15 min) minutes. If the meeting needs to be extended, it should be voted on. If there is a presentation, the agenda items could be shortened to keep to the stated time. Sonja volunteered to be the time keeper for each item on the agendas at both the Executive and Board of Directors meetings. In the event that she is not in attendance, someone else will be asked to be the time keeper for the meeting.

8. **Discussion:**
**Timeline for creating strategic plan for KONO**

- December 3, 2019: Create a draft (Elisse & Shari, ?)
- December 10, 2019: Board to review draft (Full Board)
- January 2020 (date TBD): Board Retreat: Final Draft (Full Board)

9. **Discussion:**
**Filling the Secretary position**

This position will be voted on at the full Board of Directors meeting November 12, 2019.

10. **Action Item:**
**Set November 12, 2019 Board Agenda**

1. Board Nomination
2. Financial Reports
3. Board Retreat (Pick a Date/Location)
4. Vote on Secretary Position
5. Vote on letter of support for Matt’s project

11. **Open Discussion/Announcements**

**Matt:** Matt stated that the update on the pre-application package of the project at 2600 Telegraph is as follows:

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. There will be approximately six thousand (6,000) square feet of ground floor commercial space. The building itself is an eight story building that goes up to ninety (90ft) feet. It will have two hundred twenty five (225) apartments. They want to have a “placemaking” public art feature (ie: San Jose Airport mural of “hands in the air”). The building will feature an entryway garden that will lead to the lobby.

The average apartment size will be approximately eight hundred (800) square feet and there will be parking for one hundred sixty (160) cars.

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*Next Executive Committee Meeting*

**Meeting Adjourned at 7:16pm**

**Tuesday, December 3, 2019 at 6:00 pm**

Minutes by: Shellae Ruffin & Edited by Shari Godinez