Executive Committee Meeting Minutes  
Date: July 2, 2019 from 6:10 pm to 7:20 pm  
Location: KONO office, 2633 Telegraph Avenue Suite 109, Oakland, CA 94612

Present: Joseph Jung, Mike Thaler, Sonja Brooks  
Nominee: Zabrina Law (Eco Cannabis)  
Staff: Shari Godinez, Kyle Franklin (Safety1st partner),  
Absent: Greg Harris, Festival Coordinator  
Guests: none

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<thead>
<tr>
<th>Subject</th>
<th>Discussion</th>
<th>Action</th>
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<tr>
<td>1. Welcome and Establish Quorum</td>
<td>Quorum was established</td>
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| 2. Staff Reports:  
  a) Oakland First Fridays Greg Harris | Greg: N/A |  |
| b. Executive Director Updates: Shari Godinez | Shari’ Report:  
  Office: Purchased 4 refurbished Mac laptops with preloaded software @ $500 each.  
  Updated the KONO budget since last meeting and it is accessible (shared with the Board) in Google Drive.  
  Per Joseph’s request, Shari sent the list of assessments to Board as well to review.  
  Shari met with one of the property owners of the new building at 26th/Telegraph yesterday, July 1, 2019. He stated that they were in negotiations with an Italian restaurant currently based in San Francisco. Although they came very close to signing a deal, the investors from Italy decided against the deal because of the way the neighborhood looked with the large number of homeless. The owners are still hoping to put a restaurant in the commercial space. Occupancy in the building will begin on August 5, 2019. They are offering 2 & 3 bedrooms with equal number of baths, hoping to attract families or college students. The same developers are also starting a project on 21st/Telegraph going towards Northgate. Shari also spoke with him about joining the Board. |  |
**b. Continued**

| Shari went and spoke at the City Council Community Economic Development Committee in support of the Kaiser project at 2100 Telegraph Ave. Shari asked about requiring more parking as part of the project. One of the utility boxes to be repainted has been completed across the street from the office. Shari spoke at the Cultural Arts Grant meeting. If awarded, KONO will receive $20,000. We are competing with approximately 50 other organizations. KONO scored 89.6%, but the committee may only give grants to organizations who scored 90% or above. Denise is asking that the five organizations who scored in the 89% range get funded as well by asking for additional funding to be made available. Another solution Denise mentioned was to reduce the amounts the other 17 organizations who scored 90% or above receive. Those other organizations who scored in the 89% range includes the Asian Health Service, Youth Radio and the Ethiopian Community Cultural Center. If this happens, KONO may receive $17,000. The grant committee wants us to come and speak on July 10, 2019 to ask City council for more funding for Cultural Arts. **Greg** will attend and speak on KONO’s behalf. |

**c. Security & Maintenance:**

| Lathan Hodge |

**Staff Resignation:** The development director that KONO hired, Ari Curry, resigned last week citing personal matters. **OakFF:** The July 5, 2019 event has been moved to July 12, 2019 at the order of the Oakland Police Department. Oakland First Fridays decided to hold a town hall meeting on July 5, 2019 from 7pm - 9pm and we are inviting the community to attend and discuss OakFF and what potential changes they would like to see happen. Shari and Greg attended an event and picked up a lot of potential sponsors. Shari has noticed that Greg is very good at obtaining sponsors and connecting with people/companies. Prior to Ari Curry’s resignation, Shari took in-bound sponsors off of his plate and gave the responsibility to the vendor processing team since he was not responding to sponsor inquiries (in-bound). Now that Ari has resigned, Greg has been handling outbound sponsors. Shari is holding off on hiring another development director as Greg is doing a great job thus far. Shari has been meeting with City Council members to evaluate where they stand on the OakFF event. Thus far, she has met with District 2 (Nikki Fortunato Bas), District 5 (Noel Gallo) and District 6 (Loren Taylor). One of the property owners, **Matthew Ticknor**, from the new building across the street wants to help find OakFF funding as he is in support of the event. |
## b. Continued

### Nikki Fortunato Bas (District 2): Requested an audit of the entire Oakland Police Department and the results showed the highest paid staff person in the city of Oakland is in the Special Events Department for OPD. The results showed that an average of eighty (80) hours per week of overtime was assigned to one individual to the amount of a few million dollars in overtime.

**Security & Maintenance:** Shari has received complaints from a property owner at 22nd/Telegraph, between the 500 - 600 block, about not having cleaning services for the last two (2) weeks. Per Kyle Franklin, partner of Safety1st, he stated that the area was cleaned last Saturday June 27, 2019 by Valerie, an employee of Safety1st. Kyle asked her specifically about the W Grand/San Pablo/22nd/20th areas and Valerie assured Kyle that those areas had been cleaned. Kyle stated that he will address this and correct it.

KP Market has continually complained that the gate to their parking lot across the street from the market where the district's garbage dumpster resides is constantly left open, where as they have asked that it be shut at all times after use. Lathan stated that it was one of the Safety1st employees who had left it open. This poses a great problem if not resolved in that KP Market may not continue to allow KONO to keep the garbage bin in their parking lot as they are allowing us to use it free of charge and the gate is frequently left open.

Shari has requested a complimentary recycle dumpster from the City of Oakland since we have moved from the 2301 Telegraph Ave. building where we utilized the recycle bin at that address. Shari is waiting to hear if that will happen.

## c. Security and Maintenance

### Lathan Hodge

Kyle Franklin: During this meeting, Kyle received a text message from the manager of Safety1st Lathan Hodge regarding the complaint of the 500-600 block of 22nd/Telegraph. Lathan stated that he has dealt with that area and spoke personally to the resident who issued the complaints. Lathan stated to Kyle that he personally drove through the area and reported that it was cleaned.

**Stats From Last Month:** 190 Trash bags collected, 24 yards of trash removed, 112 merchants contacted, 98 homeless persons moved, 65 issues of graffiti were resolved.

Safety1st continues to work with Captain Bolton and Lieutenant Royal about burglaries in the district along with the Beer Garden (Beeryland) break-ins and regarding 2407 Telegraph and the “open” drug dealing in front of that building along with the loud music being played there. Kyle stated that Safety1st is working with the Community Resource Officer, Captain Bolton, and Lt. Royal regarding the loud music.
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<th>c. Continued</th>
<th><strong>Zabrina:</strong> Stated that Safety1st is welcome to utilize their (Eco Cannabis) armed guards as witnesses or for information regarding anything or any problems they witness in the district.</th>
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<td><strong>3. Action Item:</strong> Approve Minutes from June 11, 2019</td>
<td>Sonja motioned to approve the minutes from the June 11, 2019 Executive Committee meeting. Mike seconded the motion All Approved</td>
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<td><strong>Action:</strong> Minutes approved from June 11, 2019</td>
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<td><strong>4. Action Item Review and approve Financial reports through May 2019</strong></td>
<td>Mike motioned to approve the financial reports through May 2019 Sonja seconded the motion</td>
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<td><strong>Action:</strong> Financials approved through May 2019</td>
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| **5. Discussion: Review new Board nomination** | **Zabrina Law:** Has done a lot of youth lobbying and civic service. She is interested in joining the Board partly because it is part of her salary package. She is interested in economic development, which she studied in school before she began working in marketing. She has done international development work in China. Zabrina is very interested in building partnerships and community alliances. The CEO of ECO Cannabis (Kevin Ahaesy) is a Cal graduate. They have a cultivation facility near Sobrante Park and they have incubated eight (8) licences. The ECO Cannabis store employs approximately twenty (20) employees. 

**Zabrina** asked the Board, over the last three (3) months what they think the “biggest win” and “biggest challenge” for KONO has been. 

**Sonja** stated that the “biggest win” for KONO is relocating to this new office. Sonja stated that the “biggest challenge” has been the Oakland Police Department. 

**Kyle** stated that (not necessarily just over three months) one of the “biggest wins” for KONO is that vacancy is very low (approximately 0.5-1%). KONO is one of the fastest growing districts in Oakland. |

6. Discussion: Increase KONO Assessments (1-5%) for 2019-2020 fiscal year

The vote to increase the assessment was 3 to 3 at the last Board meeting, a tie, and Joseph asked Shari to do some research to find out how often other BID districts raise their assessments.

Shari:

**Fruitvale District**: Raised assessments four (4) times in their ten (10) year cycle. They are raising assessments this year and plan on raising assessments every single year moving forward because they found that they are falling behind when it comes to cost of living increases. The increase Fruitvale is implementing is five (5) percent every year.

**Temescal District**: Raising five (5) percent this year and found they fell behind financially in the years they did not raise it. They raised assessments four (4) percent the previous year. The Temescal Board has agreed to raising assessments every year moving forward.

**Uptown/Downtown - Two (2) separate BID’s**: Set to automatically raise assessments five (5) percent every year. The Uptown/Downtown Board felt very strongly that assessments needed to be raised every year in order to keep up with inflation, new projects and maintenance of new projects that are to be implemented.

Kyle stated that while he understands why property owners don’t want an increase, a lot of property owners pass the increase on to their tenants and some property owners are charging triple net and the increase is not coming out of their own “pockets”. The increases will only continue to help the district and property values have only increased in the KONO district.

Joseph stated that the Board will vote on this again at the next Board meeting.

Shari invited Board members to attend the Town Hall Meeting on July 5, 2019 at the KONO office from 7pm-9pm.

7. 2nd Review draft of KONO 2019 Budget

To be moved to Closed Meeting to discuss staff wages.

8. Action Item: Set July 9, 2019 Board Agenda

Board Agenda:
- 2nd Review of KONO Budget
- Vote on nominee, Zabrina Law, as a Board member
- Vote for five (5) percent increase on assessments
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<th>9. Open Discussion/Announcements</th>
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<tr>
<td>*Next Executive Committee Meeting</td>
<td>Per Board Request: No meetings in August 2019</td>
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<td>Next meeting: Tuesday, September 3, 2019 at 6:00pm</td>
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Minutes by: Shellae Ruffin & Edited by Shari Godinez