



Board of Directors Meeting Minutes

Date: November 9, 2016 from 6:30pm to 7:55pm

Location: KONO office, 2301 Telegraph Avenue, Oakland, CA 94612

Present: Joseph Jung, Sonja Brooks, Charlie Hahn, Keun Bae Yoo, Mike Thaler (by phone)

Absent: Ali Tahsini, Katherin Canton, Alan Wilk, Andrew Slakey

Staff: Shari Godinez, Lathan Hodges, John Eric Henry

Guests: Alan Dones and Regina Davis (Strategic Urban Development Alliance), Carla Violet (Urban Planning Partners), Martin Chao (Ginsler Architecture),

<u>Subject</u>	<u>Discussion</u>	<u>Action</u>
1.Introductions: Call to order/ Determination of Quorum	Quorum was established.	
2. Public Comment, Announcements/Open Discussion	No comments.	
3. Action Item: Approve Minutes from October 18, 2016 Board Meeting	Sonja noticed Katherin's name was not in the absent listing of names. Charlie motioned to approve the minutes. Sonja seconded. All approved	<u>Approved</u> The October 18, 2016 Board Minutes
4. Action Item: Vote: Board Nominee; Alan Wilk	Alan Wilk did not attend.	<u>Approved</u>
5. Guest: Presentation and discussion on development project at 21st and 22nd Telegraph Ave. Presentation by Shonda Scott, 360 Total Concepts	There will be a community meeting held on the 28 th of November at the Impact Hub where they will be sharing drawings of the project. The first community meeting was held November of last year. At that meeting, general themes, issues and programs that the community wanted were discussed. One of the major challenges for the development is that the BART tubes are directly below the site. It is important that there are no "vertical loads" or seismic loads" that would impact the structure in an earthquake. The solution proposed is to build three story trusses over the tubes, which adds a 20 million dollar construction cost. The entire block has been acquired by the development. There are three levels of parking that will accommodate the residential, retail, and office	

	<p>space. There are currently 365 parking spaces. The development is required to replace 351 of those spaces. There will be an additional 800 spaces included in the structure to accommodate office space and 170 parking stalls for retail. Shari mentioned that there has been an increase in the demand for parking in the 6 years she has been in the area. At night it is even worse and it would be a concern to the developers if they are adding more density.</p> <p>During the two years of construction, 300 existing parking spaces will become unavailable. Shari inquired as to how this issue will be accommodated and also asked if they were considering the B-shuttle to be included in transportation during the development's construction. The team responded that they will include the B-shuttle early on the construction period and use BART stations strategically for people to park.</p> <p>Construction is looking to start in 2018. The development is proposed to have 800,000 square feet of office space with 5,000 employees, 400,000 square feet of residential space with 388 units, 85,000 square feet of retail space, and 15,000 square feet of community space. Shari asked if the developers conducted surveys on market needs. One of the developers responded that there were market needs for office space, parking, retail, residential and there has been ongoing analysis of the economic impact this would have. In the initial studies, it is projected that this project will contribute 8 million dollars to city funds and increase the city general fund by 1.6 percent.</p> <p>Sonja asked which part of the development will be in KONO. The section of the development in KONO will be open outdoor space and retail. Mike asked if there was a website for the development. The website is under construction but will be up early December. Joseph asked if there was going to be space allocated for community use. There is 15,000 square feet assigned to community space. Joseph expressed that KONO would like to be part of that space.</p>	
<p>6. Presentation and Discussion with Juan Lopez, the artist</p>	<p>Juan Lopez presented his ideas for the mosaic on litter container project. He provided his website, newworldmosaics.com. Lopez has done around 100 mosaics on trash cans in the Oakland area including Old Oakland where he did 27 cans that</p>	<p><u>Action</u> Shari set up a meeting for brainstorming a theme for</p>

	<p>were all bird themed. He does three sides of the trash can and a common treatment for the door is a stencil. Lopez strongly suggests that the cans get bolted down so they do not get tipped over. Lopez presented the idea of doing the KONO rainbow circle logo on a black background. He was also leaning towards something more abstract to go with the art deco buildings. Putting a single logo to wrap around all three sides versus putting one logo on each side was discussed. It was suggested to stencil the KONO logo on the door of the can. Keun Bae asked about the durability of the trash can. Lopez responded that the mosaics are only threatened when trash cans are tipped over. He has had some trash cans around the lake that have lasted for five years now. Lopez mentioned the possibility of doing mosaic work on the wall at 27th and Northgate. He expressed how mosaics provide place making, integrity and continuity.</p>	<p>the mosaic on litter container project</p>
<p>7. Report: Safety1st: Security and Operations</p>	<p>Lathan reported on safety and security updates. Lathan met with the community resource officer Cameron. Lathan introduced him to businesses in the district such as The Good Hop and Koreana Plaza market. At Koreana Plaza market there was a video of someone stealing something and as they left they hit another car. They were unable to get authorities to respond so they contacted Safety 1st and they were able to get an officer over there.</p> <p>Shari met with Darren, the bike patrol officer. Lathan said that last week, there were bike patrol officers in the district that helped with some issues including aggressive homeless people, the church, and bus shelters. There have also been instances of drug use at the bus stops but that is to be taken care of by the City and Clear Channel.</p> <p>At the NCPD neighborhood meeting the patrol officers and the community resource officer were there. Street sweeping was discussed at this meeting.</p> <p>Everything else was standard in terms of tree watering, illegal dumping, and graffiti abatement.</p> <p>Keun Bae requested that Safety 1st address the homeless encampment under the freeway. Keun Bae asked Safety 1st let him know when they have called the police. Lathan said he can provide him with documentation. Keun Bae suggested that Kaiser put pressure on the City about the</p>	

	<p>encampment under the freeway that is near their building on 27th and Northgate Ave. Charlie also asked for an update on the homeless encampment on Northgate and if there is any feedback from the City. Safety 1st is engaging with the city to get more support. They are currently working on the encampment on 34th street to keep it from growing. Lathan commented that the amount of money that Oakland is putting towards their homeless is minute in comparison to what San Francisco is allocating towards the homeless. Sonja commented that it is absolutely necessary that the City get involved.</p>	
<p>8. Oakland First Friday updates (John Eric Henry)</p>	<p>John Eric reported that Oakland First Fridays is going well but there is the question of where it will expand to next. The most recent expansion was on to 23rd street. There was originally some preoccupations about this from vendors, but with some arts and attractions there are a lot of people flowing through that area. There has been some discussion about expanding on to 25th street. On 26th and Telegraph near Gogi Time, there is an idea to set up a food court where people can have tables to sit at and eat, as opposed to sitting on the sidewalk.</p> <p>The dilemma of parking was discussed. John Eric mentioned that there were two yelp reviewers that complained of their cars being broken into. The price of public parking is also an issue.</p> <p>Keun Bae asked John Eric's opinion on expanding Oakland First Fridays past 27th towards 35th. John Eric had preoccupations about the festival crossing a major intersection. He mentioned that the question is whether to expand north or south on Telegraph Ave. Keun Bae expressed that he thought the music at First Friday was coming on too late. John Eric explained that First Fridays doesn't own much of its own audio equipment and has to rely on others to help deliver it. The set-up takes a lot of building and coordinating and it is not feasible to have music play as early as 5:30 pm. It takes two hours to build the stage/sound.</p> <p>Sonja commented that it was a good idea to have the DJ near Grand. It helped to draw people out when it was time to go. Also, at the end of the event, many people are looking to see what to do next. Shari had an idea to have a handout that</p>	

	<p>highlighted other local events going on in the area.</p> <p>Charlie asked how donations went. Shari responded that it was 1700 dollars which is low. The attendance seemed low in the beginning then picked up. It was a late crowd. It's been observed that the later crowd donates less than the earlier crowd.</p> <p>John Eric mentioned the team will start to do the 2017 First Friday budget, Oakland First Fridays is increasing its staff, and Shari and her team are in the process of dealing with the Oakland Business Tax License and how to solve that on the day of the event</p>	
<p>9. Staff Report: Shari Godinez, Executive Director</p>	<p>Shari reported on KONO staff activities. John and Shari interviewed seven candidates and gave two job offers. One accepted the offer for the Project Coordinator 1 position. The original position was split into two positions. KONO is still working on getting the Project Coordinator 2 position filled. The \$4000 check from the Fleishhacker grant arrived and the artist will start the mosaic on a litter container project on December 15th. Shari and Rachel met with Adam Nelson of Oakland Spirits and 2 Mile Wines. He has up to 500 gallons of grey water that KONO can access to water the trees. Next week Shari and Rachel are meeting with Nicole Wires of Planting Justice to discuss planting and watering. KONO businesses were submitted to the Spotlight Oakland newsletter. Shari is in communication with the City about what the next steps are in the 3% increase in the assessment tax that was made in error. It is being debated if it is acceptable for KONO to retain the funds from those property owners that did not respond to the letter that notified them of this. This needs to be settled before December 15th to receive assessment money. As far as the district renewal, property owners in the expansion zones have been very positive.</p>	
<p>10. Next Board Meeting: Tuesday, December 13th at 6:30pm</p>		

Minutes by: Rachel Varaiya