



Executive Committee Meeting Minutes

Date: August 16th, 2016 from 6:00 to 8:00

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

Present: Joseph Jung, Mike Thaler, Sonja Brooks,

Absent: Katherin

Staff: Shari Godinez, John Eric, Ira Lazo

Guests: Alan Dones, (joint venture partner with Strategic Urban development), Sean (architect), Rob (with law firm, Wendell Rosen, part of the development team), Carla (environmental consultant), Shonda Scott (CEO, 360 Total Concept, Community Relations), Regina Davis (partner, Strategic Urban Development), Manan Shah (Senior Associate, Gensler),

<u>Subject</u>	<u>Discussion</u>	<u>Action</u>
1. Welcome and Establish Quorum	Quorum was established.	
2. Approve Executive Committee Meeting Minutes for July 5th, 2016	The Executive Committee minutes for the July 5th 2016 meeting were motioned to approve by Mike. Sonja seconded, and all approved.	<u>Approved:</u> Executive Committee Meeting minutes for July 5 th , 2016 meeting
3. Review and approve financial reports July 2016	Shari reported on KONO and OakFF financials. The only item that was notably high was Security and Operations supplies, which is due to the team purchasing new uniforms. KONO's loan to OakFF was discussed. Shari sent out a staffing financial report to Board Members Mike motioned to approve the financial reports. Sonja seconded. All approved.	<u>Approved</u> Financial Reports for July 2016
4. Presentation by Shonda Scott, 360 Total Concept project at 2100 Telegraph Ave.	Manan presented. He stated the objective was community outreach and to build partnerships with community groups. They want the community to understand the priorities, process, planning, vision and goal of the project. At the end of last year the team facilitated a community meeting at the 'impact hub to generate big ideas on what the community was looking for in terms of development. The main topics that stood out in the discussion were vibrancy, nightlife, retail, walkability, and housing, The team has tried to address some of those themes in the design of the project. The mission is to develop a project that has viable scale, celebrates Oakland's rich heritage,	

	<p>addresses critical market needs, and embraces the possibilities for the future. They are looking to engage with key stakeholders in the area and recognize that KONO business owners are key stakeholders in this project.</p> <p>The site is between Telegraph Ave., Broadway, 21st and 22nd street. Currently, there are three buildings there: A two story office building, an unoccupied credit union, Bank of the West, City Parking Garage, and Space Burger. There are a couple of issues with the site. The BART tubes are only 10 feet beneath the site which creates a very structurally sensitive situation where they will have to build over the BART tunnel.</p> <p>The site is 85,000 square feet of retail, 3 levels of parking. They would like to provide a “mixed-use space” with office space, housing and retail. There has not been a new office building in Oakland in a decade. The office vacancy rate is 3%. The residential part of the structure would be on the Broadway side and the Telegraph side will be street level retail/commercial. There is 15,000 square feet of currently unplanned use which can be a possibility for community space. The height of the commercial space is approximately 200 feet. The residential part is 400 feet. Uber is one of the main investors in this project.</p> <p>In the project timeline, the next step is to go back to the community at large and get some more feedback. Then they have a design review with the city, environmental review process, and an approval of the project in December 2017, with construction starting in 2018 and ending in 2020.</p> <p>Shari inquired about how the assessment tax for the parcels would be split between the Uptown and KONO CBDs.</p>	
<p>5 Update from Katherin Canton Uptown Arts District</p>	<p>Shari reported that the Uptown Arts District’s goal is to get their ordinance to council by September.</p> <p>Joseph inquired about what type of entity the UAD is.</p>	<p><u>Action</u> Shari will meet with Katherin and Hiroko to discuss the UAD</p>
<p>6. Update on CBD renewal and expansion process</p>	<p>Shari reported that NBS will give a 5% discount on the original price and take another 5% off if the renewal were to be unsuccessful.</p> <p>Voting and how votes are weighted were discussed.</p> <p>Joseph is going to look over emails within the next two days.</p>	

<p>7. Update on status of application for pro bono organizational leadership development (Sonja)</p>	<p>Sonja submitted an application last week and will hear back within three weeks. If KONO makes it to the second round, the next step is an interview.</p>	<p><u>Action</u></p>
<p>8. Proposal for first annual fundraiser KONO/ OakFF</p>	<p>The possibility of having an event with a budget of half KONO and half Oak FF funds was discussed. The concept was to have a combination of volunteer appreciation, receive donations from business owners, and to give options for specific projects to donate to. So far, there are three potential venues in mind for the fundraiser. A crowd of 300 is anticipated.</p> <p>Joseph approved the budget for the fundraiser and added that the amounts coming from KONO and Oak FF can vary depending on their independent budgets. He also stated that the \$5,000 budget is reasonable.</p> <p>Shari reported that there have been two donations from the mail out fundraiser so far and that KONO could expand that mail out to property owners.</p> <p>Joseph motioned to approve the fundraiser. All approved</p>	
<p>9. Executive Director Updates</p>	<p>Shari reported on the following developments:</p> <ul style="list-style-type: none"> • Working on recruiting board members • Applied for two grants, proposing to use KONO budget for a single trashcan • 3% Overcharge letter was sent out, 13 people have responded. 6 made donations. • KONO Website has been updated • Working on getting a Master Encroachment Permit • A new utility box has been painted, would like to continue to get more utility boxes painted • Received two quotes for the tree wells, have plans to add mulch and shrubs • Starting the Security Committee • Working with the public policy intern on issues where Oak FF seems to be treated differently in certain policies. Planning to talk to city officials and a council woman about the matter 	
<p>10, Oakland First Friday Updates (John Eric Henry)</p>	<p>The weather was cooler for the August event There was a decrease in alcohol consumption. There was a good response on 23rd street. Donations at the</p>	<p><u>Action</u></p>

	<p>gates were less than usual. Oak FF was slightly short of volunteers. John Eric and Tanika did some outreach at the Laurel Street Festival. They had a tent and booth. Ira did some multi-media promotion. They managed to get 57 signatures and can reach out to them for volunteers.</p> <p>Sponsorship money was the highest it has ever been for OakFF. The sponsors included Outshine Snacks, Nesquick, Razor, Clover, and Real Tea. The best strategy is to get sponsors to sign up for 3 month intervals.</p> <p>Ira has been working with KONO as an intern for 3 months. OakFF is proposing to the Board that she will continue to work for KONO. Ira compiled and presented a pipeline report for OakFF.</p> <p>There are two teams that break down the OakFF event along with Day Reporting Center or Center Point is an efficient staff that gets everyone out by around 11:30.</p>	
<p>11. Set September 13, 2016 Board Meeting agenda</p>	<ul style="list-style-type: none"> • Announce the decision on the Renewal • Presentation on 2100 Telegraph Ave. development • KONO/OakFF Fundraiser, decide venue • Vote for Mosaic on one trash can • Update on Uptown Arts District 	
<p>12. Open Discussion</p>		
<p>13. Set Date and Time for next Executive Committee Meeting</p>	<p>The next Executive Committee Meeting will be September 27th at 6:00 pm.</p>	

Minutes by: Rachel Varaiya