

Board of Directors Meeting

June 28, 2021, 5:00 pm

(Meeting is being held online due to the ongoing COVID-19 pandemic)

Meeting Minutes

FINAL/APPROVED 7/26

Present:

Lowell Caulder, Business Owner Seat, Studio Dental – President
Soha Abdou, Property Owner Seat, CCDC
Rhiannon Bailard, Property Owner Seat, UC Hastings Law – Vice President
Regina Guggenheim, Property Owner Seat, BroadwaySF
Aashish Karkhanis, At-Large Seat
Jennifer Kiss, At-Large Seat
Susie McKinnon, Property Owner Seat, Cova Hotel
Cindy Ramesh, Property Owner Seat, Hilton
Christy Shirilla, Resident Seat
Adam Tetenbaum, Property Owner Seat, Olympic Residential Group – Treasurer
Kristen Villalobos, Resident Seat
Mike Vuong, Business Owner Seat, Boys and Girls Clubs of San Francisco – Secretary

Simon Bertrang, TLCBD Staff
Hunter Franks, TLCBD Staff
Lorraine Lewis, TLCBD Staff
Esan Looper, TLCBD Staff
Greg Moore, TLCBD Staff
Fernando Pujals, TLCBD Staff
Kate Robinson, TLCBD Staff
Alicia Seleska, TLCBD Staff

Absent:

Beth Borgna, Property Owner Seat, Dolmen Property Group
Curtis Bradford, Resident Seat
Rene Colorado, Jr., Business Owner Seat, Lers Ros/Esan Classic

Guests—New Board Candidates:

Gary Besser, Resident Candidate
Steve Binnquist, Property Owner Candidate, YWAM

Adama Bryant, Resident Candidate

Leigh Chang, Property Owner Candidate, L37 Partners

Naomi Maisel, Business Owner Candidate, LaCocina Municipal Marketplace

Eric Rodenbeck, Property Owner Candidate, Condo Owner at The Hamilton

Jaime Vilorio, Resident Candidate

1. **Call to Order. Welcome and Introductions**

L. Caulder called the meeting to order at 5:03 pm; current Board Members introduced themselves.

2. **Action: Approve May Minutes**

MOTION: Review and approve the draft minutes of the May Meeting of the Board of Directors.

Moved by: M Vuong

Seconded by: S. McKinnon

Abstained: C. Shirilla, A. Tetenbaum

Passed: yes

3. **Discussion: Program Updates**

M. Vuong asked if today was the start date of the new Urban Alchemy contract. S. Bertrang responded that it was, but only in the Mid-Market area, not yet in the Tenderloin proper.

4. **Update: Tenderloin & Mid-Market Vibrancy Community Safety Proposal**

S. Bertrang communicated that Supervisor Haney has asked for money to expand the proposal to the remaining areas of the Tenderloin not currently covered by the Mayor's plan. He also noted that Park Captains have witnessed some movement of activity up from other areas toward Sgt. Macaulay Park.

Funding for the entire program has already been put out to RFP. The Mid-Market Business Association and the Mid-Market Foundation have responded as the lead applicant, with TLCBD as a junior partner. TLCBD is funding the initial expansion of Urban Alchemy using the OEWD Healthy Spaces grant money.

5. **Update: Executive Director Report**

S. Bertrang shared that K. Robinson has accepted another job after 13 years working in the Tenderloin. She'll be leaving in July. The organization will reconceive the vision for the neighborhood in replacing her. F. Pujals will also be leaving and going to Mid-Market Business Association/Urban Place Consulting. F. Pujals shared that he was asked to join in order to continue his passion and fight for the Tenderloin in his new role - leading the implementation of the Mayor's Vibrancy and Safety Plan.

S. Bertrang added that there is a very significant ask for Parks in the new City budget; it's still there, but just barely. He'll let the Board know as soon as news of the \$800,000 ask comes through.

6. **Action: Approve Increase in Annual Assessment**

MOTION: Review and approve resolution to increase annual assessment in FY22 by 1.6% in order to keep pace with inflation.

Moved by: A. Tetenbaum

Seconded by: M. Vuong

Opposed: none

Abstained: none

Passed: yes

A. Tetenbaum explained that as per the plan established last year by the Board, we are using the February CPI index from the Bureau of Labor & Statistics to set the increase. The increase is meant to ensure that the budget can match annual inflation.

C. Ramesh asked when the new rate would start. S. Bertrang replied that the bills would go out in October with two installments due by November 1 (December 10 at the latest) and February 1 (April 10 at the latest).

J. Kiss brought attention to the 3rd point of the resolution that “directs staff to communicate to all property owners annually about both the increased assessment and the accomplishments of the organization in the previous year”. F. Pujals responded that staff is working with the consultant to create an Annual Report to send out.

7. Action: Election of New Board Members

a. The Board heard one-minute statements from each candidate for open seats:

Resident Candidates: Gary Besser, Adam Bryant, Jaime Vloria

Business Owner Candidates: Naomi Maisel

Property Owner Candidate: Steve Binnquist, Leigh Chang, Eric Rodenbeck

b. The Board voted, votes were tallied, and the winning votes were:

Resident Seat: Gary Besser, Adama Bryant, Jaime Vloria

Business Owner Seat: Naomi Maisel

Property Owner Seat: Adam Tetenbaum, Regina Guggenheim, Rhiannon Bailard, Soha Abdou, Leigh Chang, Eric Rodenbeck, Susie McKinnon

8. Information Sharing: Announcements and Future Agenda Items

The Board will aim for an in person meeting at 512 Ellis in July.

The meeting was adjourned at 6:24 pm.

Next Board of Directors Meeting
Monday, July 26, 5:00 pm | Office - 512 Ellis Street