

Board of Directors Meeting  
May 27, 2026, 4:00 pm  
988 Market Street, San Francisco, CA  
Meeting Minutes  
DRAFT\*

\*Minutes subject to change, and not official until approved by the Board

Present:

- Naomi Maisel, President, Business Owner Seat (La Cocina on Hyde)
- Isabel Manchester, Vice President, Property Owner Seat (The Phoenix Hotel)
- Rhiannon Bailard, Property Owner (UC Law, San Francisco)
- Paula Hendricks, Resident Seat
- Larry Kwan, Business Owner Representative (St. Anthony Foundation)
- Mark Puchalski, Chair–Stewardship and Operations, Property Owner Seat (Tenderloin Neighborhood Development Corporation)
- Kristen Villalobos, Chair–Policy & Voice Committee, Property Owner Seat (San Francisco Community Land Trust)

TLCBD Staff:

- Kate Robinson, TLCBD Staff
- Eric Rozell, TLCBD Staff
- Isis Sainz, TLCBD Staff
- Alicia Seleska, TLCBD Staff
- Frank Turbeville, TLCBD Staff
- Mike Vuong, TLCBD Staff

Absent:

- Brennan Foley, Treasurer/Chair–Finance, Admin & Fund Development Committee, Property Owner Seat (Hilton)
- Malak Alameri, Resident Seat
- Marissa Aivazis, Resident Seat
- Nafy Flatley, At-Large Seat (Teranga)
- Diana Pang, Secretary, Property Owner Seat (Chinatown Community Development Center)
- Patricia Tu, Business Owner Seat (Quoc Long Jewelry)

Guests:

- Noa Kornbluh, Office of Economic & Workforce Development
- Kacee Ochalek, Office of Economic & Workforce Development

**1. Welcome and Introductions**

The meeting came to order at 4:05 pm.

**2. Action: Approve Minutes of Previous Meeting**

MOTION: Review and approve the draft minutes of the March 2026 meeting of the Board of Directors.

Moved by: M. Puchalski

Seconded by: I. Manchester

Passed: Yes

**3. Action: Appoint Business Owner Representative Seat**

MOTION: To appoint Larry Kwan from St. Anthony Foundation to the vacant business owner representative seat.

Moved by: M. Puchalski

Seconded by: K. Villalobos

Passed: Yes

**4. Action: Presentation and Motion to Approve the FY27 Budget**

F. Turbeville presented the proposed FY27 budget, providing a detailed breakdown of projected revenues and expenditures by department.

The Board of Directors reviewed the proposed budget and asked several clarifying questions regarding the budget charts and departmental allocations. Following discussion and responses to the Board's questions, the FY27 budget was approved.

MOTION: Approve the FY27 budget as presented.

Moved by: P. Hendricks

Seconded by: M. Puchalski

Passed: Yes

## 5. Update: Leadership Updates

K. Robinson provided organizational updates, including the office relocation, progress on the capital campaign, staffing updates, and ongoing collaborations with SFJAZZ.

M. Vuong shared program updates, highlighting that the DCYF grant will provide funding for the Youth Violence Prevention Program for the next three years.

E. Rozell announced that the 105 Turk location will be closing, with operations relocating to 512 Ellis Street, adjacent to the Workforce Team.

## 6. Information Sharing: Comment, Announcement, and Future Items

N. Kornbluh highlighted the continued momentum along Larkin Street, noting that three new commercial leases have been signed. She also shared that the businesses secured grant funding, which will be matched by TLCBD to support corridor revitalization efforts.

K. Villalobos announced that on May 13th, a fire at the San Francisco Community Land Trust residential building at 285 Turk Street in the Tenderloin affected 40 households and 2 commercial tenants. While SFPD's swift response prevented any injuries and fatalities, 9 households face long-term displacement. The SF Community Land Trust is seeking community support to help stabilize affected residents and families.

## 7. Closed Session

Board to discuss personnel matters relating to the CEO's annual review.

The meeting was adjourned at 6:06 pm.

## Next Board of Directors Meeting

**June 24th, 2026, 4:00 pm** | 988 Market Street, Suite 400, San Francisco, CA