Board of Directors Meeting
March 25, 2026, 4:00 pm
988 Market Street, San Francisco, CA
Meeting Minutes
FINAL/APPROVED 5/27*

Present:
- Isabel Manchester, Vice President, Property Owner Seat (The Phoenix Hotel)
- Rhiannon Bailard, Property Owner (UC Law, San Francisco)
- Brennan Foley, Treasurer/Chair–Finance, Admin & Fund Development Committee, Property Owner Seat (Hilton)
- Paula Hendricks, Resident Seat
- 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
- Carla Solis, TLCBD Staff
- Frank Turbeville, TLCBD Staff

Absent:
- Naomi Maisel, President, Business Owner Seat (La Cocina on Hyde)
- 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)

Guest:
- Kacee Ochalek, Office of Economic & Workforce Development

1. Welcome and Introductions
   The meeting came to order at 4:03 pm.

2. Action: Approve Minutes of Previous Meeting
   MOTION: Review and approve the draft minutes of the November 2025 and January 2026 meetings of the Board of Directors.

   Moved by: I. Manchester
   Seconded by: M. Puchalski
   Passed: Yes

3. Updates: Leadership Reports
   K. Robinson provided updates on the State of the Streets meeting, prevailing wage legislation, and the signing of the lease for the TLCBD main office.

4. Action: Vote on Annual Assessment
   F. Turbville presented on the tax assessment.

   B. Foley raised questions regarding the proposed increase, asking whether 2.5% or 3% would be appropriate and how the assessment percentage was determined.

   The board discussed the presentation but did not approve the tax assessment rate.

   [Action: The board will review a reworked version of the presentation at an upcoming meeting.]

5. Action: Board Terms and Changes
   K. Robinson presented on board terms, including expanding the number of consecutive terms. A proposal was discussed to allow three consecutive terms and to revise the current structure from two-year terms (with a maximum of three terms) to include a one-year break between service.

   MOTION: To approve revisions to board term limits, including allowing three consecutive terms and adjusting the term structure to require a one-year break between service.

   Moved by: I. Manchester

   Seconded by: K. Villobos

   Passed: Yes

6. Information Sharing: Comment, Announcement, and Future Items
   No announcements were made.

   The meeting was adjourned at 5:30 pm.

Next Board of Directors Meeting
May 27, 2026, 4:00 pm | 988 Market Street, San Francisco, CA