

Board of Directors Meeting
June 24, 2026, 4:00 pm
988 Market Street, San Francisco, CA
Meeting Minutes
FINAL/APPROVED 8/19*

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
- Mark Puchalski, Chair–Stewardship and Operations, Property Owner Seat (Tenderloin Neighborhood Development Corporation)
- Patricia Tu, Business Owner Seat (Quoc Long Jewelry)
- Kristen Villalobos, Chair–Policy & Voice Committee, Property Owner Seat (San Francisco Community Land Trust)

TLCBD Staff:

- Eric Rozell, TLCBD Staff
- Isis Sainz, 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)
- Larry Kwan, Business Owner Representative (St. Anthony Foundation)
- Diana Pang, Secretary, Property Owner Seat (Chinatown Community Development Center)

1. Welcome and Introductions

The meeting came to order at 4:13 pm.

2. Action: Approve Minutes of Previous Meeting

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

Moved by: K. Villalobos

Seconded by: P. Hendricks

Passed: Yes

3. Action: Voting for Board members

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

Resident Seats: Malak Alameri

Business Owner Seat: Larry Kwan

4. Update: Leadership Updates

F. Turbville provided an update on the Finance Department. The team is currently completing the month-end financial close, managing Caltrans grant reporting and contract compliance requirements, and developing departmental budgets. Additionally, all Office of Economic and Workforce Development (OEWD) grant applications have been submitted on behalf of the TLCBD.

M. Vuong provided a program and grants update. The Hellman Foundation grant application has been submitted, and TLCBD has been invited to apply for funding from the Pisces Foundation. TLCBD will participate in One City Day on July 11 by hosting a graffiti abatement volunteer project. Following the volunteer event, attendees are encouraged to participate in Live on Larkin, which takes place the second Saturday of each month. M. Vuong also shared that TLCBD anticipates receiving additional funding for the Youth Violence Prevention Program, which would support the hiring of additional case managers.

E. Rozell provided an update on the Safe Passage Program. The Tenderloin school is hosting its first summer program, and the Safe Passage team is providing support to help ensure a safe and successful program for participating students.

M. Puchalski asked if this will impact the budget with the addition of using staff for the summer.

M. Vuong expressed that a grant was given to TLCBD for summer resources, and it is budget neutral.

E. Rozell added that this funding was used to help cover 180 days next year and events. In addition to other extra days throughout the year for special events.

I. Manchester asked if the Urban Alchemy Oasis closed?

E. Rozell provided an operations update. Oasis has officially closed and will vacate the space by the end of the month. An ad hoc committee meeting is being scheduled to discuss the fee-for-service model. The team is also meeting with the IT department and the JIA program to improve tracking processes. J. Tao has been leading efforts to update internal tracking systems by implementing zone-based tracking, using Google Forms and Google Sheets as an interim solution. The new tracking process is currently being tested with the pressure washing program.

5. Information Sharing: Comment, Announcement, and Future Items

R. Bailard announced her departure from UC Law, San Francisco, and expressed her appreciation for the opportunity to serve on the TLCBD Board of Directors. She shared her gratitude for the partnership and work accomplished during her tenure. A new representative from UC Law will be appointed to the Board to continue the organization's ongoing partnership with TLCBD.

The meeting was adjourned at 4:45 pm.

Next Board of Directors Meeting
August 19th, 2026, 4:00 pm | 988 Market Street, Suite 400, San Francisco, CA