

Board of Directors Meeting
November 19, 2025, 5:00 pm
48 Golden Gate Avenue, San Francisco, CA
Meeting Minutes
FINAL/APPROVED 3/25*

Present:

- Naomi Maisel, President, Business Owner Seat (La Cocina on Hyde)
- Malak Alameri, Resident Seat
- Nafy Flatley, At-Large Seat (Teranga)
- Paula Hendricks, Resident Seat
- Geoffrey McFarland, Chair–Operations & Stewardship Committee, Business Owner Seat (St. Anthony Foundation)
- Mark Puchalski, 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
- Cyntia Salazar, TLCBD
- Alicia Seleska, TLCBD Staff
- Carla Solis, TLCBD Staff
- Frank Turbeville, TLCBD Staff

Absent:

- Marissa Aivazis, Resident Seat
- Rhiannon Bailard, Property Owner (UC Law, San Francisco)
- Brennan Foley, Treasurer/Chair–Finance, Admin & Fund Development Committee, Property Owner Seat (Hilton)
- Isabel Manchester, Vice President, Property Owner Seat (The Phoenix Hotel)
- Diana Pang, Secretary, Property Owner Seat (Chinatown Community Development Center)

Guest:

- Kacee Ochalek, Office of Economic & Workforce Development/City College of San Francisco

1. Welcome and Introductions

The meeting came to order at 5:03 pm.

2. Action: Approve Minutes of Previous Meeting

MOTION: Review and approve the draft minutes of the September Meeting of the Executive Committee.

Moved by: M. Puchalski

Seconded by: P. Hendricks

Abstained: K. Villalobos and G. McFarland

Passed: Yes

3. Office Updates

E. Rozell provided an update to the Board of Directors regarding the main office situation. Since October, the office has experienced ongoing maintenance issues, which required everyone who normally reports to the main office to work off-site. The temporary office space has been at La Cocina with Safe Passage and the Youth Interns operating from Boeddeker Park, but we have been actively exploring alternative, longer-term options. Communication from the project management company has been slow, but a recent meeting online went very well. Despite the disruption, staff continued to meet all deadlines.

G. McFarland raised the importance of documenting employee health by administering a survey to assess staff well-being while working off-site compared to working in the office. This measure was intended to support documentation and overall health considerations.

4. Update: Deputy Directors' Updates

C. Salazar provided an update on the Día de los Muertos event held on November 1st. The event was a successful community gathering. Feedback indicated that the event had been well promoted, generated strong social media engagement, and provided a positive experience for vendors. Board members also shared positive experiences from the event.

E. Rozell provided Deputy Director updates on recent events. The Fall Forum was successful, and the karaoke event was also well-received, bringing together several nonprofit partners. TLCBD was waiting to hear back on the Request for Proposals (RFP) submitted to the Human Services Agency (HSA).

The Street Operations team planned to reallocate a morning team to support the Clean Team with relocation efforts, with an anticipated start date of December 15th. Safe Passage operations were scheduled to pause during the children's winter break. The Workforce program was expanding its work with Bigbelly smart waste bins.

F. Turbeville reported that the organization was meeting its financial goals and performing

ahead of the same period last year. In addition, the auditors had completed their review.

F. Turbeville also announced C. Solis's promotion to Director of People and Culture.

5. Discussion: Contract & Fiscal Monitoring Program Policies & Guidelines

F. Turbeville reported attending fiscal monitoring workshops, noting that additional reporting requirements would be implemented. The organization would need to demonstrate its allocations and provide documentation of billing with agencies such as the Department of Public Works (DPW) and the Department of Children, Youth, and Families (DCYF). Increased interaction and reporting were expected on a quarterly basis.

E. Rozell added that these changes would go into effect on January 1st to ensure all teams were prepared and aligned with the requirements. The monitoring process would focus on ensuring contractual goals and agreements were being met, including site visits.

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

P. Hendricks inquired about the potential closure of the Phoenix Hotel, and N. Maisel noted there were no confirmed updates at that time, though news reports indicated a possible January 1st timeline.

M. Alameri shared concerns on behalf of members of the Tenderloin Muslim community, who had been feeling unsafe traveling to the mosque on Jones Street due to increased activity in the area. She expressed a desire for support and guidance, particularly in light of recent youth violence affecting their community.

E. Rozell stated that Safe Programs could offer support during the week, and that weekend assistance could be strengthened by providing training for community members to serve as safety stewards to help ensure safe passage to the mosque. He also noted that they could coordinate with local police officers in the area for additional support.

P. Hendricks added that she participates in the Community Police Advisory Board (CPAB) and could help connect the community with the appropriate resources.

E. Rozell announced that the 8th Annual Tree Lighting Ceremony would take place on Friday, December 12th, at 4:00 p.m. at Boeddeker Park. He noted that the team was creating gift baskets and seeking donations to support the effort.

P. Hendricks raised concerns about the increasing number of dogs off their leashes in the neighborhood, emphasizing the need for caution in light of a recent incident in which both a dog and a person were shot by police.

G. McFarland added that St. Anthony's had free leashes available for community members. He then provided updates from St. Anthony's, noting that demand for free meals had increased by 17% and that the Tenderloin currently had one of the lowest rates of Bridge Gift Card usage.

M. Puchalski provided an update on TNDC, noting that they were hosting a state of the streets meeting at 555 Larkin on November 20th at 4:30 pm. In addition, the gates on 220 Leavenworth are installed.

The meeting was adjourned at 6:15 pm

Next Board of Directors Meeting

March 25, 2026, 5:00 pm | 48 Golden Gate Avenue, San Francisco, CA