

Board of Directors Meeting
August 19, 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)
- Paula Hendricks, Resident Seat
- Larry Kwan, Business Owner Representative (St. Anthony Foundation)
- Sandra Plenski (UC Law, San Francisco)
- 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:

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

Absent:

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

Guest:

- Jackie Hazelwood, OEWD

1. Welcome and Introductions

The meeting came to order at 4:05 pm.

2. Action: Nominating and Appointing Officers

Motion: To Elect Naomi Maisel as President.

Moved by: I. Manchester

Seconded by: P. Tu

Abstained: None

Passed: Yes

Motion: To Elect Isabel Manchester as Vice President, Brennan Foley as Treasurer, and Paula Hendricks as Secretary.

Moved by: N. Maisel

Seconded by: P. Hendricks

Abstained: None

Passed: Yes

Action: Naomi Maisel Appointed Committee Chairs.

Finance, Administration and Fund: Brennan Foley, Chair

Operations and Stewardship: Mark Puchalski, Chair

Policy and Voice: Kristen Villalobos, Chair

Action: Naomi Maisel Appointed Property Owner Seat

Property Owner Seat: Sandra Plenski

3. Update: Leadership Updates

K. Robinson provided the Board with an organizational update. TLCBD will begin quarterly meetings with the Tenderloin Community Foundation (TCF), which includes approximately five to six foundation board members.

Crankstart opened an application for \$150 million, with \$50 million designated for three projects. TLCBD is also working on an application to establish a trade school.

The Executive Directors group is exploring options for application with TLCBD inclusion. There was also discussion with the Benefit District Alliance and opportunities for greater collaboration among benefit districts across the city.

The Youth Violence Prevention efforts continue to grow, with over 100 kids attending. Noting plans for a new office building at 508–512 Ellis Street, located next to the workforce development facilities.

E. Rozell provided updates on Safe Passage and the back-to-school efforts. Elm Alley extended the contracts for both the morning and afternoon crews to provide additional stewardship support. Safe Passage is also supporting the Second Saturdays on Larkin events. National Night Out was a great success.

Parks and Safe Passage received new vests for staff. Parks is transitioning from the summer schedule to the in-school schedule as the school year begins.

E. Rozell also provided updates on ongoing events and funding, including the Hellman event and funding from the Olympic Club to support Parks.

P. McBride will remain on leave through September 15.

The team is continuing to tighten data collection efforts, including work by the ad hoc group focused on fee-for-service opportunities. Regarding fleet operations, 7 out of 9 trucks were part of a recall and have both been repaired. The team is also working on the hydrant permit and applying for a hardship exemption.

M. Vuong provided updates on upcoming events and marketing initiatives. Busk It! will take place twice a day, with both daytime and evening programming.

Live on Larkin will not take place in November; however, TLCBD will participate in Día de los Muertos in November. The Tenderloin Passport has also been extended through December, encouraging visitors to pick up a passport and explore different businesses throughout the neighborhood.

The team is continuing to plan the next Live on Larkin event, with an upcoming activation planned for one block and geared toward the Little Saigon community. A Block Group Mixer is also being planned to bring community partners together.

TLCBD participated in UC Law's Move-In Day by welcoming new residents to the building and helping build relationships with the Asian Art Museum. TLCBD is also sponsoring Lovers Lane in the Mission as an opportunity to expand its audience and build its community presence.

The newsletter will now be distributed twice a month, with an increased focus on upcoming events and local business features. The TLCBD website is also being updated.

F. Turbville provided an update on the fiscal year-end close for FY26. The annual audit begins on September 1st, 2026.

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

Upcoming Events: Upcoming events include Live on Larkin on September 13, followed by the Warfield Commons Open House on September 27, where TLCBD will provide food from local small businesses. The Día de los Muertos event will take place on November 1.

The meeting was adjourned at 5:11 pm.

Next Board of Directors Meeting

August 23rd, 2026, 4:00 pm | 988 Market Street, Suite 400, San Francisco, CA