

Ocean Avenue Association Board of Directors Meeting Minutes
Wednesday, July 20, 2016
Ingleside Presbyterian Church
1345 Ocean Avenue, San Francisco, CA 94112

Board Members present: Howard Chung, Lucia Fuentes, Christine Godinez, Walee Gon, Rev Roland Gordon, Shirley Lima, Alexander Mullaney,

Others present: Dan Weaver

1. Walee Gon called the meeting to order at 6:34 PM.
2. Presentation by Wells Fargo Bank on Proposed Ocean Avenue Branch Bank (Jim Shievely)
 - Jim is the architect for the proposed Wells Fargo Branch at 1183 Ocean Ave.
 - This will not be a destination branch, will be a neighborhood branch. Typical clients will stop along a number of businesses along the district in addition to banking.
 - Business hours 9AM to 6PM, Monday to Saturday.
 - Dan Weaver: 1) Would Wells Fargo allow their location to have community meetings there? 2) Would Wells Fargo be able to support public art along the corridor?
 - Jim Shievely: After hours meetings would be prohibited due to security concerns. With regards to support of public art, he'll take his notes back to his team (the request is to incorporate art into the community; there is a possible area that Jim could talk to his designers about).
 - Howard Chung: How many employees?
 - Jim Shievely: 5 to 6 employees.
 - Howard Chung: Parking situation?
 - Jim Shievely: No parking, expectation is that clients would rely on public transit.
 - Jennifer Heggie: Has there been any thought to number of exits to the branch?
 - Jim Shievely: Occupancy calculation indicates that only one exit is required.
 - Jennifer Heggie: Are businesses nearby coordinated for efficient traffic?
 - Jim Shievely: Yes, there will be a tea place next door and the ATM wall will be situated between the two business entrances.
 - Howard Chung: No safe deposit boxes or vault?
 - Jim Shievely: No, vaults are a thing of the past and safe deposit boxes are for the older demographic. Also due to limited real estate space, a safe deposit box area is not recommended.
 - Janene Sumerland: Security?
 - There will be cameras everywhere. He'll check on status of a security guard.
 - Miles Escobedo: What will security illumination be like?
 - Jim Shievely: Security cameras will capture most of the area around it in a highly illuminated manner, not necessarily all the way to across the street, but the tea place next door will surely benefit.

- Lucia Fuentes: Will the ATM's be enclosed?
 - Jim Shievely: No they will be out in the open due to limited spacing.
 - Lucia Fuentes: Doesn't recommend that due to safety. Refer to historical incidents with Bank of America's old location.
3. Miles Escobedo (Attempted break in to Ocean Ale House)
 - Door at Ocean Ale House was tampered with; attempted break in on Sunday night, July 17th. Report taken by Officer Guerrero.
 - 5 Sweets was also broken into.
 - Other businesses were attempted, but he does not know which ones.
 - Lucia Fuentes: Coincidentally, the Ave Bar business alarm went off at 2:15 AM Tuesday AM (July 19th).
 4. Approval of Minutes from May, 2016 (Shirley Lima / Neil Ballard)
 - Alex Mullaney moves to approve the minutes.
 - Howard Chung seconds the motion.
 - Motion passed unanimously.
 5. Financial Report, 2016 – 2017 (Dan Weaver)
 - New budget put together by Neil Ballard and Dan Weaver
 - Main areas of budget allocations are
 - Cleaning, Maintenance, Safety
 - Marketing Beautification (this is a new category which will include support for the Farmer's Market at Unity Plaza)
 - Management and Operations
 - Contingency and Reserves
 - Alex Mullaney: What is benefit of doing the budget in this style?
 - Neil Ballard: The categorization style allows more visibility into where the money is being spent. For example, you can see the personnel ratios broken out by category.
 - Alex Mullaney: How would Board of Supervisors rate how we spent the money last year?
 - Neil Ballard, Dan Weaver: They would like us to spend more. The concept of hoarding money is considered a red flag.
 - Alex Mullaney: When was the last bonus?
 - Dan Weaver: Last one was the end of his second year.
 - Alex Mullaney: Do we have money?
 - Dan Weaver: There is money that carries forward due to funds coming in late.
 - Howard Chung: Would like to address bonuses as an agenda item.
 - Dan Weaver: Performance evaluation should be done outside of this open meeting and then board can make a recommendation. Dan can work on evaluations for the staff.
 - Janene Summerland: Recommends we set up some kind of a system to do staff evaluations and bonuses on an annual basis.
 - Public comment: None
 - Howard Chung motions to approve the budget.
 - Alex Mullaney seconds the motion.
 - Motion passes unanimously.
 6. Executive Director's Report (Dan Weaver)
 - \$30K grant will provide half time salaries for Luis Licea and Neil Ballard

- A lot of plants were stolen from the new streetscape area. Public Works will post a sign asking people not to take the plants.
 - Looking into a plan to maintain the plants in the new streetscape areas (not under current Cleanscapes contract).
 - Luis Licea is working with business owners to help them get funding when local buildings go up for sale. The idea is that the best way to keep businesses going is to get them into ownership of the buildings which house their stores.
7. Street Life Committee (Alex Mullaney)
- Received \$37K grant from Historic Preservation Fund Committee
 - Rick Kurylo will be moving on to the Office of Small Business as Legacy Program Manager. He will be available in his old capacity until they find a replacement.
 - OAA needs to pick 2 banners to go up in September. Dan proposes we try to get the El Rey images.
8. Business Committee
- Blossom Bakery and Joyful Kitchen are new businesses.
 - Poke Hub, Philz and Pakwan will be opening soon; they are also hiring.
 - Hoping to get businesses to partner together to enhance corridor (co-op funds together for public mosaics, e.g.)
9. Annual Election of Board Members (Howard Chung)
- Howard Chung nominates below slate:
 - Alex Mullaney as new Chair for one-year term
 - Howard Gon as Vice Chair for one-year term
 - Henry Kevane as Treasurer for one-year term
 - Shirley Lima as Secretary for one-year term
 - Board members proposed for re-election for 2-year terms: Walee Gon, Howard Chung, Shirley Lima, Lucia Fuentes Zarate, Janene Summerland
 - Walee seconds the motion.
 - Motion passes unanimously.
10. General Public Comment for items not on the agenda
- Jarlene Choy provided an update from Supervisor Norman Yee's office. Items: merchant public safety walk, 29 stop lighting, El Rey meeting, NEMS updates, neighborhood liquor licences, library garden movie night, BART closures.
 - Lucia Fuentes: The Ave had a toy drive on Saturday, July 9th. Eight bins full of toys along with donated money as well. She will buy more toys with the donated money. Would like to do a similar thing across multiple businesses in the future.
 - Janene Summerland: City College Free Tuition Measure will go on the November ballot. Proposed measure: Properties that are sold for over \$5M will be taxed and those funds will go towards free tuition at City College.
 - Landmarking of Ingleside Presbyterian Church is being reviewed by the Board of Supervisors.
11. Meeting adjourned at August 8:06 PM. Closed meeting to follow.
12. August Meetings
- Second Sundays: August 14 (OAA events will be at Ingleside Library)
 - Street Life: August 10, 6PM at Lick Wilmerding, Room 5
 - Board Meeting: August 17, Location TBD

+++++

Closed meeting: The board considered the performance of the staff and made bonus recommendations for the next fiscal year.

++++

Open meeting resumes.

No public comments.

Meeting adjourned at 8:35 PM.