

OAA Board of Directors Meeting
April 19, 2017
Ingleside Presbyterian Church

Board Members Present: Alexander Mullaney, Christine Godinez, Henry Kevane, Roland Gordon, Lucia Fuentes-Zarate, Walee Gon

Others present: Executive Director Dan Weaver, OAA staff Luis Licea & Neil Ballard; Miles Escobedo, Kate Favetti, Sergeant Aileen Brady, Officer Barron

Minutes taken by: Neil Ballard

1. Meeting called to order at 6:36
2. Aileen Brady, SFPD Taraval Station
 - Brady: Robberies, burglaries over the last month in the area, but not so much on Ocean Avenue.
 - Brady: SFPD urges business owners to tell customers and others not to leave visible items in cars
 - Stepping up enforcement on Plymouth & Broad after shooting. Area heavily saturated with plainclothes and uniformed officers. Patrol cars have been staying in area.
 - Mullaney: Have officers been walking on Ocean Avenue?
 - Brady: There is no officer assigned to Ocean Avenue. R. Guerro works mostly in the inner sunset.
 - Mullaney: We want attention on Brighton & Holloway.
 - Brady: Our plainclothes officers have taken enforcement steps there; will follow up.
 - Mullaney: Request enforcement around schools—City College, Riordan.
 - Brady: Will coordinate with Ingleside & CCSF
 - Gordon: Gunfire at McDonalds last week.
 - Barron: Nobody was shot, one bullet went into a woman's home nearby. Apparently caused by feuding groups. Will review video. Ethnicity of suspects was apparently "Hispanic & white"
 - Favetti: Guns stolen from home last month.
 - Brady: Investigation is ongoing.
 - Fuentes: More security is needed for nightlife businesses at closing time—after midnight, 2 a.m., etc.
 - Brady: Don't hesitate to call for escort if there are suspicious characters around, especially when closing up with cash
 - Mullaney: Golden Point Spa is one of three illicit massage parlors. We would like an update on that location, as well as LK Healthcare.

- Brady: Will pass along to vice crime squad. Call dispatch with complaints to help build chain of evidence.
3. Approval of minutes
 - Gon moves to approve minutes
 - Gordon seconds
 - Motion passes unanimously
 4. General Public Comment
 - Mullaney: Miles Escobedo applied to be a board member. Miles is a local small business merchant. We will also likely get a BART member once service contract is finalized. This will fill two vacancies.
 - Kevane: Is our board membership limit 11 or 12?
 - Weaver: The board can amend our bylaws to allow for 12 members at the June meeting.
 - Escobedo: May 18th will be the first year anniversary of the Ale House. All are welcome.
 - Favetti: OMI Antique Car Show will be happening on May 20th.
 5. Financial Report, Henry Kevane
 - Sandy Owens consistently keeps our books balanced
 - We have collected lion's share of assessment revenue so far
 - All spending seems to be well within budgeted limits
 - Weaver: We are working to not underspend on Marketing category
 - Tax return: annual review of tax returns by board members. We do have a conflict of interest policy that essentially states: we cannot have undisclosed contracts between board members and the OAA, and all contracts must be approved by board without the benefitting board member's presence. For instance, we disclose advertising in Ingleside-Excelsior Light, and we disclose meeting space rental from Ingleside Presbyterian.
 - We also cannot make loans to any board member unless the Attorney General approves them.
 - Executive Director's salary is reviewed annually without Executive Director's presence at review.
 6. Executive Director's Report, Dan Weaver
 - Historic Preservation Commission recommended landmark status of El Rey Theater. Next step is the Board of Supervisors. After that, final step is Mayoral approval.
 - We are getting to know the ownership of the El Rey theater. There will be an OMI History Day in the El Rey lobby in June.
 - We met with BART staff in early April. We agreed that BART will contribute \$30,000 annually for station cleaning. They require board representation.
 - That will be formalized in a service contract.

- Eventually, BART and Balboa Park Station area CBD membership needs some structuring. There will likely need to be a new Station Area CBD.
 - Mullaney: Next we will get Muni and others on board with service contracts. This is an interim step so that we can avoid triggering a re-election of the CBD.
 - Kevane: Will we over-burden ourselves and be required to pay for extra cleaning?
 - Ballard: No—Cleanscapes will only clean 2.5 days per week, not 5 days per week. Not ideal, but adequate.
 - At community meeting for development at 1601-1633 Ocean Avenue, there were legitimate concerns raised about the proposed design and impact on existing small businesses in building.
 - We met with Tim Frye, preservation planner at Planning. Bridget Maley & Shayne Watson proposed one contiguous historic district for Ocean Avenue.
 - Mullaney: There is a Victorian building next to Beep's. Shouldn't that be included?
 - Weaver: we will bring that up to Bridget and Shane.
 - Weaver: Focus of the historic study will be on Ocean Avenue's place as an African-American business district during the 1960's and 1970's.
 - Mullaney: It would be good to look at salons on Holloway Ave.
 - Weaver: Will pass along to Bridget & Shayne.
 - Mullaney: When will we see the report?
 - Weaver: No answer yet. They are still working on it.
 - Licea: Homrun liquor store at Ocean & Capitol has been sold. New owner purchased business with lottery winnings.
 - Licea: new import-export business at 1945 Ocean Avenue.
7. Street Life & Business Committee Reports—Alexander Mullaney
- Faxon Garage has become the first legacy business in the Ingleside. Beep's Burgers application has been submitted
 - Vacancy report is at an all-time low, 3.5%
 - Weaver: OAA promoted new businesses from past 6 months.
 - Favetti: Can OAA sponsor grand openings or new businesses? Specifically, events.
 - Mullaney: We can discuss at next business committee meeting.
 - Sole topic at Street Life was the 1601 Ocean development. Amir Affifi works for SIA consultants and listened to community concerns. Issues with design include:
 - Reduces ground floor commercial by 60%
 - Second floor office space will vanish

- There will not be enough granularity of new building
- Stepdown inadequate next to BofA building
- Not enough affordable units
- Outreach has been inadequate. Business owners were not notified about community meeting.
- Weaver: the Ave Bar building is a potential historic resource
- Mullaney: When design team has their next revision of the design, they will present to the OAA board.
- Designers have been invited to OMI-NIA meeting at the end of April.
- Favetti: there need to be more meetings before the next draft of design.
- Escobedo: We need to get more people at future meetings.

8. Street Life & Business Committee Reports—Alexander Mullaney

- Three motions from Street Life committee (see board agenda 4-19-17 for full text of motions, or email info.oacbd@gmail.com)
 - Arts-led development motion
 - Endorse Livable City's Arts Strategy motion
 - Work with staff to alter NCT zoning to allow for more arts uses motion
 - Mullaney: Adopting these motions will be the next step in making Ocean Avenue a vibrant Arts & Culture district.
 - Gordon moves
 - Fuentes seconds
 - Public Comment:
 - Favetti: very much in favor. This will bring in business & people.
 - Motion passes unanimously.

9. Proposal to Modify Board Schedule

- Mullaney: proposal is to reduce number of meetings to address attendance problems.
 - Kevane: My issue is that this will make it hard to get quorum at future meetings due to scheduling conflicts
 - Kevane: Proposal: meet 9 times a year instead of monthly. Skip historically difficult-to-schedule months. We can list upcoming meetings annually, noting which months to skip
 - Gon: If the purpose of reducing the meetings is lack of business, we could risk missing important business in months that we're not meeting.
 - Kevane: We can always call special meetings on short notice.

- Mullaney: we can have Dan post meeting schedule on website.
 - Gordon: can we reduce quorum requirement?
 - Public Comment
 - Favetti: annually posted meeting schedule is useful.
10. Board Member Comments & Proposals for Future Meeting Agendas
- Ingleside Presbyterian assessments
 - Weaver: CBD assessments are not taxes, and OAA does not have the right to waive assessments
 - Gordon: Church cannot afford assessments. Ingleside Presbyterian Church is a nonprofit historic landmark, and was established in 1907 to service displaced earthquake victims. IPC organizes food pantry service, and has contributed positively to the community for decades. Propose that OAA waive past assessments and exempt Ingleside Presbyterian from future assessments.
 - Weaver: We are bound by State Law in this matter.
 - Kevane: CBD is part of City & County of San Francisco. If OAA did not manage Ocean Avenue CBD, the City would.
 - Gordon: The board has lacked the will to waive IPC assessments.
 - Mullaney: City of San Francisco collects the money. IPC owes assessments to the City. OAA cannot forgive assessment.
 - Kevane: request to communicate with City Attorney.
 - Mullaney: we will put you in touch with Chris Corgas
 - Godinez: I would be in support of this if other nonprofits got the same opportunity.
 - Fuentes: We need to follow the regulations in this matter. We want to help IPC within legal limits.
 - Gon: If we did this, it opens OAA up to liability.
 - Second Sundays, Street Life & Business Committees, no board meeting scheduled as of now
 - Mullaney: Provisionally, schedule a meeting on May 17th.
11. Meeting adjourned at 8:19 p.m.