May 2019 Meeting Minutes

Board Members: Alexander Mullaney, Miles Escobedo, Shirley Lima, Lucia Fuentes Zarate, Christy Godinez-Jackson, Maggie Smith (for Whole Foods Market/Janene Summerland)

OAA Staff: Dan Weaver, Neil Ballard

Others present: Jessica Ho, Peter Tham, Kate Favetti, Eric “Kansas” Heaney, Ruth Santana

Public comment
Kate Favetti said that the Car Show has been rescheduled to Saturday, June 22nd due to rain.

Favetti suggested that OAA board write a letter to SFMTA regarding local transportation concerns in advance of appointment of a new Director of Transportation.

Minutes review
Lima said that a comma should be inserted after Kate Favetti in “others present.”

Escobedo said that the answer to his question about CleanPowerSF should be inserted.

Escobedo moved to approve the minutes as amended. Fuentes seconded. No public comment. Motion passed unanimously.

990 Review
The board reviewed the OAA’s tax return for FY 2017-2018. OAA’s mission statement has been amended to reflect public charity status.

Weaver said that for FY 2018-2019, OAA’s accounting firm will prepare a tax return for both OAA and Ingleside Community Fund. Mullaney asked whether the Ingleside Community fund would be meeting before the end of the fiscal year. Weaver said that the meeting would be scheduled for June.

Lima moved to approve the 990 as presented. Escobedo seconded. During public comment, Favetti said, “Job well done!” Motion passed unanimously.

Budget Report
Weaver said that the budget report now breaks down assessment income to show penalties and interest and prior year assessment collections.

Draft Budget
Ballard and Weaver presented the draft budget for FY 2019-2020. Weaver requested that the board provisionally adopt the budget.

Mullaney asked why budget approval is needed this month. Ballard said that this draft budget is submitted to the board on an interim basis and approval is needed next month.

Lima requested that next year’s budget be used to implement more landscape improvements like seating.

**Expansion and Reauthorization of CBD**

Weaver requested that board members authorize a committee to plan expansion and early re-authorization of Community Benefit District.

Escobedo asked why a new committee needs to be formed. Weaver said that a committee would be able to meet with government property owners such as BART to discuss service plans in detail.

Mullaney asked who would chair the committee. Weaver said that he would be willing to be the chair.

Lima suggested that committee meet via video conference, or at a time conducive to those who work regular business hours.

Escobedo asked how many months the new committee would meet for. Weaver said that four meetings over six months would be sufficient.

Mullaney said that this would be a steering committee to engage both existing and new constituents of the expanded CBD. The committee would talk to stakeholders, gather feedback, craft a management plan, work with a consultant to determine what assessments should be and then execute the plan.

Favetti asked whether this committee would be a committee of the board or of the executive director.

Mullaney asked Weaver if he wants to create a board-approved committee or a committee established by the executive director. Weaver said that he wants to form a committee approved by the board.

Escobedo moved to create an ad-hoc volunteer committee sanctioned by the OAA Board of Directors to explore the expansion and reauthorization of the Ocean Avenue Community Benefit District. Lima seconded. No public comment. The motion passed unanimously.

Weaver gave an overview of the plan to expand and re-authorize CBD. Escobedo asked what assistance OAA will be getting to undertake the expansion and re-authorization. Mullaney said
that OEWD grants will soon be available for OAA to help pay for a consultant to write a new management plan for the expanded CBD.

**Board Member Recruitment**
Weaver said that the board is seeking a small business member to join the OAA board of directors. Applications are available online at the OAA’s website.

**Executive Director’s Report**
The Consortium of San Francisco Community Benefit Districts is forming a 501(c)(6) nonprofit to advocate for CBDs in the City.

The OAA’s proposed sculptural gateway at Ingleside Library is being revised to suit Public Utility Commission’s requirements.

OAA secured two grants through District 7 Participatory Budgeting, for lighting at Unity Plaza and programming at Unity Plaza.

Weaver said that he has requested an update from the attorneys that OAA has hired to secure 501(c)(3) status. Weaver said he will write a letter to the IRS to request the new status, and after the law firm reviews that letter he will send it to the IRS next week.

Weaver said that the Balboa Park Station Area Plan includes a recommendation against the merging of parcels of corner buildings in the establishment of new buildings. The building at 1601-1635 Ocean Avenue, which has been slated for demolition and construction, is subject to parcel merging and there may be others in the future. Weaver recommended banning the merging of parcels on Ocean Avenue in order to maintain the character of the neighborhood.

Escobedo moved to ban the merging of parcels on Ocean Avenue. Fuentes-Zarate seconded. Mullaney suggested a friendly amendment: The OAA Board supports disallowing all parcel-merging in the Ocean Avenue NCT district, and OAA will present that position to Supervisor Norman Yee.

Favetti said that she supports OAA’s position on this matter. Escobedo, Mullaney, Smith, Fuentes-Zarate, and Godinez-Jackson voted yes; Lima voted no. Motion passed.

**Balboa Reservoir CAC**
Godinez-Jackson said that there will a meeting of the Balboa Reservoir CAC on June 10th.

Favetti said that she has sensed a softening of the opposition to the Balboa Reservoir housing project.

**Board Member Comments and Proposals**
Mullaney said that Ocean Cyclery is now a legacy business, and Ocean Ale House was recognized as the "Best Reason to Come to Ingleside" in SF Weekly’s Best of San Francisco issue.

Meeting adjourned at 8:11 p.m.