



**Jack London Improvement District Meeting of the Board of Directors
472 Water Street – July 8th, 2019 -- 5:00-6:00 PM**

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|--|------------------------|
| 1. Board Meeting Call to order and introductions | 5:00 |
| 2. Public Comment and Announcements | 5:00 |
| 3. Executive Update | 5:05 |
| a. Economic Development update, Safe & Clean Program Ambassador Update/ NCPC Update | |
| 4. Broadway Repaving – Sarah Fine, Senior Planner, DOT (Moved to August 12th Agenda—to be presented in conjunction with A’s Stadium Transportation Improvements by Nicole Ferrara) | 5:10 |
| <hr/> | |
| | <i>Discussion Item</i> |
| 5. PG&E Strength Testing in Jack London – Thomas Guarino, PG&E | 5:10 |
| Discussion of planned strength testing of pipeline and impacts to streets and sidewalks in Jack London | <i>Discussion Item</i> |
| 6. Review of Draft 2020 Budget and Consideration of Permitted annual Assessment Increase of 5% | 5:40 |
| | <i>Action Item</i> |
| 7. Financial Review and Report Approval | 5:50 |
| Approval of Financial Reports: Balance Sheet and Budget v Actual June 2019 | <i>Action Item</i> |
| 8. Approval of Minutes | 5:55 |
| June 11, 2019 | <i>Action Item</i> |
| 9. Adjourn | 6:00 |
| Next Meeting August 12th, 5:00 PM | <i>Action Item</i> |

Jack London Improvement District – 333 Broadway, Oakland, CA 94607 – 510-388-4412

BROWN ACT: Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. Jack London Improvement District agendas are posted with the City of Oakland. Action may not be taken on items not posted on the agenda. Copies of the agenda are available at 333 Broadway, Oakland, CA 94607 or through jacklondonoakland.org. Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, please notify info@jacklondonoakland.org at least 48 hours prior to the meeting. The public will be provided with an opportunity to address the board on any item during agenda item number 2.

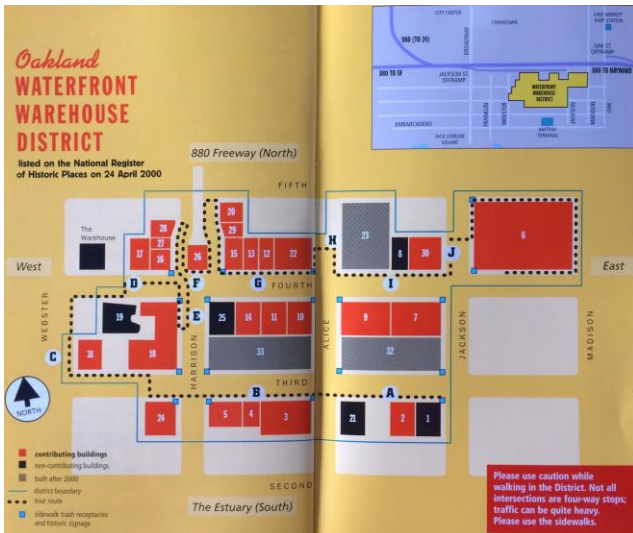
Executive Update, July 2019



Stakeholders enjoy breakfast and a “State of the District” presentation at the Annual Summer Meeting

The Annual Summer Stakeholder Meeting on Friday 6/28 celebrating 5 years of service was a success. Our team was overwhelmed by the great turnout and positive response at the Stakeholder Meeting Friday. An estimated 70 attendees enjoyed local coffee generously provided by legacy business [Mr. Espresso](#), cold brew and other creative beverages from [Bicycle Coffee](#), delicious bites from [Town Square Eats](#), and desert from the soon-to-open-in-Jack-London [James and the Giant Cupcake](#). Thank you to these great businesses and to all who shared in the milestone celebration.

“I really enjoyed the Stakeholders Meeting. Your presentation was very enlightening and the various merchants do a great job bonding and growing their businesses. I really appreciated that the A’s are going to recognize the Ambassadors and their families!! They do a great job and deserve the praise!!” - Brenda Ivey, Neighborhood Services Coordinator, Beat 1X



Map of Contributing Buildings in the Historic Waterfront Warehouse District

The District seeks 5 minutes of your time. Please [respond to this survey](#) and help inform priorities.

Jack London Development [Talk and tour with SPUR](#) on July 17th. Hear from Beth Van Clute, General Manager of Jack London Square and Savlan Hauser, Executive Director of the Jack London Improvement District on what's new and coming to Jack London.

Are you a property owner within the historic Waterfront Warehouse District, and planning an improvement project? Thanks to funds from Carmel Partners' Fourth Street East Project, the Facade Improvement Matching Grant program is available for eligible properties and projects. Join an informational meeting with the City of Oakland's Project Manager on July 24th, 10:30AM at 333

Broadway.

Jack London In the News

[New Embarcadero Bridge Over Lake Merritt Channel Finally Opens](#) – East Bay Times
[Jack London Square announces New Market Hall](#) - SF Chronicle

This Month's District Event Highlights

- Jack London Beat 1X NCPC Meeting – 7/23 6:15PM, 333 Broadway
- Waterfront Warehouse District Façade Grant Info Session 7/24, 10:30AM, 333 Broadway

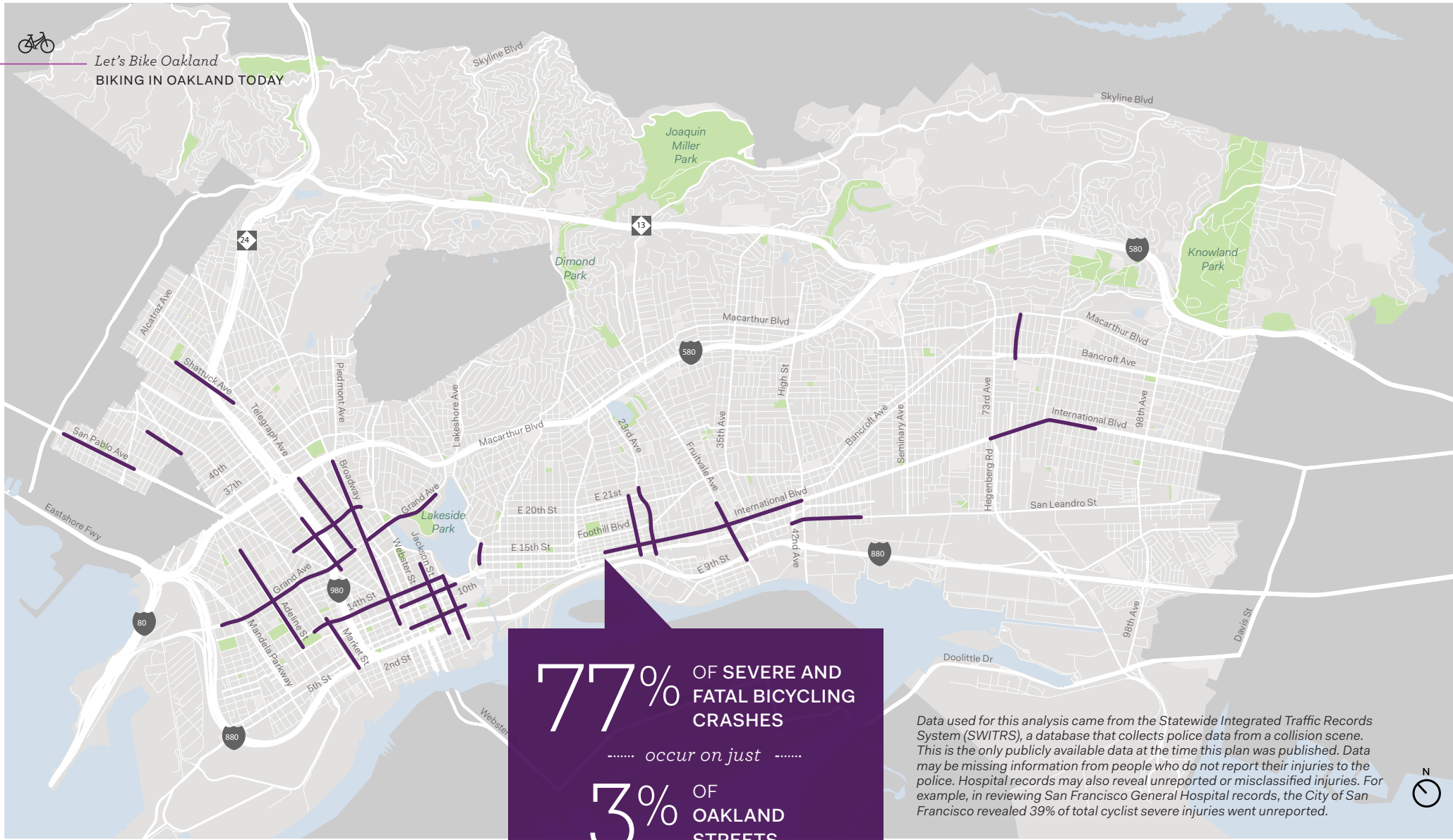
Development/ Construction Updates

- **4th and Madison**, Carmel Partners- 330 Homes, two buildings, south complete, North complete Q2 2019.
- **“Mirador”**-Austin Group, **201 Broadway**- 48 Homes 4,000sqft retail/ Tank remediation initiated
- **“Modera”**- Mill Creek **377 2nd St**- 134 Homes/Broke ground Q22017, complete Q32019.
- Rehabilitation at **322 Broadway @ 4th**underway, by Christopher Porto, Smart Growth
- **4th and Alice** street sold to SunCal/Swenson, for lease
- **412 Madison** 157 homes, ground floor retail/Swenson+ Essex Property Trust.

We invite you to participate in our meetings and [collaborative events](#) in the District.
 -Savlan Hauser, Executive Director



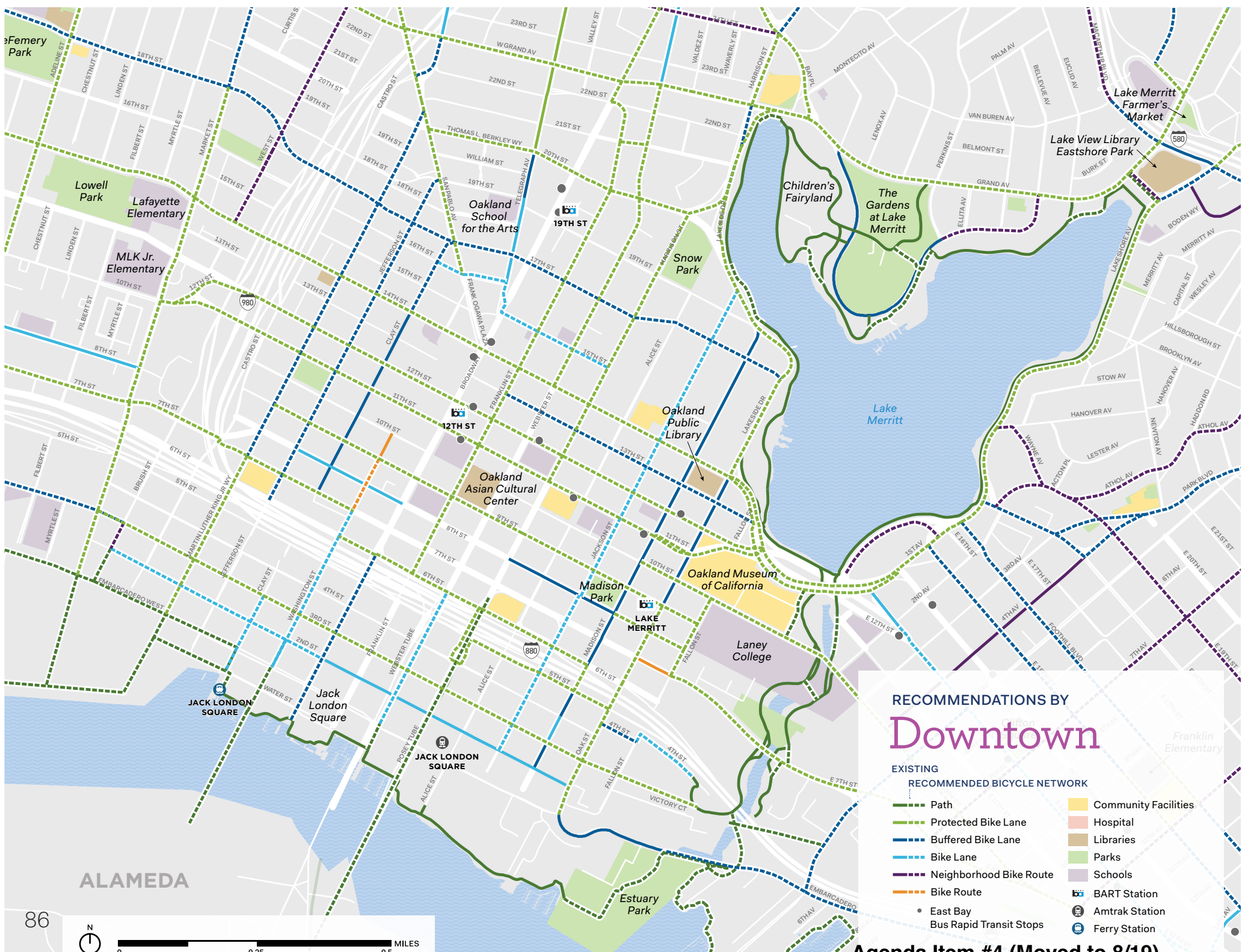
Let's Bike Oakland
BIKING IN OAKLAND TODAY



HIGH INJURY CORRIDORS

The high injury corridors are identified by weighting all reported bike crashes by their severity and their frequency on Oakland's roadways. Identifying high injury corridors can identify the streets and intersections where improvements can have the most impact in reducing fatalities and serious injuries for people biking. Focusing on corridors helps reveal the broader patterns underlying road safety challenges, and prevents more crashes than a focus on individual intersections alone.

- 2018 High Injury Corridors
- School, Library or Community Center
- Park
- City of Oakland



ALAMEDA

86



0 0.25 0.5 MILES

RECOMMENDATIONS BY
Downtown

- EXISTING
- Path
 - Protected Bike Lane
 - Buffered Bike Lane
 - Bike Lane
 - Neighborhood Bike Route
 - Bike Route
 - Community Facilities
 - Hospital
 - Libraries
 - Parks
 - Schools
 - BART Station
 - Amtrak Station
 - Ferry Station

Agenda Item #4 (Moved to 8/19)



Natural gas pipeline pressure testing

At Pacific Gas and Electric Company (PG&E), our most important responsibility is the safety of our customers and the communities we serve. As part of that responsibility, we will be performing a strength test on our underground natural gas transmission pipeline in the East Bay. This routine safety testing work is mandated by the California Public Utilities Commission (CPUC) and will confirm the gas pipeline's integrity and operating pressure.

What we're doing

Starting in February and continuing through November 2019, we will be strength testing our gas transmission pipeline from San Leandro to San Pablo. This work involves the following steps:

- 1. Engage the community:** We coordinate with local agencies and conduct outreach to nearby customers to inform them about construction.
- 2. Isolate the pipeline:** Crews turn off the flow of gas to the section to be tested.
- 3. Clear the pipeline:** Natural gas may be released using safe and controlled methods. The inside of the pipe is mechanically cleaned.
- 4. Test the pipeline strength:** The pipeline is filled completely with water. The water is then pressurized to a level much higher than normal operating pressure. The test pressure is held and monitored for a minimum of eight hours.
- 5. Reconnect the gas system:** When testing verifies the pipeline's strength and no leaks are detected, the pipeline is emptied of water, dried and placed back into service.

If the pipe is unable to maintain its test pressure, we investigate the cause, immediately repair any weaknesses and retest the line. Once the pipeline passes the test, the water is drained and reused on the next pipeline segment. It is then filtered and tested before being properly discharged according to regulatory requirements.

What to expect

During the testing work, you may see PG&E and contractor trucks and other heavy equipment in your neighborhood. This project may require large-scale digging to access the pipeline for testing, and traffic will be redirected as needed. You may also hear a loud steady noise and notice the smell of gas. If you have safety concerns, please call us at **1-800-743-5000**.

Work will occur during the hours of 7:00 a.m. to 5:30 p.m. Monday through Saturday. Cities within the county may restrict work hours based on work location. Mobilization and testing are expected to take place intermittently over the course of three to four months in each location. Weather and other factors affecting safe working conditions may impact our schedule. Our work should not interrupt your gas service, but we will contact you if there are any changes.

When the safety testing is complete, we will coordinate with local agencies and property owners to restore any paving, fencing or landscaping disturbed during the work.

Contact us

If you have questions about our strength testing work or wish to schedule a briefing for your organization, please contact your local PG&E representative Roxanne Cruz at **650-291-9894** or **Roxanne.Cruz@pge.com**. For additional information, visit **pge.com/strengthtest**.

Thank you for your patience as we enhance the safety of our system.

Agenda Item #5

Natural gas pipeline pressure test map and anticipated schedule



Each color represents a different natural gas pipeline segment that will be tested in 2019 from San Leandro to the San Pablo community. Weather and other factors affecting safe working conditions may impact our schedule.

PG&E Pipeline Strength Test Q&A

1) Provide a detailed schedule (even if estimate) outlining type of work and duration, for each street and location where work will take place.

Location A - Market & Brush Street - ILI Tool start location (4-5 days)

- This is a start location point for the ILI Tool at existing station; no excavation.
- This same location was part of Strength Test T-1132. The community is familiar with our work.
- We have ongoing work now with the new regulation station build.
- Traffic control not required.

Location MM- 4th & Fallon Street - T-1128C Strength Test (water test) and ILI Tool start/end location (4-5 days for ILI test: 30 days for T-1128C Strength Test)

- We will have an excavation of 10'x 44'
- We will have 8 frac tanks located at the Temporary Construction Easement (TCE) for fill and discharge of test water.
- We may potentially use the parking strip on 4th street between Fallon St. and parking lot for staging equipment.
- ILI Tool start/end at this location.
- Traffic control will be in place to assist with vehicle and pedestrians.

Location PP - 4th & Jefferson ILI Tool charging station (1-2 days)

- We will have an excavation of 10'x 10' bell hole
- ILI Tool will be charged at this location during inspection. Tool maybe charged over night
- Generators will be used to charge the tool.
- The tool will be monitored at all times
- We will have a frac tank at this location.
- Traffic control will be in place to assist with vehicle and pedestrians

Location 1 - 4th & Harrison Street-ILI Tool charging station (1-2 Days)

- We will have an excavation of 10'x 10' bell hole
- ILI Tool will be charged at this location during inspection. Tool maybe charged over night
- Generators will be used to charge the tool.
- The tool will be monitored at all times
- Traffic control will be in place to assist with vehicle and pedestrians

Location 2 - 4th & Washington Street- ILI Tool start/end location (4-5 Days)

- We will have an excavation of 10'x 15' bell hole
- ILI Tool start/end at this location.
- Traffic control will be in place to assist with vehicle and pedestrians

Gas Project Schedules

Crews will be working Monday – Saturday between 7:30 a.m. until 5:00 p.m.

Milestone	ILI tool run
Mob	07/29/2019
Excavation & Prep work	07/31/2019 – 08/10/2019
Run Smart Pig	08/12/2019 – 08/23/2019
Backfill Excavation	08/26/2019 – 08/28/2019
Final Restoration	08/29/2019 – 08/30/2019
Demob	08/31/2019

Milestone	Strength Test T-1128C
Mob	07/08/2019 (Project) 07/15/2019 (Location MM Target)
Excavation & Prep work	07/15/2019 – 08/03/2019
Test	8 separate tests with multiple dates
Backfill Excavation	09/30/2019
Final Restoration	10/30/2019
Demob	10/30/2019

2) Will the entire street be closed when saw-cutting and digging of bell holes takes place, or only partial closure?

Street will not be closed when the work takes place. We will have City approved traffic control in place to assist with vehicle and pedestrian traffic.

3) What impact will there be on parking?

Parking will be limited within our work zone. No Parking Street notifications will be in place 72 hours prior to start of work.

4) Which geographies have already experienced the strength testing? We would like to reach out to a District / preferably a BID where they've been through this.

- Attached is the fact sheets indicating the many jurisdictions we are performing the strength test. Currently we just completed the Strength Test T-1398A (water test) which runs from 23rd and Peralta in Oakland to 7th and Allston in Berkeley.
- We are now dewatering the pipeline. Once completed, we will clean the pipeline with a cleaning pig, purge the pipeline with gas and then will tied in the pipeline into the overall gas system. We are onsite for about another month.
- We are using an ILI tool to inspect the pipeline between Fallon and Market St. Currently we are performing an ILI assessment at 50th and Coliseum, Oakland. We will be onsite for another few weeks.

**Jack London Improvement District
Budget Overview: Draft Operating Budget 2019**

	2020 Proposed	2019
Revenue		
4000 Assessment Income		
4100 Port of Oakland Assessment	\$177,000	\$168,571.80
4200 Non Port Assessment Income	\$874,454	\$832,813
4250 Prior Year Assessment Adjustments		
Total 4000 Assessment Income	\$1,051,454	\$1,001,385
Uncategorized Revenue		
9100 Bank Interest		
Total Revenue	\$1,051,454	\$1,001,385
Expenditures		
7000 MBSSI Maintenance, Beautification, Safety & Streetscape		
7100 Ambassador Services	\$380,000	\$373,640 <small>BBBContract</small>
7150 Ambassador Services-Port of Oakland	\$152,690	\$145,419 <small>All Port Funds to 7000 Svcs</small>
7200 Services on Tidelands Trust Lands	\$24,310	\$23,153
7400 Maintenance Operations	\$24,000	\$24,000 <small>Storage rental, landscaping, incidentals outside BBB Contract</small>
Total 7000 MBSSI Maintenance, Beautification, Safety & Streetscape	\$581,000	\$566,212
7700 MED Marketing & Economic Development		
7710 District Management	\$106,118	\$101,065 <small>Salaries including burden.</small>
7750 Marketing Operations	\$8,400	\$8,000 <small>Web hosting, maintenance of existing projects</small>
7800 Special Projects	\$70,000	\$70,000 <small>Placeholder funds for projects to be approved 1/20</small>
Total 7700 MED Marketing & Economic Development	\$184,518	\$179,065
8000 AGCR Administration & Government/Community Relations		
8010 District Management	\$106,118	\$101,065 <small>General and administrative costs associated with JL office are based on 2019 actuals with moderate COL or contractual lease increase w exception of Insurance, Improvements and FF&E due to timing of maint. and repairs.</small>
8050 Training & Professional Development	\$5,250	\$5,000 <small>Carto Grant Rewarded to the District for hosting of interactive map, \$3,500 value.</small>
8110 Accounting & Taxes	\$2,200	\$1,200
8130 Computer Service & Support	\$525	\$500
8150 Consulting & Legal Expenses	\$2,100	\$2,000
8200 Fees & Permits	\$525	\$500
8410 Insurance (D&O)	\$840	\$800
8420 Insurance (General Liability & Auto)	\$3,800	\$3,800
8425 Insurance (Workers Comp)	\$2,750	\$2,750
8430 Membership Fees	\$1,500	\$1,400
8450 Special Projects Board Development	\$3,800	\$3,800
8510 Office Rent	\$41,400	\$37,500
8520 Office Improvements	\$2,500	\$2,500
8530 Office Furniture & Equipment	\$1,200	\$1,200
8540 Postage, Shipping, Delivery	\$1,470	\$1,400
8545 Local transportation	\$500	\$500
8550 Printing & Copying	\$500	\$500
8560 Supplies	\$2,100	\$2,000
8570 Telephone & Telecommunications	\$3,240	\$2,580
8580 Utilities	\$2,993	\$2,850
Total 8000 AGCR Administration & Government/Community Relations	\$185,311	\$173,845
8600 Collection Fees & Contingency		
8680 Contingency allowance for uncollected assessments	\$52,573	\$50,069
8610 Collection Fees		
8630 Alameda County fees (1.7%)	\$17,875	\$17,024
8640 City of Oakland fees (1% except Port)	\$8,745	\$8,328
Total 8610 Collection Fees	\$26,619	\$25,352
Total 8600 Collection Fees & Contingency	\$79,192	\$75,421
Total Expenditures	\$1,030,021	\$994,542
Gross Difference Revenue Less Expenditures	\$21,433	\$6,842
Compound Carry-forward		\$155,444 <small>Total assets less committed funds</small>
Net Difference	\$21,433	\$162,286
Reserve - Subject to Board Approval*	\$21,433	\$125,000 <small>Subject to Board Approval</small>

Percentage Allocation by area of Work	Management Plan Guidelines	2020	Variance
Maintenance & Beautification	55%	55.26%	0.47%
Marketing & Economic Development	18%	17.55%	-2.51%
Administration & Government	19%	17.62%	-7.24%
Contingency & Collection	8%	7.53%	-5.85%

Budget Management. The management corporation may reallocate funding within the service categories, not to exceed 10 percent of the annual budgeted amount for each category consistent with the Management District Plan.

*Assume \$250,000 Total = 3 Month Reserve over two years=\$125,000/year

SUMMARY	Forecast 2020	2019
Total Revenue	1,051,454.04	1,001,384.80
Total Expenditures	1,030,021.35	994,542.41

Jack London Improvement District
Budget vs. Actuals: 2019 Budget - FY19 P&L
 January - June, 2019

Month = 6

	Total				Notes	Annual Budget	% Utilized YTD
	Actual YTD	Budget YTD	Variance YTD	% of Budget YTD			
Revenue							
4000 Assessment Income							
4100 Port of Oakland Assessment	\$0	\$84,286	-\$84,286	-100%	Expected receipt 08/19	\$168,572	0%
4200 Non Port Assessment Income	\$754,764	\$413,316	\$341,448	83%	90% of Annual Assessment	\$826,632	91%
Uncollected Caltrans Assessment	\$0	\$14,274	-\$14,274	-100%		\$28,548	0%
4250 Prior Year Assessment Adjustments	\$18,302		\$18,302			\$0	
Total 4000 Assessment Income	\$773,066	\$497,602	\$275,464	55%		\$995,204	78%
Uncategorized Revenue	\$0	\$0					
9100 Bank Interest	\$1,129	\$0	\$1,129			\$0	
Total Revenue	\$774,194	\$497,602	\$276,592	56%		\$995,204	78%
Expenditures							
7000 MBSSI Maintenance, Beautification, Safety & Streetscape							
7100 Ambassador Services	\$158,774	\$183,730	\$24,956	14%		\$367,459	43%
7150 Ambassador Services-Port of Oakland	\$84,286	\$75,800	-\$8,486	-11%		\$151,600	56%
7200 Services on Tidelands Trust Lands	\$0	\$11,576	\$11,576	100%		\$23,153	0%
7400 Maintenance Operations	\$9,996	\$12,000	\$2,004	17%		\$24,000	42%
Total 7000 MBSSI Maintenance, Beautification, Safety & Streetscape	\$253,055	\$283,106	\$30,051	11%		\$566,212	45%
7700 MED Marketing & Economic Development							
7710 District Management	\$46,728	\$51,976	\$5,247	10%		\$103,951	45%
7750 Marketing Operations	\$2,001	\$3,000	\$999	33%		\$6,000	33%
7800 Special Projects	\$29,539	\$28,000	-\$1,539	-5%		\$56,000	53%
Total 7700 MED Marketing & Economic Development	\$78,268	\$82,976	\$4,708	6%		\$165,951	47%
8000 AGCR Administration & Government/Community Relations							
8010 District Management	\$46,728	\$51,976	\$5,247	10%		\$103,951	45%
8050 Training & Professional Development	\$2,286	\$2,500	\$214	9%		\$5,000	46%
8110 Accounting & Taxes	\$1,475	\$1,355	-\$120	-9%	Annual tax filing complete 5/19	\$2,709	54%
8130 Computer Service & Support	\$0	\$250	\$250	100%		\$500	0%
8150 Consulting & Legal Expenses	\$0	\$1,000	\$1,000	100%	Allowance not needed to date.	\$2,000	0%
8200 Fees & Permits	\$194	\$250	\$56	22%		\$500	39%
8410 Insurance (D&O)	\$600	\$400	-\$200	-50%		\$800	75%
8420 Insurance (General Liability & Auto)	\$3,224	\$1,900	-\$1,324	-70%	Premiums paid in 1/2019	\$3,800	85%
8425 Insurance (Workers Comp)	\$1,052	\$1,375	\$323	23%		\$2,750	38%
8430 Membership Fees	\$1,013	\$700	-\$313	-45%	Memberships renewed 1/2019	\$1,400	72%
8450 Special Projects	\$0	\$1,900	\$1,900	100%		\$3,800	0%
8510 Office rent	\$19,500	\$21,491	\$1,991	9%		\$42,981	45%
8520 Office Improvements	\$0	\$1,250	\$1,250	100%		\$2,500	0%
8530 Office Furniture & Equipment	\$1,131	\$600	-\$531	-89%	Computer purchase 1/19	\$1,200	94%
8540 Postage, Shipping, Delivery	\$34	\$700	\$666	95%		\$1,400	2%
8545 Local transportation	\$130	\$250	\$120	48%		\$500	26%
8550 Printing & Copying	\$0	\$250	\$250	100%		\$500	0%
8560 Supplies	\$444	\$1,000	\$556	56%		\$2,000	22%
8570 Telephone & Telecommunications	\$493	\$1,290	\$797	62%		\$2,580	19%
8580 Utilities	\$1,920	\$1,425	-\$495	-35%	WM Fines being disputed	\$2,850	67%
Total 8000 AGCR Administration & Government/Community Relations	\$80,224	\$91,861	\$11,637	13%		\$183,722	44%
8600 Collection Fees & Contingency							
8680 Contingency allowance for uncollected assessments	\$0	\$25,035	\$0	0%		\$50,069	0%
8610 Collection Fees							
8630 Alameda County fees (1.7%)	\$12,688	\$8,459	-\$4,229	-50%		\$16,918	75%
8640 City of Oakland fees (1% except Port)	\$450	\$4,133	\$3,683	89%		\$8,266	5%
Total 8610 Collection Fees	\$13,138	\$12,592	-\$546	-4%		\$25,185	52%
Total 8600 Collection Fees & Contingency	\$13,138	\$37,627	\$24,489	65%		\$75,254	17%
Total Expenditures	\$424,685	\$470,535	\$45,849	10%		\$869,879	

Accrual Basis

Summary

	Actual YTD	Budget YTD	Variance YTD	% of Budget YTD	Annual Budget	% Utilized YTD
Total Revenue	\$774,194	\$497,602	\$276,592	56%	\$995,204	78%
Total 7000 MBSSI Maintenance, Beautification, Safety & Streetscape	-\$253,055	-\$283,106	-\$30,051	11%	-\$566,212	45%
Total 7700 MED Marketing & Economic Development	-\$78,268	-\$82,976	-\$4,708	6%	-\$165,951	47%
Total 8000 AGCR Administration & Government/Community Relations	-\$80,224	-\$91,861	-\$11,637	13%	-\$183,722	44%
Total 8610 Collection Fees	-\$13,138	-\$12,592	\$546	-4%	-\$25,185	52%
Total Expenditures	-\$424,685	-\$470,535	-\$45,849	10%	-\$941,069	45%
Net Difference (Total Revenue - Total Expenditures)	\$349,509	\$27,067			\$54,135	

Jack London Improvement District
Statement of Financial Position
As of June 30, 2019

	Total
ASSETS	
Current Assets	
Bank Accounts	
1100 Bridge Bank Operating Account	45,455.96
1105 Discretionary Spending at Bridge Bank	5,240.58
1110 Money Market at Bridge Bank	477,563.25
Total Bank Accounts	\$ 528,259.79
Total Other Current Assets	
Total Current Assets	\$ 528,259.79
Other Assets	
1510 Security Deposits	2,000.00
Total Other Assets	\$ 2,000.00
TOTAL ASSETS	\$ 530,259.79
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
3100 Without Donor Restriction	163,933.97
3300 With Donor Restriction	
3310 Steam Factory	4,000.00
3320 Train Quiet Zone	7,328.84
3330 Special Projects	23,188.09
Total 3300 With Donor Restriction	\$ 34,516.93
Net Revenue	337,620.89
Total Equity	\$ 536,071.79
TOTAL LIABILITIES AND EQUITY	\$ 536,071.79

Saturday, Jul 06, 2019 08:51:06 AM GMT-7 - Accrual Basis

Jack London Improvement District - Meeting of the Board of Directors

June 10th, 2019 – 5:00 p.m., 472 Water Street

Present: Mark Everton, Erin Coburn, Sara May, Vivian Kahn, Paul Thyssen, Chris Pastena, Taj Tashombe, Greg Pasquali

Absent: Peter Gertler, Sam Nassif

Staff: Savlan Hauser, Kaylee Hudson

Guests: Jennifer Newman (Portobello), Rebecca Crump (Craig Communications), Keith Bladen (Ellington), Tita Bladen (Ellington), Gary Knecht (resident)

<i>SUBJECT</i>	<i>DISCUSSION</i>	<i>ACTION?</i>
1. Call to order	The Board of Directors meeting was called to order at 5:03 p.m.	
2. Public comment and announcements.	<p>Keith & Tina: How do we get 201 Broadway cleaned up? It's a health and safety hazard. Savlan: We are advocating on a number of fronts. From advocacy for construction restart and having the sidewalk barriers moved back. Sara: The soil is hazardous, the community should not be cleaning. We should be reporting. Gary: We should deal with the blocked sidewalk first. Savlan: We are in touch with Kevin Kashi and Ed McNaire at the City. Update, they said they would start last week. We are strategizing with Metrovation and Carmel Partners. Their permits are still active. Sidewalk fence can't be moved back due to toxic dirt and damaged sidewalk. Mark: Go to the City Council meeting and testify, perhaps bring a group from the Ellington.</p> <p>Gary: Can JLID take a position? Vivian: The City of San Jose is taking action against Union Pacific for lack of action on encampments, noise and graffiti.</p>	
3. Executive Update a. Business update, Safe&Clean Program Ambassador update/NCPC update, Squad Car presence to prevent auto burglary, Development update	<p>Savlan presented the Executive Update to the Board. See agenda packet available for download on www.jacklondonoakland.org for the entire Executive Update: Auto burglaries are the number one safety issue in Jack London. Beat officer Gallinatti has agreed to park squad cars down in Jack London for increased presence. Also, the Waterfront Warehouse District mock up testing was a success and the Small Business Working Group is coming up on June 17th. We are meeting with Alameda County Supervisor Chan at the Broadway County buildings June 11th. Lastly, a Cross-estuary collaboration panel talk is coming in July.</p> <p>Taj: The auto break-ins are organized crime. A slew of cars were hit on 55 Harrison. Prompt glass cleanup by ambassadors is important.</p> <p>Chris noted a mail-room break-in to 277 3rd Street.</p> <p>Vivian: The surplus lands act requires counties to use surplus spaces for transitional housing. So the county buildings on Broadway may have to be used for that purpose. Taj: Not an ideal use for a main street.</p>	
4. Approval of Lease Renewal at 333 B'way <i>Advisory Item</i>	Rent at 333 Broadway increases from 3,250 to \$3,450 to meet market rent. Mark acknowledged that these are terms and recommended directing Savlan to move forward. The Board advised Executive Director to renew the lease.	
5. A's Ballpark Development— <i>Discussion Item</i>	<p>The Board discussed planned and prospective land use and transportation improvements associated with an A's Ballpark stadium at Howard Terminal.</p> <p>Taj: I can answer your questions. Vivian: Land use and transportation improvements with big question marks in the in the Notice of Preparation EIR scope and I'm hoping they will be refined. Even though the proposed Infrastructure Financing District is not a direct payment of public money this could result in a diversion of tax dollars from things we need in the District. What will the boundaries be? Taj: These are all variants in the public scope, will be available for additional public comment. The Downtown Specific Plan and ballpark have been mutually exclusive up to this point. The A's still need equal</p>	

	<p>participation financially from the City, County and State. City Council will be holding a special session on Wednesday to discuss legislation. Also there is a major concern for West Oakland and want to include it in Infrastructure Financing District (IFD). Savlan: What should the Board be advocating for?</p> <p>Taj: The A's want to improve the train corridor, safety, noise and cleanliness, and need the IFD. The BCDC requires a certain amount of open space, plus building for sea level rise. If the gondola doesn't happen, then rail safety is still a priority with improvements on Washington. We are also considering the future of the Free B shuttle, the name would have to change and the throughput is too slow, but still seen as an amenity. We have met with AC transit and want to maintain a free asset for the community.</p>	
6. Support for Estuary Park Improvements <i>Advisory Item</i>	<p>The Board discussed sending a letter of support for the improvements at Estuary Park after the project was halted by the City.</p> <p>Savlan: They had a fantastic engagement process; the community wants this. The designer has been suspended. Taj: Please recirculate the final design. The Board encouraged stronger language and a direct ask for progress.</p>	
7. Annual Stakeholder Meeting, June 28 th , <i>Discussion Item</i>	<p>The Board was reminded to attend the Summer Stakeholder meeting on Jan 28th.</p>	
8. Financial Report Approval a. Balance Sheet and Budget v Actual May <i>Action Item</i>	<p>The Board reviewed the May financial statements.</p> <p>Gary: I would ask that unpaid assessments be called out on the balance sheet.</p>	<p>Vivian motioned and Taj seconded. Motion passed unanimously.</p>
9. Approval of Minutes – May 13th, 2019. <i>Action Item</i>	<p>The Board reviewed the May meeting minutes. No changes to the minutes were proposed.</p>	<p>Paul motioned and Greg seconded. Motion passed unanimously.</p>
10. Adjourn.	<p>The meeting was adjourned at 6:02 pm. Next Board meeting will be held Monday, July 8th, 2019 at 5:00 PM at 472 Water St.</p>	

Discussions held and decisions made by the Board of Directors

	Sara	Erin	Sam	Vivian	Mark	Paul	Peter	Jenni	Chris	Taj	Greg
January	x	x	x	x	x	x	x	x	x	-	x
February	x	x	x	x	x	x	-	Retired	x	x	x
March	x	x	x	x	x	x	x		x	x	x
April	x	x	-	x	x	-	-		-	x	x
May	x	x	x	x	x	x	x		x	-	-
June	x	x	-	x	x	x	-		x	x	x
July											
August											
September											
October (Retreat)											
November											
December											

Board Attendance Record

Minutes recorded by Kaylee Hudson.