



**Jack London Improvement District Meeting of the Board of Directors**

472 Water Street (Item 7 to be presented at Port Exhibit Room, 530 Water Street)

November 12th, 2018 --5:00PM

- 1. **Call to order and introductions** 5:00
- 2. **Public Comment and Announcements** 5:00
- 3. **Executive Update** 5:00
  - a. **Underpass update:** Oak & 5<sup>th</sup> Community cabin shelter is planned to open in Q4 2019
  - b. **Crime update:** NCPC Update: 3 attendees, 71 auto burglaries, 5 residential burglaries, 5 petty thefts, 11 vandalisms and 1 shooting at Chicken & Waffles.
- 4. **Governance Update** 5:05
  - a. Affirmation or increase of Board Membership of 11 members **Action Item**
  - b. Elections- Board of Directors 2019-2021 **Action Item**

The Board of Directors is the governing body of the Jack London Improvement District with 11 members. Board Members are strategic partners in advancing the mission of the organization. Eligible candidates represent a property or a business in the District, and are encouraged to have participated in District projects and programs. Voting protocol described in attached ballot. The following 8 individuals are candidates for 6 available Board Membership positions.

<i>Candidate Name</i>	<i>Affiliation</i>
Paul Thyssen (3)	Property Owner
Beth VanClute (1)	Property Owner Representative
Chris Pastena (2)	Owner, Chop Bar
Chris Wittler (1)	Property Owner
Mark Everton (2)	Business Representative: Visit Oakland
Sara May (3)	Metrovation
Jonathan Fong (1)	CUESA Jack London Square Farmers Market
Michael Bernstein (1)	Property Owner & CEO, Buck Wild Brewery

*Name, (Term Sought)*

- b. Elections- Officers 2019-2020 (President, Secretary, and Treasurer) **Action Item**

- 5. **Financial Review and Report** 5:20
  - Approval of Financial Reports: Balance Sheet, Budget v Actual October 2019 **Action Item**
- 6. **Approval of Minutes** 5:25
  - October 14<sup>th</sup>, 2018 **Action Item**
- 7. **Community Benefits and A's Stadium Development (Move to Port Exhibit Room)** 5:30
  - Veronica Cummings, City of Oakland, Surlene Grant, Consultant, Lydia Tan, Oakland A's
- 8. **Adjorn-** Next Meeting December 10<sup>th</sup>, 5:00 PM

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, November 2019



Carlos placing median planters with a borrowed forklift - thanks, Federation Brewing!

**Street Trees:** Thank you to volunteers from all over the country who took time out from the 2019 Verge Sustainability Conference to plant trees here in Jack London [Check out the photos](#) from the day. Thank you for sponsoring, American Forests and Urban Releaf!

We are facilitating **discussions for Cleaner Produce Market Operations**. The Jack London Wholesale Produce Market is an important institution with 26 operators, which directly employ over 120 workers and is an economic and food hub that has been relied on by many, many more people for over a century. We

have noted an uptick in customers' bad practices tossing old produce and cartons, negatively impacting adjacent businesses, property owners, and passers by. We see this as an opportunity to bring together the relevant department and agencies to help us support and enforce cleaner operations for everyone's benefit.

**Downtown Oakland Specific Plan final draft is here**, and we're collaborating with our neighboring businesses and stakeholders to

ensure it includes our District priorities for better connectivity, economic growth, and future development.



Business Coffee hosted at James and the Giant Cupcake



Wholesale Produce Operations unique in Jack London

### Jack London In the News

[Oakland's Effort to Blend a Ballpark and a Port on the Waterfront](#) SFGate, Libby Schaaf & Ces Butner

[Firefighters Battle Apartment Fire near Jack London Square](#)

### This Month's District Event Highlights

- Jack London Beat 1X NCPC will not convene in November -- Enjoy your Thanksgiving
- Jack London Merchant Coffee Hour --11/20, 10:00AM, Thank You Playworks HQ for hosting!

### Development/ Construction Updates

- **Downtown Oakland Specific Plan-** Comment period ends November 8th
- **"Mirador" 201 Broadway-** 48 Homes 4,000sqft retail—Entitled property listed for sale
- **"Modera"- Mill Creek 377 2<sup>nd</sup> St-** 134 Homes/Broke ground Q22017, leasing has begun
- Rehabilitation at **322 Broadway @ 4<sup>th</sup>** underway, by Christopher Porto, Smart Growth
- **4<sup>th</sup> 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

# JACK LONDON CLEAN AND SAFE

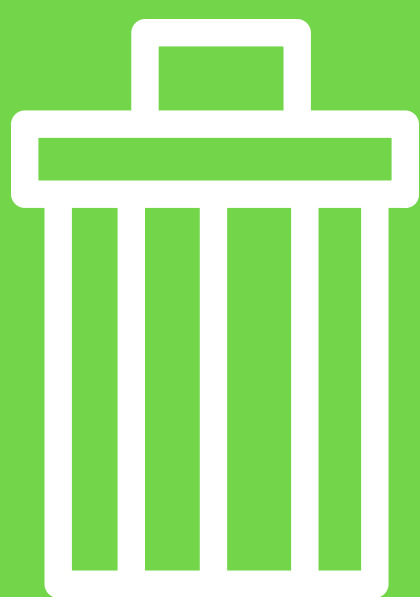
STATISTICS

OCTOBER 2019 REPORT

## Jack London Ambassadors have been hard at work

Need Assistance?

Call our Dispatch Phone 510 363 0989



**22,714 lbs**

of trash and debris  
removed from the  
Public Right-Of-Way

**425**

Illegal Dumping  
sites have been  
cleared.

**165**

Stickers, Posters,  
Flyers removed  
from City Fixtures.



**60**

Graffiti sites  
addressed

**19**

Blocks Power  
Washed

**909**

Individuals greeted  
or assisted by our  
Ambassadors

## Ballot: Jack London Improvement District Board Member Elections: 2019

All Board members may vote. Each candidate will be offered 1 minute to introduce themselves and their interest in Board membership. Voting Board members are given a ballot with the names of the candidates to distribute as many of their votes to candidates as there are vacant seats in a secret ballot. After the ballots are collected, a member of the public, or if none present, Staff or an Ambassador will count the votes. In case of a tie, voting Board members will vote in a runoff to determine the final member.

FIRST	LAST	AFFILIATION	(i)	(ii)	(iii)
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**CURRENT BOARD MEMBERS**

Erin	Coburn	Business Licensee: minimo Wine Shop			x
Peter	Gertler	Property Owner: The Bond	x		
Sam	Nassif	Property Owner and Business Licensee: Z Hotel Jack London Square	x	x	
Taj	Tashombe	Property Owner and Business Nominee: Oakland Athletics			x
Greg	Pasquali	Property Owner Nominee: Carmel Partners	x		

**ONE BOARD MEMBER RESIGNING – DUE TO RELOCATION**

Vivian	Kahn	Property Owner	x		
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There are 6 board seats in this election and each board member can place up to 6 full votes for any one candidate or distributed across all the candidates. Fractional votes are not allowed.

**PLEASE DISTRIBUTE UP TO 6 VOTES AMONG THE FOLLOWING CANDIDATES**

Beth	Van Clute	Property Owner Representative: CIM/ Jack London Square	X		
Paul	Thyssen	Property Owner: Ellington	X		
Chris	Pastena	Business Representative: Chop Bar			X
Jonathan	Fong	Business Representative: CUESA Jack London Square Farmers Market			X
Mark	Everton	Business Representative: Visit Oakland			X
Sara	May	Property Owner Representative: Metrovation	X	X	
Chris	Wittler	Property Owner: Portobello	X		
Mike	Bernstein	Buck Wild Brewing	X	X	

**VOTE**


- (i) A property owner or the nominee of a property owner within the boundaries of the Jack London Improvement District
- (ii) An Oakland business licensee within the boundaries of the district.
- (iii) A business licensee within the district who is not also a property owner within the District.\*

\*According to Jack London Improvement District Bylaws, at least one Board Member shall be a business licensee who does not own property within the District

## **Board Candidate Bios 2019**

**Paul Thyssen**, Resident and Property Owner, Interim Treasurer of Jack London Improvement District Board of Directors

Paul Thyssen has lived in Oakland since 2007 and the Jack London District since 2010. Paul is the Director of Sales for Gallery Systems, Inc., a company that specializes in developing database software solutions for museums, private and corporate collectors, artists, foundations, universities, governments and other international cultural institutions. Paul has his BS in Mechanical and Network Engineering and has been instrumental in obtaining some of the most prestigious museums and cultural institutions as clients for his company. Paul has been a founding Board member of the Jack London Improvement District since 2013, and dedicated on numerous task forces and committees that include Marketing and Economic Development, Executive Committee Secretary and Interim Treasurer, as well as projects for building art, wayfinding signage, the historic waterfront warehouse district signage, district banners and median streetscape improvements. Paul is also active in The Ellington Community Association and was previously Vice-President of the Board of Directors and has served as Chair of the Design Review Committee for several years. Paul previously served on the Jack London District Association Board of Directors, where he was Co-Chair of the Land Use and Transportation Committee. Paul and his partner enjoy walks along the Jack London waterfront, the Farmer's Market and the growing dining and entertainment scene in the district.

**Chris Pastena**, Property Owner and Business Owner of Chop Bar and Calavera Restaurants

Chris Pastena has been in the restaurant industry for 28 plus years. Over the many years of living and working in Oakland, Chris and his wife, Jana Pastena, have developed deep ties in the East Bay's hospitality community. A central tenet of their work is to actively support local growers and artisans of all types. Coupled with Chris' passion for a wide variety of restaurant projects, this unwavering focus has resulted in Chris creating vibrant and welcoming restaurants that offer thoughtful menus highlighting the best ingredients the Bay Area has to offer. In 2009, Chris opened Chop Bar restaurant in Oakland, which quickly became wildly popular, receiving national acclaim for its food, cocktails, wine program, and décor. Lungomare opened in February 2013 with coastal Italian-inspired fare and a prime waterfront location in Oakland's Jack London Square. In 2015, Chris opened Calavera, a beautiful and stylish restaurant serving regional Mexican - inspired fare and the Bay Area's largest selection of tequilas and mezcals. Chris and his wife, Jana, continue to actively give back to the community through special events and support of a variety of local organizations. Chris is currently a Board member at the Jack London Improvement District.

**Jonathan Fong**, Jack London Square Farmers Market

Jonathan Fong has been managing the operations of the weekly CUESA Jack London Square Farmers Market as Market Manager and Community Liaison since 2016. He has been dedicated to local economic development through the market by providing pathways for new and emerging entrepreneurs, showcasing the impactful work of local non-profits and community organizations at the Community Tent program, and cultivating relationships with East Bay food, environment, social justice and activism communities, including working closely with the Jack London Improvement District. Outside of his work at CUESA, Jonathan is a community weaver at the Berrett-Koehler Foundation, a freelance photographer and video producer, and serves on the Board of Directors at Oakland Bloom, the Berrett-Koehler Foundation, and the OCA Asian American Advocates: East Bay Chapter. He has a degree in Electrical Engineering and Computer Science from the University of California, Berkeley.

**Mark Everton**, President and CEO Visit Oakland, President of Jack London Improvement District Board of Directors

Mark Everton is an established community leader in Oakland. He is the Chairman of the Board of Directors for the Oakland Chamber of Commerce. He also served on the Visit Oakland Board of Directors, most recently holding the title of CFO. Mark's involvement with Oakland's hospitality and business communities is multi-faceted as he also co-founded the Oakland Restaurant Association. Visit Oakland has been a valuable marketing partner for Jack London Improvement District through initial branding development as well as a number of marketing campaigns, including the Urban Wine Trail and Ale Trail; as well as a key advocacy partner in tackling challenging small business and economic development issues in Oakland, and Jack London in particular. He brings along over 30 years of experience in hotel and hospitality management. Most recently, he served as the Area Managing Director at Commune Hotels & Resorts for their Silicon Valley and San Francisco hotels and the General Manager of the Waterfront Hotel in Jack London Square. Mark has managed three of Oakland's full service hotels during his tenure in the industry.

**Sara May**, Property Owner Representative

Sara May is an Oakland Resident, California native and alumnus of San Francisco State University. In August, she joined the Board of the Downtown Oakland Association. Sara is currently Director of Operations at Metrovation, an Oakland-based specialty real estate company that conceptualizes, creates, markets and manages unique properties that bring new possibilities and new life to places. Metrovation creates compelling, energetic properties that stimulate growth while remaining true to the character of the communities in which they are located. Metrovation develops, owns, and manages six commercial properties located throughout the District totaling approximately 200,000 square feet,

including majority ownership of the residential condo project at 200 Second Street. Metrovation has been a major property owner/operator in the District since the early 1980s. Sara is currently a Board member at the Jack London Improvement District.

**Chris Wittler**, Property Owner

Chris Wittler is an active Jack London community member, accomplished pub trivia host, property owner and resident at the Portobello. Chris is passionate about developing effective training programs for strategic sales teams and has 14 years of experience from Verizon Wireless and T-Mobile. Chris was an essential volunteer at the Jack London Improvement District's recent median planting day.

**Beth VanClute**, Jack London Square

Beth VanClute is the Vice President and General Manager at Jack London Square and has over ten years of experience in commercial real estate. Before CIM Group, she held management positions at Cushman & Wakefield, Vornado Realty Trust and Shorenstein Realty Services. She is passionate about customer experience and has extensive knowledge of the property management industry.

**Mike Bernstein**, Founder and CEO of Buck Wild Brewing

Before founding California's first gluten-free craft brewery and taproom in 2016, Mike Bernstein was a Senior Manager at Charles Schwab & Co. and a Senior Financial Consultant at Wells Fargo Bank. Mike has 14 years of experience in finance, with an MBA from the University of San Francisco. He has been the Chair of the Board of Directors of the Lafayette Partners in Education, Science, Technology, Engineering and Mathematics since 2015, served on the Board of Students Run Oakland and was the VP of Education at Toastmasters International.

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

	Total				Notes	Annual Budget	% Utilized YTD
	Actual YTD	Budget YTD	Variance YTD	% of Budget YTD			
<b>Revenue</b>							
<b>4000 Assessment Income</b>							
4100 Port of Oakland Assessment	\$169,780	\$141,483	\$28,297	20%	100% of Port Assessment	\$169,780	100%
4200 Non Port Assessment Income	\$757,790	\$693,004	\$64,786	9%	100% of Annual Assessment	\$831,605	91%
Uncollected Caltrans Assessment	\$0	\$23,790	-\$23,790	-100%		\$28,548	0%
4250 Prior Year Assessment Adjustments	\$18,333		\$18,333			\$0	
<b>Total 4000 Assessment Income</b>	<b>\$945,903</b>	<b>\$834,487</b>	<b>\$111,415</b>	<b>13%</b>		<b>\$1,001,385</b>	<b>94%</b>
Uncategorized Revenue	\$0	\$0					
9100 Bank Interest	\$1,738	\$0	\$1,738			\$0	
<b>Total Revenue</b>	<b>\$947,641</b>	<b>\$834,487</b>	<b>\$113,153</b>	<b>14%</b>		<b>\$1,001,385</b>	<b>95%</b>
<b>Expenditures</b>							
<b>7000 MBSSI Maintenance, Beautification, Safety &amp; Streetscape</b>							
7100 Ambassador Services	\$276,108	\$303,553	\$27,445	9%		\$364,264	76%
7150 Ambassador Services-Port of Oakland	\$140,477	\$121,183	-\$19,294	-16%		\$145,419	97%
7200 Services on Tidelands Trust Lands	\$0	\$19,294	\$19,294	100%		\$23,153	0%
7400 Maintenance Operations	\$16,527	\$20,000	\$3,473	17%		\$24,000	69%
<b>Total 7000 MBSSI Maintenance, Beautification, Safety &amp; Streetscape</b>	<b>\$433,112</b>	<b>\$464,030</b>	<b>\$30,918</b>	<b>7%</b>		<b>\$556,836</b>	<b>78%</b>
<b>7700 MED Marketing &amp; Economic Development</b>							
7710 District Management	\$86,749	\$86,626	-\$123	0%		\$103,951	83%
7750 Marketing Operations	\$5,083	\$5,000	-\$83	-2%		\$6,000	85%
7800 Special Projects	(\$43,566)	\$46,667	\$90,233	193%	inc. 95K from WWD Signage Program	\$56,000	-78%
<b>Total 7700 MED Marketing &amp; Economic Development</b>	<b>\$48,266</b>	<b>\$138,293</b>	<b>\$90,027</b>	<b>65%</b>		<b>\$165,951</b>	<b>29%</b>
<b>8000 AGCR Administration &amp; Government/Community Relations</b>							
8010 District Management	\$86,749	\$86,626	-\$123	0%		\$103,951	83%
8050 Training & Professional Development	\$4,068	\$4,167	\$98	2%		\$5,000	81%
8110 Accounting & Taxes	\$2,655	\$2,258	-\$397	-18%	Annual tax filing complete 5/19	\$2,709	98%
8130 Computer Service & Support	\$302	\$417	\$115	28%		\$500	60%
8150 Consulting & Legal Expenses	\$0	\$1,667	\$1,667	100%	Allowance not needed to date.	\$2,000	0%
8200 Fees & Permits	\$332	\$417	\$85	20%		\$500	66%
8410 Insurance (D&O)	\$600	\$667	\$67	10%		\$800	75%
8420 Insurance (General Liability & Auto)	\$3,224	\$3,167	-\$57	-2%	Premiums paid in 1/2019	\$3,800	85%
8425 Insurance (Workers Comp)	\$1,052	\$2,292	\$1,240	54%		\$2,750	38%
8430 Membership Fees	\$1,318	\$1,167	-\$151	-13%	Memberships renewed 1/2019	\$1,400	94%
8450 Special Projects	\$0	\$3,167	\$3,167	100%	Board training in Q4 2019	\$3,800	0%
8510 Office rent	\$33,300	\$35,818	\$2,518	7%		\$42,981	77%
8520 Office Improvements	\$0	\$2,083	\$2,083	100%	Awaiting Landlord Approval	\$2,500	0%
8530 Office Furniture & Equipment	\$1,131	\$1,000	-\$131	-13%	Computer purchase 1/19	\$1,200	94%
8540 Postage, Shipping, Delivery	\$136	\$1,167	\$1,031	88%		\$1,400	10%
8545 Local transportation	\$181	\$417	\$236	57%		\$500	36%
8550 Printing & Copying	\$0	\$417	\$417	100%		\$500	0%
8560 Supplies	\$1,294	\$1,667	\$373	22%		\$2,000	65%
8570 Telephone & Telecommunications	\$821	\$2,150	\$1,329	62%		\$2,580	32%
8580 Utilities	\$3,102	\$2,375	-\$727	-31%	WM Fines under dispute	\$2,850	109%
<b>Total 8000 AGCR Administration &amp; Government/Community Relations</b>	<b>\$140,265</b>	<b>\$153,101</b>	<b>\$12,837</b>	<b>8%</b>		<b>\$183,722</b>	<b>76%</b>
<b>8600 Collection Fees &amp; Contingency</b>							
8680 Contingency allowance for uncollected assessments	\$0	\$41,724	\$0	0%		\$50,069	0%
<b>8610 Collection Fees</b>							
8630 Alameda County fees (1.7%)	\$12,688	\$14,186	\$1,498	11%	All assessment collection fees for the year have been incurred	\$17,024	75%
8640 City of Oakland fees (1% except Port)	\$7,646	\$6,930	-\$716	-10%		\$8,316	92%
<b>Total 8610 Collection Fees</b>	<b>\$20,335</b>	<b>\$21,116</b>	<b>\$782</b>	<b>4%</b>		<b>\$25,340</b>	<b>80%</b>
<b>Total 8600 Collection Fees &amp; Contingency</b>	<b>\$20,335</b>	<b>\$62,841</b>	<b>\$42,506</b>	<b>68%</b>		<b>\$75,409</b>	<b>27%</b>
<b>Total Expenditures</b>	<b>\$641,976</b>	<b>\$776,540</b>	<b>\$134,563</b>	<b>17%</b>		<b>\$869,879</b>	

Accrual Basis

**Summary**

	Actual YTD	Budget YTD	Variance YTD	% of Budget YTD		Annual Budget	% Utilized YTD
<b>Total Revenue</b>	\$947,641	\$834,487	\$113,153	14%		\$1,001,385	95%
<b>Total 7000 MBSSI Maintenance, Beautification, Safety &amp; Streetscape</b>	-\$433,112	-\$464,030	-\$30,918	7%		-\$556,836	78%
<b>Total 7700 MED Marketing &amp; Economic Development</b>	-\$48,266	-\$138,293	-\$90,027	65%		-\$165,951	29%
<b>Total 8000 AGCR Administration &amp; Government/Community Relations</b>	-\$140,265	-\$153,101	-\$12,837	8%		-\$183,722	76%
<b>Total 8610 Collection Fees</b>	-\$20,335	-\$21,116	-\$782	4%		-\$25,340	80%
<b>Total Expenditures</b>	-\$641,976	-\$776,540	-\$134,563	17%		-\$931,848	69%
<b>Net Difference (Total Revenue - Total Expenditures)</b>	\$305,664	\$57,948				\$69,537	



**Jack London Improvement District**  
**Statement of Financial Position**  
As of October 31, 2019

	<b>Total</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
1100 Operating Account at Bridge Bank	135,705.26
1105 Discretionary Spending at Bridge Bank	2,540.86
1110 Money Market at Bridge Bank	363,737.49
1115 PayPal Bank	131.67
<b>Total Bank Accounts</b>	<b>\$ 502,115.28</b>
<b>Total Current Assets</b>	<b>\$ 502,115.28</b>
<b>Other Assets</b>	
1510 Security Deposits	2,000.00
<b>Total Other Assets</b>	<b>\$ 2,000.00</b>
<b>TOTAL ASSETS</b>	<b>\$ 504,115.28</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Total Liabilities</b>	
<b>Equity</b>	
3100 Without Donor Restriction	372,598.35
3300 With Donor Restriction	
3310 Steam Factory	4,000.00
3320 Train Quiet Zone	7,328.84
3330 Special Projects	23,188.09
3340 Waterfront Warehouse Signage Program	95,000.00
<b>Total 3300 With Donor Restriction</b>	<b>\$ 129,516.93</b>
<b>Total Equity</b>	<b>\$ 502,115.28</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 502,115.28</b>
<b>Unpaid Caltrans Assessments:</b>	<b>\$ 262,025.00</b>

# Jack London Improvement District - Meeting of the Board of Directors

October 14<sup>th</sup>, 2019 – 4:30 p.m., 472 Water Street

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

**Absent:** Peter Gertler

**Staff:** Savlan Hauser, Kaylee Hudson

**Guests:** Zac (Fire Station), Ed Manasse (City), Beth VanClute (CIM), Pamela Kershaw (Port), Jonathan Fong (CUESA), Bill Dow (ILW Local 6), Steve Saffold (broker), Ben Delaney (JLDA), Jilliane Patriarca (Lungomare), Art May (Keystone), Steve Lowe (WOJLOO), Sue Gavin, Chris Buckley (OHA), Craig Frucht (Berg Davis Public Affairs), Erin Moore (Dimond District), Betsy Lake (A's), Carina Wittler (Portobello), Chris Wittler (Portobello), Jennifer Newman (Portobello), Dilyn Redling (Ellington), Allison Tom (Ellington)

SUBJECT	DISCUSSION	ACTION?
1. Call to order	The Board of Directors meeting was called to order at 4:35 p.m.	
2. Public comment and announcements	Chris thanked the Board and guests for their support of the new Chop Bar. Zac Unger, the Vice President of Local 55 Firefighters Union, asked the Board to support the reopening of Fire Station 2 in Jack London and the redeployment of a fire boat to protect the port and growing development in the District, explaining that Jack London is severely underserved with existing infrastructure. Mark announced that the Amgen Tour of CA will be routing through Oakland, the US Rowing Championships return to Lake Merritt this Summer, the new USS Oakland will be docked at Howard Terminal next year and Oakland was voted the 7th most diverse city in America and 1 <sup>st</sup> in the Bay Area.	
3. DOT/A's Stadium Area Development Transportation Improvements – <i>Nicole Ferrara, DOT Discussion Item</i>	Nicole Ferrara of DOT staff presented the planned Howard Terminal Area Development Transportation Improvements to the Board. The OAAP still plans to remove the Broadway offramp, and is not part of this project. Main port access points for truck traffic, mainly Adeline, will be preserved. The District will continue to suggest that District goals continue to align with planning, notably improvements needed at the Broadway underpass.  The full presentation is available for download on <a href="http://www.jacklondonoakland.org/meetings">www.jacklondonoakland.org/meetings</a> .	
4. Downtown Oakland Specific Plan Draft – <i>Project Team, City of Oakland Discussion Item</i>	Ed Manasse of the Oakland Planning Dept. presented the Downtown Oakland Specific Plan Draft to the Board. The Board and guests shared concerns and comments on the plan in discussion, including a comment letter to be sent to the project team. Local labor representatives voiced concern over the effects on truck traffic and surrounding industry as a result of the development. Height limits in the plan are only maximums, not by-right heights. Base and bonus heights to be implemented are currently being studied.  The full presentation and comment letter are available for download on <a href="http://www.jacklondonoakland.org/meetings">www.jacklondonoakland.org/meetings</a> .	
5. Executive Update a. Economic Development update, Safe&Clean program update/NCPC update b. Waterfront Warehouse District Signage Program Update c. Fallon Street	Savlan presented the Executive Update to the Board. Betsy Lake, who is leading the A's community benefit outreach, was introduced to the Board. The final installment of funding from Carmel Partners came through for the Waterfront Warehouse District Signage Program this month and work will move forward, including fabrication. Board elections are next month! Mark, Vivian, Paul, Chris and Sara are up for re-election and there is still a vacancy on the Board needed to be filled.  See the agenda packet for the full Executive Update available for download on	

deployment center for Falk Ambulance notification	<a href="http://www.jacklondonoakland.org/meetings">www.jacklondonoakland.org/meetings</a> .	
6. Financial Report Approval <i>Action Item</i>	The Board reviewed the September financial statements. Timing differences from cash basis were noted. The CalTrans assessments unpaid and due to the District total \$266,520.	Vivian motioned to approve the financial statements as presented and Sara seconded. Motion passed unanimously.
7. Approval of Minutes– August 12th, 2019. <i>Action Item</i>	The Board reviewed the August meeting minutes. No changes to the minutes were proposed.	Paul motioned to approve the minutes as presented and Greg seconded. Motion passed unanimously.
8. Adjourn	The meeting was adjourned at 6:05 pm. Next Board meeting will be held Monday, November 11 <sup>th</sup> , 2019 at 5:00 PM at 472 Water St.	

*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	x	x	x	x	x	x	-		x	-	x
August	-	x	-	x	x	x	x		-	x	-
September											
October	x	x	x	x	x	x	-		x	x	x
November											
December											

Board Attendance Record