



Jack London Improvement District Meeting of the Board of Directors

December 14th, 2020, 5:00PM (VIA ZOOM MEETING)

<https://us02web.zoom.us/j/6999564114>

- 1. Call to order and introductions 5:00
2. Public Comment and Announcements 5:00
3. Executive Update (See attached) 5:05
a. Operations and Economic Recovery Work
• Community Effects of Stay-At-Home Order – Chris Pastena (see attached communication with Alameda County Health Department Officer Nicholas Moss) What advocacy measures should be taken?

Discussion Item

- b. Cleaning and Safety Statistics
4. Governance – Annual Elections of Board Members and Officers 5:10
a. Adopt staff recommended Bylaw amendment to section 4 to allow Stakeholders-At-Large who may be neither District business nor property representatives (Highlighted below) Action Item

SECTION 4. QUALIFICATION, ELECTION, AND TERM OF OFFICE

All Directors shall meet the qualifications listed in this section, shall be elected in accordance with this section, and shall serve one or more term as listed below:

- (a) Board Members shall represent the diversity of the community served by the District, in particular representation of Black, Indigenous, and People of Color (BIPOC). Directors must be:
i) A property owner or the nominee of a property owner within the boundaries of the Jack London Improvement District or
ii) An Oakland business licensee or nominee of a business licensee within the boundaries of the district.
iii) A business licensee or nominee of a business licensee within the district who is not also a property owner within the district (Board must include one member minimum).
iv) Stakeholders at large who further the mission of the organization

- b. Self-Introduction of new Board Members
• Jen Nettles, CIM; Dan Hagerty, Seawolf Public House; Michael Carilli, Port Workspaces; Kim Cole, Kim Cole Real Estate; Keith Stephenson, Purple Heart; Melissa O’Keefe, Property Owner.

Each new Board Member will have 2-3 minutes to introduce themselves and their interest in participating in the Organization.

Discussion Item

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.



- | | |
|---|------------------------|
| 5. Financial Review and Reports | 5:40 |
| a. Approve Statements of Financial Position, Budget v Actual As of October 31, 2020 | <i>Action Item</i> |
| b. Preview of 2021 Budget | <i>Discussion Item</i> |
|
 | |
| 6. Approval of Minutes | 5:55 |
| November 2020 | <i>Action Item</i> |
|
 | |
| 7. Adjourn | 6:00 |
| Next Board Meeting January 11th, 5:00 PM | |

[Jack London Improvement District – 333 Broadway, Oakland, CA 94607 – 510-388-4412](#)

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Executive Update, December 2020 –
Savlan Hauser, Executive Director

December will be a tough month. New stay-at-home orders aim to curb gathering and mixing between households. Outdoor dining is no longer allowed. We’re continuing to promote ways to safely patronize District businesses.

November 30th closed the comment period for the Draft Environmental Impact Report of the Oakland Alameda Access Project (OAAP). Representing the most impacted neighborhoods, we submitted comments jointly with our partners at the Oakland Chinatown Chamber of Commerce and Bike East Bay, and subsequent comments collected from District stakeholders, attached. We continue to work closely with the project team to advocate that District priorities be realized in this massive project.

Other resources and highlights:

- For graffiti abatement or vandalism prevention resources, [please get in touch](#).
- We have been working with the City, property owners, and merchants on **Flex Streets** in Jack London, which allow merchants space in the public right-of-way to serve customers and shoppers outdoors. This month’s lockdown and prohibition of outdoor dining will be additionally challenging. If your business needs outdoor space or curbside use, contact us.

Jack London In the News

[Jack London Square to Celebrate Annual Tree Lighting Virtually](#)
– The Mercury News

[Six Million Dollars for a Fake Bike Path](#) – On Oakland Alameda Access Project, StreetsBlog SF

[CIM Group Completes Oakland Project - The new property includes 288 units and 4,000 sqft of retail space in the city's downtown.](#) - Multi-Housing News

[Meet Pyro’s Pastrami, a new Oakland pop-up selling out of its beefy and vegan sandwiches weekly](#) – SF Chronicle

Jack London Improvement District	
November 2020 Clean & Safe Statistics	
Task	Totals
Business Contacts	12
Car Break-Ins Reported	25
Graffiti - Removed	162
Hospitality Contacts*	163
Illegal Dumping	42
Stickers/Flyers/Posters Removed	190
Trash (lbs)	10312
Weed Abatement (block faces)	3

**Hospitality contacts are mainly interactions with unhoused individuals, offering welfare checks/ connection to services*

This Month’s Events

- **Jack London Beat 1X NCPC meets Fourth Tuesdays.** (Canceled December due to the holidays)
- **419 4th Street Community Meeting, 12/9** – Info session on project proposal with Developer, Architect, City Staff

Development/ Construction Updates

- **335 3rd Street** – Site Preparation. 38 Homes, 3 very low income affordable, LEED Certified, by R2 Building
- **“Mirador” 201 Broadway**- 48 Homes 4,000sqft retail—Entitled property listed for sale
- Rehabilitation at **322 Broadway @ 4th** Continues, Developer: Smart Growth
- **4th and Alice** Developer: Stay Cal Hospitality + Strombom Properties: Seismic Retrofit & Building Renovation in the final stages, 10,500SF divisible will be available for lease 1/21
- **County Broadway Properties:** Three development teams shortlisted to submit RFPs by 1/28: Carmel Partners+Bridge Housing, Lowe+Eden Housing, Related Companies + EBALDC.
- **412 Madison** 157 homes, ground floor retail. Developer: Swenson
- **Jack London Square:** 288 Unit Channel House Complete, Hotel & Site D pending.

October 28, 2020

Alameda County Transportation Commission
1111 Broadway, Suite 800 Oakland, CA 94607

Re: The Oakland Alameda Connector Project (OAAP)

We would like to thank Alameda CTC and Caltrans for the opportunity to review the Oakland Alameda Access Project (OAAP) Draft Environmental Document. We appreciate the outreach the Alameda CTC staff has provided in last few years to Chinatown, the Jack London District and Bike East Bay to move this project forward after 30 years of numerous failed attempts.

While we believe there are several elements of the project that must be strengthened and refined, we support the overall project to improve the safety of pedestrians and bicyclists and reduce traffic in Chinatown. We especially believe that the main “horseshoe” project element is essential in achieving these goals for Chinatown. However, we ask that this project include additional improvements (listed below) to improve mobility, connectivity and safety for our communities, which is the primary purpose of this project.

Our organizations collectively represent thousands of small local businesses, tens of thousands of residents, and tens of thousands of daily visitors and workers within the project area. Our organizations agree that in 2020, with climate change-driven fires burning all around us and freeways vastly overwhelmed by capacity at all hours, we must quickly prioritize active transportation, transit, and non-motorized alternatives and address long-standing community priorities of safety and connectivity. The best way to reduce traffic to and from Alameda, in the tunnel, on Oakland’s streets, and on the freeways, is to take people out of cars and cars out of the overburdened system. This project should provide and encourage viable alternatives.

As proposed, this project prioritizes getting Alameda residents on and off the freeway as quickly as possible. While there are improvements for people traveling in vehicles leaving Alameda, there are few improvements for people traveling in vehicles into Alameda except for those exiting I-880 at Oak Street. The widening of the Webster Tube pathways are not a substantive improvement for pedestrians and cyclists. We would like to see pedestrian safety improvements and better transit service between Alameda and Downtown Oakland as part of this project.

To make this an Oakland AND Alameda Access Project for 2020 and for all, the project should incorporate the following three goals:

1) Improve pedestrian safety and mobility at the street level in Chinatown and Jack London.

This is perhaps the most urgent, fundamental goal. Putting freeway traffic on local streets does not make them safer. We support the horseshoe feature because it gets huge amounts of traffic off of 7th Street, one of Oakland’s highest injury streets. But rerouting traffic away from 7th Street is not enough. We would like to see the project include the following:

- Create shorter, safer pedestrian crossings—and increased enhanced pedestrian crossing points. No removal of pedestrian crossing points.
- Include vehicular speed as a metric for evaluating 5th, 6th and 7th streets. Design all streets in Jack London and Chinatown for 25 mph speeds, appropriate to their neighborhood context. Measure post-project speeds and create mechanisms to

revise signal timing or on-street geometry to reduce vehicle speeds if vehicles are not abiding to the 25-mph speed limit.

- Ensure bike infrastructure improvements actually connect and enhance Oakland's network.
- Add parking on 6th to serve adjacent commercial districts and temper traffic speed.
- Add pedestrian lighting and create expedited approval of art in the I-880 underpasses.
- Align with the City of Oakland policy to move towards two-way streets, instead of constructing 4-lane wide one-way streets. Implement two-way conversion of 5th, 6th and 7th Streets.
- Maintain and repair existing lighting attached to the underside of the freeway structure as soon as possible. It will be needed for safety during construction and at least until pedestrian lighting is installed and operating.
- Study current traffic on impacted local streets and intersections. Figure 1-4 shows the Existing Travel Routes between I-880 and the Tubes. One of the Routes has northbound I-880 traffic exiting at Oak Street, making a left at Oak, making a right at 4th Street, making a right on Broadway, and then a right on 5th Street into the Webster Street tube. Given that at 4th Street/Broadway (pages 2-85 to 2-88), LOS drops to E and F at 2045 AM, we would like to see additional study on the impact the project may have on these local streets and intersections.
- Include street modifications in the project description (Page 1-28, Paragraph 8): The description of street modifications does not include the new restrictive right-turns movement at southbound 6th/Jackson so that southbound Jackson Street traffic can no longer access the NB I-880/Jackson Street on-ramp with a right turn.

2) Improve Connections Between JL and Chinatown and reduce the I-880 Freeway Barrier

The barrier of the I-880 is a major impediment to quality of life and economic development in the areas adjacent to the freeway, and connecting Jack London and Chinatown is a decades-old Downtown Oakland priority. Thank you for verbally committing to improving the pedestrian under crossings of the 880 in our most recent call on 10/23. Please include the following as part of this project:

- Upgrade under-freeway uses, particularly parking operations.
- Reduce overall crossing distance of high-speed streets and freeway infrastructure at the street level. 5th and 6th Streets as designed will contribute to the freeway barrier effect; they must be narrowed and slowed to reduce it.
- Improve cross-ability of 5th and 6th streets for pedestrians. Streets in Oakland's neighborhoods should behave like neighborhood streets, not freeway onramps. We are concerned that construction of new one-way high-speed streets is out of line with Oakland's transportation policies to convert one-way streets into safer, slower two-way streets.
- Page 1-32: Address traffic signal timing modifications. All traffic impacts between Chinatown and Jack London at new 6th Street intersections between Oak and Broadway should have protected pedestrian phases.
- Install pedestrian lighting and new sidewalks at each undercrossing: Broadway, Webster, Webster Place, Jackson (east side), Madison, and Oak. Community input should be encouraged. Differences from street to street should not be discouraged.

- Construct the new ped/bike connector on Harrison Street from 4th Street to 6th Street as soon as possible to be completed before the sidewalk on Jackson Street is closed.
- Improve signage on both sides of the freeway at each undercrossing with a goal of connecting Chinatown with Jack London and Jack London with Chinatown.

3) Minimize Construction Impacts

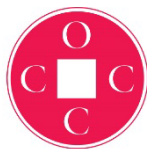
The construction phase of a project of this scale will have a significant impact on our neighborhoods. Access challenges for residents, customers, workers, and visitors will have a significant quality-of-life and economic impact. Please ensure the following:

- Provide a clear phasing plan for construction to minimize construction disruption impacts
- Provide a clear plan for construction impact mitigation including signage and ability/commitment to respond to community needs that arise during the project
- Commit to construct pedestrian improvements first, as practical

We are the key stakeholders representing the communities impacted by the project, and have been engaged for many, many years — some of us for decades. Ours are the communities that the project is intended to benefit. So please ensure that the stated goals are met given the tremendous disruption to our neighborhoods and public investment the project will entail. Even though the project was initiated decades ago, there's still an opportunity to improve and meet our mutual goals to focus on 2020's priorities. We are committed to working with Alameda CTC throughout the process to refocus the project in order to make significant positive impacts in reversing the enormous decades-old damage of freeway prioritization that disproportionately burdens and endangers our neighborhoods, and equitably improve mobility and safety — an urgent need for Jack London's and Chinatown's communities.

Signed,
Oakland Chinatown Chamber of Commerce
Jack London Improvement District
Bike East Bay

Represented by:
Carl Chan, Board President, Oakland Chinatown Chamber of Commerce
Rick da Silva, Board Member, Oakland Chinatown Chamber of Commerce
Gary Knecht, Founding Board Member, Jack London Improvement District
Savlan Hauser, Executive Director, Jack London Improvement District
Greg Pasquali, Board Member, Jack London Improvement District; CP V JLS, LLC
property owner of 1.5 blocks adjacent to proposed project
Dave Campbell, Advocacy Director, Bike East Bay



OAKLAND
CHINATOWN
CHAMBER
OF
COMMERCE

JACK
LONDON
OAKLAND™



From: Christopher Pastena

Sent: Monday, December 7, 2020 9:37 AM

To: nicholas.moss@acgov.org <nicholas.moss@acgov.org>; Santos, Rachael, Env. Health <Rachael.Santos@acgov.org>; Mayor Libby Schaaf <officeofthemayor@oaklandnet.com>; Thao, Sheng <SThao@Oaklandca.gov>; Lynette Gibson McElhaney <lynette.mcelhaney@gmail.com>; dkalb@oaklandnet.com <dkalb@oaklandnet.com>; Taylor, Loren <LTaylor@oaklandca.gov>; atlarge@oaklandca.gov <atlarge@oaklandca.gov>

Subject: Underserved community effects of stay at home order

Dear Doctor Nicholas Moss

It is with all due respect and understanding of the difficult time we are in that we write you. I am not writing for myself or my business but for the many underserved employees and small businesses in OUR community. The order that you agree to last Friday evening has to be re looked at ASAP. We understand that you are looking out for the best interest of the health of the public. As are we and the CDC .

We as restaurant owners have work tirelessly, as we have seemed politicians take extended recesses and in action. We have relied on the guidance of the health departments to keep our employees and guest safe and to provide income to the underserved communities that we employee, provide meals for the elderly, homeless and children throughout this pandemic. We have followed the rules and have trust in you and the health departments.

This latest Order we would like to understand why the health department has included to stop outdoor dining. We have spent the last week since we heard this order coming down doing research on the danger of outdoor dining . We have found Zero data to back this up. I do understand our ability to research is limited so can you provide the research that backs this up? This seems in total conflict with the CDC recommendations. can we get some clarity?

We also want to point out sending out orders on Friday nights is very difficult for small businesses as we need to pivot what we are doing this created more stress. for instance, how do we tell somebody weeks before the holidays that the schedule we just put out must be changed and you will not have any shifts next week??

We are not sure what was put into why this is important decision? I am not sure if you reached out to the small business community that this with effect or the employees that will not have jobs with a good portion unable to get UI. We have been running with outdoor dining for a few months we have worked with the health department to implement the guidance with zero financial support from our local, state of federal government. We have seen zero data that outdoor dining is dangerous. We cannot help but feel that small business and the underserved communities that this effect is not considered by the health department as we do not have the same voice as large companies that can stay open. We ahve also seems exemption's for larger businesses? will these be availed to small businesses and underserved communities?

If we are concerned about public safety everything that we read states taht being outside is less dangerous then being inside. Having outdoor dining would give people more actives to do outside then to congregate in large groups insides one's houses? can you help us understand why this was not considered?

We just want to be able to have a full discussion about public safety and the effect of people we hope each of you can respect this!!

Thank You

Chris Pastena

415 867 3967

www.oaklandchopbar.com

www.calaveroakland.com

What are we doing? What could we do?

Targeted interactive marketing campaigns for covid-safe patronization of District Businesses:

- +Trivia Night with District Business prizes and ad-reels
- +BINGO Campaign in collaboration with businesses incentivizing multiple food, drink, and retail purchases throughout the District
- +Assistance throughout Flex Street projects—from applications to installation
- +Robust resource sharing of grant opportunities, City and County resources, and hosting Q&A with City representatives to assist District businesses starting in March <https://jacklondonoakland.org/covid19-resources>

Potential District Recommended Advocacy Items:

(Shared by Mr. Espresso)

Our restaurants need your help. The November jobs report showed the worst month for the industry since the pandemic. And now in the industry's traditionally busiest time of year, only takeout is an option in many states. Many of your favorite restaurants, cafes, coffee shops, and bakeries will not survive.

The new COVID-19 deal before Congress excludes the Restaurant Act. At this time leisure and hospitality unemployment is 134% higher than the national average. Food and beverage outlets are down over 2.1 million jobs since the start of the pandemic!

That's the tip of the iceberg when you consider the staggering effect on suppliers. Many are local purveyors — representing farms, orchards, dairy, fishing, wine & spirits industries, and much more. The ripples are far reaching.

What can you do?

EVERYONE. Please do this NOW - Support the Restaurant Act by writing to members of Congress:

- +saverestaurants.com
- +restaurantsact.com

It's a case of survival!

- +When buying takeout, buy local & tip generously.
- +Find out which are offering sundries, spirits and other goods. Then shop for your own kitchen.
- +Can't gather with friends & family for the holidays? Share in a meal from a local biz for your Zoom gathering.

Board Candidate Bios 2020

Jen Nettles, General Manager, VP Onsite Property Management CIM

Jen brings leadership experience in large scale commercial property management in the San Francisco Bay Area and across the US, including Bay Street in Emeryville, in a diversity of urban contexts and working with a diversity of tenant types. In addition to extensive private sector real estate experience, Jen brings the unique perspective of managing publicly owned properties, as Portfolio Manager of the City of Alexandria, VA. Jen has created and managed marketing programs that include numerous non-profit collaborative events, concert series, farmers markets, tours, and festivals. Jen has served on numerous non-profit and community boards and committees including the Silver Spring Advisory Board, City of Emeryville Commercial Economic Development Committee, and the Birch Run Convention and Visitor's Bureau.

Peter Gertler, Property Owner, The Bond

Peter has lived and raised his family in Oakland for over 30 years, and has been an owner and resident in the Jack London District for over 7 years. He has been a Board member of JLID for 6 years, served on the Executive Committee as Secretary and led the Train Quiet Zone Initiative. Peter has over 30 years of experience in the development, design and program management of transportation infrastructure and rail projects. He has held various leadership positions in major US based engineering consulting firms, global technology firms and with the Bay Area Transit District (BART). Currently he is a Senior Vice President for strategic sales and advisory services at HNTB, and previously was a Director of their High Speed, and Rail and Transit Practice. HNTB is a national leader in transportation and rail projects and is currently leading major sections on the California High Speed Rail Program and other projects in the US.

Sam Nassif, Property Owner and Business Owner, Z Hotel

Sam is a Managing Principal at the Z Hotel, a remodeled and rebranded boutique hotel in Jack London. Sam currently serves on the Board of Directors for the Oakland Metropolitan Chamber of Commerce and Visit Oakland, is the Co- founder and past Chairman of the Oakland Convention & Visitors Bureau and has been a member of the Jack London Improvement District Board since 2015. Sam is a hospitality veteran who spent 22 years with Hilton Hotels Corporation. He came to Oakland in 1987 as General Manager for the Hilton Oakland Airport, and in 1991, he left Hilton to pursue an independent hospitality career. He joined the Waterfront Plaza Hotel in 1993 as General Manager and became partner shortly after. In 1997, he founded Creative Hospitality

Corporation, a hospitality consulting firm, and took the management contracts for the Waterfront Plaza Hotel, the historic Hotel Durant and the Park Plaza Hotel before selling the hotels prior to the economic recession. Sam is also a licensed California Real Estate Broker with a degree in Business Administration.

Taj Tashombe, Representative of Business Owner, Oakland Athletics

Taj is VP of External Affairs, Office of the President of the Oakland Athletics. Prior to his role with the A's, Taj has had leadership experience in global brand engagement, strategy, and external affairs with Toyota, Hilton Hotels, and Hyundai. Taj began community outreach to the District starting in 2017, before the A's Headquarters moved to Jack London Square. Since bringing over 200 employees to Jack London Square, Taj has been collaborating with District staff to connect the A's office to local businesses and organizations, and patronize Jack London merchants. Additionally Taj is leading the community outreach about a potential downtown baseball stadium at Howard Terminal.

Greg Pasquali, Representative of Property Owner, Carmel Partners

Greg has a degree in Architecture from Yale University and is currently Director of Development with Carmel Partners, leading entitlement and execution of multiple large-scale multifamily projects in the East Bay. In the entitlement and development of 4th Street East, Greg and his team worked with staff to engage the community. In Jack London he has worked closely with the Improvement District to advocate for over \$300K of impact fees allocated towards façade improvement funds and the Waterfront Warehouse District Signage program. Greg also is working to address the condition of the I-880 underpass gateways to the District, having advocated for the change of a council ordinance to allow the project's 1% for Art funds to be implemented for an installation at the Madison Street Underpass. Greg also advocates for better access to the District through attendance at the Oakland Alameda Access Project and Downtown Specific Plan project meetings.

Dan Hagerty, Property and Business Owner, Seawolf Public House

Dan is co-owner of Seawolf Public House and Director of Operations at Hyde Engineering Services with experience in project management and engineering management.

Michael Carilli, Property and Business Owner, The Port Workspaces

Michael co-founded The Port Workspaces in 2012 to reinvent beautiful old spaces and bring new flexibility, resources & community to today's pioneers. The Port currently has

two locations in the District at Broadway and Washington. Michael is also the Principal at Carilli Development that combines decades of achievement in architecture, urban planning, construction, project management, investment management and commercial and residential building development which seeks to cultivate dynamic, self-reinforcing business hubs, often by investing in multiple properties and businesses in closely contiguous areas. Michael previously served on the JLID Board of Directors from 2014 to 2017.

Kim Cole, Property Owner and Business Owner, Kim Cole Real Estate

Kim is the owner of Kim Cole Real Estate and brings more than 25 years of expertise in local residential sales, marketing, and escrow management. Her in-depth knowledge, strategic insight, and broad range experience are the strengths valued consistently by her clientele. Those strong business characteristics coupled with a culture of warm intuitive personalities and a playful sense of humor establish Kim Cole Real Estate's reputation as a leader in Oakland's exciting urban residential housing market.

Keith Stephenson, Property and Business Owner, Purple Heart

Keith is the CEO and founder of Purple Heart Patient Center in Oakland, and is the first African American in the United States to run a medical cannabis dispensary. He started the dispensary 11 years ago and now serves 10,000 patients a month. He was appointed to the California Cannabis Commission Advisory Panel, where he advises the state on regulations protecting consumer health and safety.

Melissa O'Keefe, Property Owner

Melissa is a marketing professional with 20 years of experience in performing arts, tourism, and arts advocacy, with tremendous skill in storytelling and customer/employee engagement. Melissa is an alum of Leadership Oakland 2018. She has served on the Board of Directors at Living Jazz, a nonprofit music education and community engagement organization, since 2016 and as Board President since March 2019. Melissa has a Bachelors in Communications from Cal State San Marcos and lives in the Jack London District with her husband.

Jack London Improvement District
Statement of Financial Position
 As of October 31, 2020

	Total
ASSETS	
Current Assets	
Bank Accounts	
1100 Bridge Bank Operating Account	-33,717.13
1105 Discretionary Spending at Bridge Bank	1,511.16
1110 Money Market at Bridge Bank	410,892.60
Total Bank Accounts	\$ 378,686.63
Total Current Assets	\$ 378,686.63
Other Assets	
1510 Security Deposits	2,000.00
Total Other Assets	\$ 2,000.00
TOTAL ASSETS	\$ 380,686.63
LIABILITIES AND EQUITY	
Liabilities	
Long-Term Liabilities	
PPP Loan	38,222.00
Total Long-Term Liabilities	\$ 38,222.00
Total Liabilities	\$ 38,222.00
Equity	
3100 Without Donor Restriction	296,202.39
3300 With Donor Restriction	
3310 Steam Factory	4,625.00
3320 Train Quiet Zone	7,328.84
3350 Waterfront District Special Project	47,168.13
Total 3300 With Donor Restriction	\$ 59,121.97
Net Revenue	-12,859.73
Total Equity	\$ 342,464.63
TOTAL LIABILITIES AND EQUITY	\$ 380,686.63
Cumulative Unpaid Caltrans Assessments	\$ 262,025.00
Unpaid Assessments 2019-2020	\$ 29,607.00

**Jack London Improvement District
Simplified View: Budget vs Actuals 2020**

As of October 31st, 2020

	Actual YTD	Budget YTD
Revenue		
Total 4000 Assessment Income	\$788,902	\$788,220
8700 Contingency allowance for uncollected assessments*	-\$55,482	-\$39,411
Total Budgeted Revenue	\$733,420	\$748,809
Expenditures		
7000 MBSSI Maintenance, Beautification, Safety & Streetscape		
7100 Ambassador Services- Non-Port Assessment Funds	\$284,289	\$253,723
7150 & 7200 Subtotal- Port Share	\$148,498	\$132,750
7400 Maintenance Operations	\$8,513	\$43,295
Total 7000 MBSSI Maintenance, Beautification, Safety & Streetscape	\$441,300	\$429,768
7700 MED Marketing & Economic Development		
7710 & 7800 Management & Operations	\$81,438	\$87,695
7800 Special Projects	\$47,351	\$64,500
Total 7700 MED Marketing & Economic Development	\$128,789	\$152,195
8000 AGCR Administration & Government/Community Relations		
8010-8450 District Management & Governance	\$96,481	\$104,495
8510-8580 Office Operations	\$42,567	\$42,398
Total 8000 AGCR Administration & Government/Community Relations	\$139,048	\$146,892
Total 8600 Collection Fees	\$21,070	\$19,954
Total Expenditures	\$730,208	\$748,809
Gross Difference	\$3,212	\$0

Percentage Allocation by area of Work	Management Plan	2020
Maintenance & Beautification	55%	55%
Marketing & Economic Development	18%	19%
Administration & Government	19%	19%
Contingency & Collection	8%	8%
<i>Budget Management.</i> 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.		

**Jack London Improvement District Simplified View:
Draft Operating Budget 2021**

Contingency
increased to
10% 5/20
2021 Draft

	2020	10% 5/20	2021 Draft
Revenue			
Total 4000 Assessment Income	\$1,050,961	\$1,050,961	\$1,103,682
8700 Contingency allowance for uncollected assessments	-\$52,548	-\$105,096	-\$110,368
Budgeted Revenue	\$998,413	\$945,865	\$993,314
Expenditures			
7000 MBSSI Maintenance, Beautification, Safety & Streetscape			
7100 Ambassador Services- Non-Port Assessment Funds	\$338,298	\$333,298	\$349,962
7150 & 7200 Subtotal- Port Share	\$177,000	\$177,000	\$185,850
7400 Maintenance Operations	\$57,727	\$37,340	\$39,207
Total 7000 MBSSI Maintenance, Beautification, Safety & Streetscape	\$573,025	\$547,638	\$575,020
7700 MED Marketing & Economic Development			
7710 & 7800 Management & Operations	\$116,926	\$108,926	\$114,372
7800 Special Projects	\$86,000	\$75,833	\$79,625
Total 7700 MED Marketing & Economic Development	\$202,926	\$184,759	\$193,997
8000 AGCR Administration & Government/Community Relations			
8010-8450 District Management & Governance	\$139,326	\$131,586	\$139,572
8510-8580 Office Operations	\$56,530	\$56,530	\$56,530
Total 8000 AGCR Administration & Government/Community Relations	\$195,856	\$188,116	\$196,102
Total 8600 Collection Fees	\$26,606	\$25,352	\$28,545
Total Expenditures	\$998,413	\$945,864	\$993,664
Gross Difference	\$0	\$0	\$0

Percentage Allocation by area of Work	Management Plan	2020	10%	2021
Maintenance & Beautification	55%	55%	52%	52%
Marketing & Economic Development	18%	19%	18%	18%
Administration & Government	19%	19%	18%	18%
Contingency & Collection	8%	8%	12%	13%

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.

**Jack London Improvement District - Meeting Minutes of the Board of Directors
November 9th, 2020 – 5:00 p.m., Remotely via Zoom**

Present: Mark Everton, Jonathan Fong, Chris Pastena, Taj Tashombe, Sam Nassif, Greg Pasquali

Absent: Michael Bernstein, Dana Bushouse, Peter Gertler

Staff: Savlan Hauser, Kaylee Hudson

Guests: Gary Knecht, Melissa O’Keefe, Kim Cole, Keith Stephenson, Tom Horton, Jen Nettles, Michael Carilli, Sara May, Dan Hagerty

<i>SUBJECT</i>	<i>DISCUSSION</i>	<i>ACTION?</i>
1. Call to order	The Board of Directors meeting was called to order at 5:05 p.m.	
2. Public comment and announcements	<p>Tom Horton updated the Board on the operations and programs at the Jack London Aquatic Center during the pandemic.</p> <p>Greg Pasquali gave an update on the Madison Street underpass art installation project and notified the Board that 3 development teams, including Carmel Partners, have been picked for the next round in the RFQ process of the vacant County Blocks on Broadway. Each team is very capable and has a great nonprofit affordable housing partner.</p> <p>Gary Knecht requested an update on the Waterfront Warehouse District project (fabrication underway) and noted the District’s involvement in the Oakland Alameda Access Project (DEIR comment period closes November 30). Sara May congratulated Buck Wild Brewing on their grand opening November 7, requested an Washington Street closure be re-opened, and maintenance of weeds on Embarcadero near NIDO’s Backyard.</p>	
3. Executive Update a. Operations and Economic Recovery Work b. Cleaning and Safety Statistics c. Diversity, Equity, and Inclusion	<p>Savlan presented the Executive Update to the Board.</p> <p>Savlan invited community stakeholders to take part in discussions around an organizational name change. The Port of Commissioners will soon move to remove Jack London from the name of the Square. Tom Horton asked that he or another Jack London Aquatic Center representative be included.</p> <p>See the agenda packet for the Executive Update and accompanying slideshow at http://www.jacklondonoakland.org/board-meetings.</p>	
4. Governance-Annual Elections of Board members and officers a. Affirmation or change of Board Membership of 15 members <i>Action Item</i> b. Elections-Board of Directors 2020-2021 <i>Action Item</i> c. Elections-Officers 2020-2021 <i>Action Item</i>	<p>a. The Board discussed remaining at 14 members or expanding the Board with two spots is reserved for a representative of an elected official and a representative from a nonprofit collaborator focused on black-owned businesses development. There was a concern that state law may limit this change and reviewing the guidelines was recommended. Staff will review the legal guidelines if approved. Taj moved to expand the Board to 16 members. The quorum for 16 members is 9.</p> <p>b. The Board moved to approve the slate of 10 candidates presented, 4 returning members and 6 new. Michael Bernstein will be stepping down, creating 11 openings, with 10 interested candidates. See the agenda packet for candidates’ bios.</p> <p>c. The Board moved to approve the nominees for Officer positions: Mark Everton, President; Taj Tashombe, Secretary; and Jonathan Fong, Treasurer.</p>	<p>a. Taj moved to expand the Board to 16 seats with two seats reserved for a government liaison and a nonprofit collaborator. Jonathan seconded. Passed 5-2.</p> <p>b. Greg motioned to accept the slate of candidates and Taj seconded. Passed 4-2.</p> <p>c. Greg motioned to approve the officer nominees and Chris seconded. Passed unanimously,</p>
5. Financial Review and Reports	The Board reviewed the September 2020 Statement of Financial Position and Budget v Actual Report. The Board was informed that the District would be	Chris motioned to approve the

Discussions held and decisions made by the Board of Directors.

a. Approve Financial Reports <i>Action Item</i>	opening an account with a new bank, and some members expressed that an East Bay bank would be preferable.	financial reports and Jonathan seconded. The motion passed unanimously.
6. Approval of Minutes– October 2020. <i>Action Item</i>	The Board reviewed the October meeting minutes. No changes to the minutes were proposed. The Board was reminded that attendance would be monitored more closely, with 3 excused absences allowed per year.	a. Jonathan moved and Taj seconded to approve the minutes as presented. Motion passed unanimously.
7. Adjourn	The meeting was adjourned at 6:20 PM. Next Board meeting will be held Monday, December 14th, 2020 at 5:00 PM virtually via Zoom.	

Board Attendance Record

2019 - 2020	Sara	Erin	Sam	Mark	Paul	Peter	Chris P.	Taj	Greg	Beth	Jonathan	Dana	Michael	Chris W.
Dec		x	x	x	x			x	x	x	x	x	x	x
Jan	x	x	x	x	x	x	x	x	x		x	x	x	x
Feb*	x	x	x	x	x		x				x	x		x
Mar	x	x	x	x	x		x		x		x		x	x
April	x	x		x	x	x	x	x		x	x	x	x	x
May	x	x	x	x	x	x	x		x		x	x	x	x
June	x	x		x	x	x	x	x	x		x			x
July	x	x	x	x	x	x	x	x	x	x	x	x	x	Retired
Aug	x	Retired	x	x	Retired		x	x		Retired	x		x	
Sept	x		x	x			x	x	x		x		x	
Oct	Retired			x		x	x	x	x		x	x		
Nov			x	x			x	x	x		x		Retired	

*February Facilitated Session, no public board meeting.