December 11, 2025
Dimond Improvement Association
Board of Directors Meeting

Members Present: David Gross, Chris Harper, Rolfe Kasling, Craig Johnson, Judy Klinger, John Jacobs, Maria Rincon, Victoria Wake, Marjorie Jones

Members Absent: Zandile Christian, May Seto-Wasem, Jaime Watson

Guests: None

1. Approval of Agenda
Was approved by acclamation

2. Approval of Minutes
Given the absence of a quorum at the last meeting, the November meeting minutes cannot be approved and will not be official public record. October minutes could not be approved in November; approved now by acclamation

3. Chair's Report
DAVE:

- DIA Board Holiday Dinner – **12/18, 6-9pm** at GLK; needs headcount from us. *Please rsvp to David.*
- Board Retreat – Is a full day retreat a good use of our time? Proposes we do a "running retreat" over the next while where we communicate via email about the big pic items (budget, goals, etc.) and then we discuss them at normally scheduled board meeting.
    - Zoom over email? Half day? Combo to make retreat as productive as possible?
    - General comments were that people appreciate our current retreat form.
    - Dave takes all under consideration; will advise of decision.

4. Treasurer's Report
Marjorie reformats reports in response to last month's queries.

BofA Checking (DIA only)	$106,322
BofA Savings	$ 5,895

Discussion re how we might better time our budget year and/or Oaktoberfest deposits.

5. Update: District 4, Mimi Rohr, CM Ramachandran's office
None – Rohr at Montclair Holiday Stroll

6. Discussion: "Dimond Storefront Enhancement Grant" [D-SEG] Program

JOHN: proposes a grant program, similar to our other grants program, to fight visual blight. Basics of "D-Seg":

- DIA provides co-pay for store facelifts
- Has a menu of types of improvements available and those that won't be covered
- For property owners or tenants
- $2K max
- Would ask DMA to co-sponsor

Seeks approval of $6K to run a pilot program between now and March.

DAVID moves; MARIA seconds

MOTION to approve D-SEG passes unanimously.

It is pointed out that before we release to public, *we need to decide what the boundaries of Dimond District are.*

VICTORIA leads discussion on amending budget to free up the $6K

VICTORIA moves; John seconds

7.Discussion: BofA Building Development

CRAIG: developer is seeking concession (a variance from prior use in order to encourage developers to build affordable housing) to include a drive-through (Fruitvale entrance into current driveway; MacArthur exit at bus stop.) City doing a traffic study. Developer claims concession necessary to be able to afford covering the 5% of units designated "affordable."

- Decide to revise Craig's letter to Planning Department and send within 1 week.

8. Discussion; Cal Trans lot closure Update: Committees

Goal: get it reopened and put to good use. CRAIG: has determined that this State property was designated "leased." Not yet clear what that means. Would be nice if it were leasable

9. Committee Updates

Economic & Business Development

- VICTORIA: Southern Cafe to reopen
- VICTORIA: Tenants of shops next to Southern Café want awning repair

CEVO

No report made due to time limits

Beautification

Mural project – going to be on Loard's

Public Safety

- CRAIG: Per DIA suggestion, MACRO is now developing leaflets to merchants about their services.
- VICTORIA: re Shaan's broken window – can't access our broken window fund yet as don't have OPD report; no report as OPD went at midnight then closed report since no one was there(!)

10. Good of the Order

MARIA: 2-Star Thanksgiving was amazing

JUDITH: City beginning study of City Charter with an eye to revise it. Issue is whether it should be changed from current hybrid of Strong Mayor & City Admin/City Council to one or the other of these. DIA should be paying attention

VICTORIA: We have 5 volunteers to meet with Caltrans on the I-580 truck ban study

Minutes submitted by Judith Klinger