

Dimond Improvement Association
Board of Directors Meeting - June 9, 2023

Board Members Present: Dave Gross; Bret Peterson; Chris Harper; Michaela Sangalli-Guilano; Maddie DeWitt; Anoush Jackson-Sattler; Heather Harris; Don Woods; Alex Park; Kevin Whittinghill; Judy Klinger

Board Members Absent: Marty Wunsch; Charlie Deterline; May Seto-Wasem; Julie Johnson; Marty Wunsch; Zandile Christian; Victoria Wake; Charis Jones Allen

Guests Present: none

The meeting was convened at 7:05 p.m.

1. Agenda Approval.

ACTION: Motion by MICHAELA to approve the Meeting Agenda, BRET seconded. The motion to approve the Meeting Agenda was APPROVED unanimously.

2. Minutes Approval.

ACTION: Motion by acclamation to approve the May meeting minutes (as amended by Board member comments) APPROVED unanimously.

3. Chair's Report.

DAVE raises issue of returning to in-person meetings; general consensus is favorable; DAVE will follow up with KEVIN independently.

4. Treasurer's Report.

ALEX reviews budget overall and by committee. The checking account is pretty low right now. We have closed out our BID contractors. The committees are on budget, but nothing much is happening right now.

BRET asks about the missing funds (\$25K) from the City. KEVIN will address this in agenda item 8.

CHRIS explains that Oaktoberfest funds are in separate Wells Fargo accounts. The money is sitting in the Wells Fargo accounts but it hasn't been distributed to the DIA yet.

ALEX: Regarding moving Bank of America accounts, ALEX thinks the long-standing relationship is important, the location not so much, since we can do everything online / via mobile device now. So, we are inclined to stay with B of A.

MICHAELA asks about modifying the committee budgets so that unused funds can be re-allocated from one committee to another as needed. Have we ever done this? CHRIS and HEATHER answer that we have done this in the past, so there is precedent.

5. For the Good of the Order.

BRET: Bank of America workers have nailed up plywood; the property is going up for sale.

CHRIS asks about Blockbuster site - nothing much happening.

JUDY: huge 420 party happened in vicinity of 2 Star Market; a month later there was a big party with a lot of noise; JUDY received complaints from neighbors, and wonders how we delicately address this issue, considering Kanna's owner is a board member. CHRIS suggests that the Board is a good place to bring this up, along with General Meetings among members; CHRIS suggests putting this on KEVIN's to-do list.

HEATHER reports that Kanna employees have shown up to litter pickup and Dimond Shine.

ANOUSH recommends a level of mindfulness and balance between appreciating neighbors' input and level of interest vs. noise complaints. We should be sensitive and not make her feel unwelcome and unsupported. MICHAELA suggests the neighbors communicate with Kanna and others directly with their concerns.

MICHAELA: Loard's Ice Cream is re-opening!!

6. District 4 Update.

No representative present.

7. Update DIA's Bank Signatories

ALEX: there is an official process to be observed to change the names of signatories on our bank accounts. We need motions to remove old members and add new members.

ACTION: ALEX Moves to remove FRANCIS DONAHUE and JOANN TRACHT-RAWSON as bank signatories. MICHAELA seconds. Motion APPROVED unanimously.

ACTION: ALEX moves to include KEVIN WHITTINGHILL and HEATHER HARRIS as new signatories. DAVE seconds. Motion APPROVED unanimously.

8. Oaktoberfest Fund Transfer (BID)

KEVIN: There is a missing \$45K in City grant funding for the BID formation process. We expect that \$20K should be released soon. Twenty-five thousand (\$25,000) was held back by the City due to a perceived conflict of interest because Aliza Gallo is married to one of the councilmembers. The proposed solution is to terminate Gallo's contract and re-apply for the funding after Gallo is no longer under contract..

The problem is our DIA account is depleted and we need to pay BID consultants Kristin Lowell (\$14K) and Aliza Gallo (\$2K)

ACTION: Motion by CHRIS to authorize a transfer of \$16K from Wells Fargo checking Oaktoberfest account to our DIA Bank of America account through July 15. ANOUSH seconded. MOTION approved unanimously, with HEATHER abstaining.

9. M&O Update

MICHAELA: CCI and M&O have officially merged into Membership and Community Outreach. Will meet monthly @ 8-9 pm. Seeking to do two (2) events. We are committed to Dimond Lights and helping out another event as a supporting resource.

ANOUSH: In addition to a push to get more information out to the community via our various resources (newsletter, insta, etc.), we're looking to revamp the website and make the calendar more useful to the public and the membership. We need to find a spot to hold the Dimond Lights event that merchants are in favor of, mid-Nov date. The other big push is to get Salesforce up and running and training folks to easily be able to collect data.

10. **BID Steering and Committee Update**

BRET: Our current petition for the Business Improvement District counts 18.32% of the property owners in the proposed district, and we need 30% to move forward to balloting. The five (5) largest unsigned owners are: CVS (6.34%), Kinder (6.23%), Vincent & Grace's China Tr / Dimond Center (4.69%), Yu / MacArthur & Coolidge (3.9%), Goodhue / Farmer Joe's (2.96%)

JUDY expresses appreciation for the amount of work BRET and everyone else has put into this.

Lessons learned:

- overly-ambitious timeline
- consultant/project manager/DIA roles not clearly defined
- boundary selection
- lack of access by the Board to owners / businesses

General discussion ensues about strategies to get these owners involved, show appreciation for the owners who signed petitions (i.e., newsletters, media campaigns). The consensus is to devote more regular time to strategize about improving our outreach to business owners.

11. **Narcan**

Tabled.

Meeting Adjourned at 8:55 pm
Minutes Prepared by Dave Gross

