

Dimond Improvement Association

Board of Directors Meeting - May 12 2022

Board Members Present: Ryan Romaneski, Chris Harper, Alex Park, David Gross, Jay Ashford, Bret Peterson, Lindsey Berking, Erica Perez, Anoush Jackson-Sattler, Charlie Deterline, Heather Harris, May Seto Wasem, Alton Jelks, Chris Palomarez, Judy Klinger, Marty Wunsch, Michaela Guiliano

Board Members Absent: Victoria Wake, Julie Johnson, Zandile Christian, Kevin Whittinghill

The meeting was convened in the Dimond Library Community Room at 7:10 p.m.

1. Agenda approval.

ACTION: Approve the meeting agenda as amended. (Motion: David Secoded Bret; in favor: unanimous)

2. Minutes approval.

ACTION: Approve minutes from April DIA board meeting. (Motion: Judy Secoded Anoush; 13 in favor, 2 abstentions)

3. Chair's report. Ryan thanks those who joined Monday's orientation, and especially to Alex, Bret, Jay and Erica for providing an overview of the work of Board committees. New Board members have each been assigned a mentor who will be in touch in the next week. Ryan completed board member check-ins, and heard support for both in-person and online meetings, we will plan to alternate our meetings in a hybrid mode for 2022-23, as follows: Library: May, July, September, November, January, March. Zoom: June, August, October, December, February. Reminder to all board members to please submit meeting agenda items at least 5 days in advance via this form. Last year we talked about an ad-hoc governance committee, and Ryan now plans to kick this off. The committee will meet every other month to review and recommend updates to by-laws, assess

organizational risk and draft and recommend a set of fiscal policies for the organization. Ryan has also formed an ad-hoc finance subcommittee that will begin meeting every other month to put in place some of the changes made in SY2021-22 regarding the chart of accounts and account signers. If you're interested in being involved in either, please email Ryan.

4. For the good of the order. Bret announces we're going to be starting up Movie Nights again, planning to have at least 3. One in June, one in July and one in October. We may need one or two extra volunteers in July. Heather asks if Oaktobefest is happening this year. Ryan says yes, it will be a two day event. Ryan mentions that 22X has an event on Saturday, May 14th in Dimond Park. Jodi asks what the 22X is. Jay explains that it's the name of the neighborhood crime prevention council that coincides with the police beat of the area.

5. District 4 report. Ryan updates that Renia can't be here today, but she did update Ryan about 3 items. First, the second allocation of the BID feasibility study is \$25,000. Second, there is a new homelessness administrator on staff. Third, in the last meeting Julie had asked about any recent traffic studies at the Fruitvale off ramp intersection, and Renia did send Ryan a link to a traffic report for 580 flow. Ryan will send an email around. Lindsey asks if there's been an update on graffiti abatement funds. Ryan says no.

6. ACTION: DIA Board Officer Elections (Part 1) Ryan announces that we will facilitate the election of Board officers for FY2022-23 in two phases. Ryan notes that a co-chair can be appointed for each of the positions, which is good for onboarding a new officer down the line. Ryan explains the Chair presides at all meetings of the Board and has and exerts all the ordinary powers of such office. Sees that the Bylaws are enforced and reports any infraction. Calls special meetings of Membership or the Board when necessary or when requested to do so by either a majority of the Board or at written request members in good standing. Appoints all Standing and Special Committees, unless a motion or a resolution calling for a Special Committee shall prevail. Lindsey explains the Recorder role

takes, files and maintains the records of the Association, including its minutes of meetings and its correspondence and passes the records of the association along to their successor. In Julie's absence, Ryan explains that the Treasurer is responsible for managing overall finances for the organization, requests checks, keeps an accurate account of all monies received and disbursed, and makes reports to the Board of Directors at its meetings, showing the condition of the Association finances. There is also a paid bookkeeper, and the Treasurer works closely with them. Ryan will send the nomination form to the Dimond email so everyone can nominate someone for each position. May asks how we'll know who wants to be in each role. Ryan agrees we should perhaps ask if anyone wants to express interest in any of the positions explicitly before we start to nominate. Bret expresses interest in Treasurer, Ryan expresses interest in Chair, David expresses interest in Recorder.

7. Action: Oakland General Plan - Housing Element Principles Bret explains that Oakland is going through a General plan update, which is going through a number of phases now. We as a board need to approve a [letter from the DIA to Councilmember Thao's office](#) and the planning department endorsing a set of General Plan Housing Element Principles. The letter was started about seven weeks ago. The goal is to help the City properly plan for the placement of 26k housing units required by the State, and to also ensure economic growth in the Dimond. The only concern that was voiced was Alex's concern about how to protect some of the existing Dimond businesses and ensure we're being objective and neutral. Bret gives an overview of what's in the letter. Chris asks how private property becomes housing. Bret explains that if you upzone the area to 65 feet, the owners (especially the large corporations) have a financial incentive to build up on the property they already own and redevelop them. Alton recommends that a group of folks forms a strategy group to come up with an action plan to make these changes actually happen. Ryan adds that we don't have a group of people that are focused on land use, and perhaps we can revisit that.

ACTION: Approve the letter as written. (Motion: Bret, Seconded Michaela, In Favor: 12, opposed: 1, abstained: 2)

8. Report: Dimond BID Update: Ryan explains that we have received two rounds of funding to start the investigation and formation process with the goal of establishing a business improvement district in the Dimond. The Steering committee met to dig more deeply into the investigation and formation process, and discuss the role of the feasibility study consultant and project manager in a successful petition and application. The committee decided to use some grant funds to a project manager to move the project forward. Michaela asks what the output of the feasibility study is. Ryan explains that it's understanding what services that folks want a BID to provide, what this might cost, and what the geographic footprint would need to be. It usually ends in a proposal, then a petition, then it goes on the ballot in a special election. Then there's another percentage that would have to go into effect the following year. The soonest for us would be July of 2023. Mikaela asks if we've ever attempted this before. Ryan says yes, it's been discussed in the past, but we are further along now than we've ever been before. David asks when it goes to the ballot will that be a city ballot. Ryan says no it's a special election and the results are based on a percentage of returned ballots.

9. Discussion: Grant Planning Ryan updates that there are two grant opportunities available. [The Neighborhood Voices for Festivals Grant](#) which awards up to 50% of event cost up to \$20,000 and [American Rescue Plan Community Needs Grant](#) which awards up to \$100,000. We should identify leads for each (if applicable). It's possible to get one of these grants for Oaktoberfest, one of our Movie Nights, or possibly the Dimond Lights event. Ryan asks if there is anyone who is interested in digging into this a little further and taking it over the finish line. Marty volunteers to help with the American Rescue Grant and Alex volunteers for The Neighborhood Voices for Festivals Grant.

10. Dimond Slice Exterior Improvement Grant Update. Lindsey provides background on the \$5000 Exterior Improvement Grant program that was started last year. Among many recipients, Dimond Slice was selected as

the recipient of \$2500 to improve the exterior of their storefront. Dimond Slice was eager to repair the visible dry rot on the roofline of their store, as it's not only an eyesore but also a safety issue for their patrons. Contractor estimates to make these repairs were \$5-8K. When the building owner was asked to help contribute, they refused, citing the likelihood that making these updates may reveal major structural issues along the entire lot that have never been addressed. Lindsey is now concerned about the safety of all the tenants in the lot, and would like to discuss the best course of action. May states that repairs would be a hardship for the landlord, and that DIA should not be involved at all. Anoush asks if we should encourage all the tenants to raise this with the landlord as a group. David offers to help Lindsey come up with a course of action after the meeting.

11. ACTION: Board Officer Elections Ryan accepts the nomination for Chair. Bret and Alex accept their nominations for Treasurer. Judy declines her nomination for Treasurer. Michaela and Lindsey decline their nominations for Recorder. David accepts his nomination for Recorder. May offers to put together the google form for final voting.

12. WIP Reports. *(from written reports)*

Community Care: JA: Preliminary planning for next DIA general meeting (July, 2022), most likely a candidates' forum for D4 (and possibly citywide) office. Possible co-sponsor with FODP.

Membership and Outreach: Discussed roles and responsibilities after losing some board members. Soliciting ideas for June newsletter, planning quarterly membership social, addressing issues with Mailchimp and PMPro.

Adjournment at 9:10.

Minutes written by Lindsey Berking. Minutes approved 6/9/22.