

Downtown SAN LEANDRO

**Board of Directors Meeting
San Leandro Improvement Association
Thursday, Sept 10, 2020, 8:30 a.m. – 10:00 a.m.
Telephonic Meeting
Dial In: 1 (669) 900-6833 Meeting ID: 836 1429 1195
<https://us02web.zoom.us/j/83614291195>**

AGENDA:

- 1. Call to Order – President, Emily Griego**
- 2. Roll Call – Secretary, Katie Bowman**
- 3. Public Comment – Announcements (8:35)**
- 4. Approval of Minutes (8:45) **Action Item**
 - a. July 9, 2020
 - b. July 14, 2020—Action by Written Consent
 - c. August 27, 2020—Special Meeting**
- 5. Review of Financials – M. Mack-Rose (8:47)**
- 6. Application for SBA Loan – L. Van Nguyen (8:53) **Action Item**
 - a. Shall the Board accept a \$150,000 Economic Impact Disaster Loan from the SBA with a 30-year term at 2.5% interest rate.**
- 7. Agreement for Supplemental Security Services – G. Galvan (9:08) **Action Item**
 - a. Shall the Board suspend the \$85,000 annual contract for supplemental policing services with the City of San Leandro.**
- 8. SLIA Decision Making Matrix – K. Pace (9:23) **Action Item**
 - a. *Shall the Board adopt the presented Decision Making Matrix for protocols not specified by Bylaws or Disbursement Agreement.***
- 9. SLIA Priorities for 2020-21 Fiscal Year – E. Griego (9:38) **Action Item**
 - a. *Discussion and adoption of top four board priorities for upcoming operational year.***
- 10. Appointment Board Nominations Committee – E. Griego (9:55) **Action Item**
 - a. *Per bylaws, the Board Presidents and at least two Board Members must serve on annual Board Nominations Committee.***
- 11. Next Board Meeting -
 - a. Please hold October 8, 2020, 8:30 – 9:30 for potential SPECIAL MEETING**

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. The Corporation posts all Board and Committee agendas at 384 W. Estudillo Avenue, San Leandro, CA 94577. This meeting is noticed and conducted pursuant to § 54953(b) as amended by Executive Order N-25-20. Action may not be taken on items not identified as such and posted on the agenda.

SAN LEANDRO IMPROVEMENT ASSOCIATION

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San Leandro Improvement Association

Board Meeting Minutes

July 9, 2020 – 8:30 am.

Telephonic

Present: Pete Ballew, Katie Bowman (Secretary), Deborah Cox, Nicole Franklin, Gordon Galvan, Emilio Garcia, Emily Griego (President), Shannon Hackley, Matt Holmes, David Irmer, Robert Jones, Jacqueline Montero-Flynn, Ted Van Nguyen, Betty Shon, Angele Sweet, and Kimberly Pace (Vice-President)

Absent: Long Van Nguyen (Treasurer)

Guests: Melea Solheim, Vice President of Corporate Services, Streets Plus, Brian

Staff: Morgan Mack-Rose

MINUTES:

<i>Item</i>	<i>Discussion</i>	<i>Action Taken?</i>
1. Call to Order	<p>At the start of the meeting, the following was read into the record:</p> <p>Before roll call, I would like to make clear for the record of this meeting, and it should be reflected in the minutes that this meeting is conducted pursuant to California Government Code Section 54953, in that all members are participating by speakerphone. In accordance with the Ralph M. Brown Act, the teleconference participation information has been identified in the notice and agenda for this meeting.</p> <p>We will be recording attendance and all votes by Roll Call.</p>	
2. Roll Call	Morgan Mack-Rose took roll call.	

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<p>3. Public Comment-Announcements</p>	<p>D Cox: The City created a quick process for retail and restaurants to obtain outdoor seating permits. Eden Housing has broken ground on a 62 unit affordable housing project designated for disabled people and veterans at San Leandro Blvd & Parrot St.</p> <p>K Pace: The Boys and Girls Club renovation is 40% completed. She thanked Shannon Hackley and Emilio Garcia for assistance on signage and marketing and appreciated the board and community's support. The estimated completion for the project is January 2021.</p> <p>P Bellew: There will be a Town Hall meeting on Monday, July 13, for Districts 3, 4, 6. At that time, Mayor Cutter will announce the formation of a Community Finance Committee and Community Equity & Race Committee.</p> <p>S Hackley: Appreciated the Art for Change program through the Chamber to put a mural on her building.</p> <p>E Griego: Leadership San Leandro had its graduation last week. Photos can be found on their social media pages.</p> <p>K Bowman: The Council approved a limit on third party food delivery programs (i.e., Uber Eats, Door Dash). The ordinance cut the fees in half, which will benefit our businesses. Regarding outdoor seating permits, the process is confusing for applicants because ABC is not issuing permits, and businesses are getting mixed messages. Alameda Co. Health is trying to work with ABC to get those permits issued.</p>	<p>INFORMATION</p>
<p>4. Board Planning Session</p>	<p>A board planning session will be held on August 27, 8:30 am – 1:30 pm, location TBD. If we are unable to meet in person, the session will be held via Zoom.</p>	
<p>5. Approval of May 14, 2020 Minutes</p>	<p>There were no amendments.</p>	<p>APPROVED AS PRESENTED Moved: D. Cox Second: E. Griego Unanimous</p>

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<p>6. Review of Financials</p>	<p>May and June actuals and the Balance Sheet were presented. SLIA remains on target with its adopted budget. A \$4,000 COVID SBA grant was received, as was a \$27,500 forgivable PPP loan. Staff will submit for loan forgiveness in August.</p>	<p>INFORMATION</p>
<p>7. Executive Directors Report</p>	<p>Morgan Mack-Rose appreciated the board members taking the time to serve, and their flexibility as meetings are scheduled and canceled. She committed to making sure that board member's time was used effectively.</p> <p>Operational hours have been changed to 6:30 am – 3:00 pm, seven days per week based on a new agreement with Library Services regarding SLIA's responsibility to open and close Casa Peralta's gates. The Library will assume responsibility for closing the gates.</p> <p>Mack-Rose went over current staffing levels being 25% below normal operations. She has put off hiring a fourth person in anticipation of potential operational changes.</p>	<p>INFORMATION</p>
<p>8. Agreement for Supplemental Security Services</p>	<p>Suspending the agreement was discussed. There was extensive discussion regarding the impact on safety and homeless issues in the downtown area. Gordon Galvan indicated that the agreement was partially addressing the gap for security services that Block by Block used to deliver. Pete Ballew suggested that we ask for a policer manager (such as a lieutenant) to be assigned to the downtown if the agreement was canceled. He also indicated that SLPD services could be contracted seasonally if necessary (i.e., around the holidays).</p> <p>Further discussion was had after seeing the SOBO services presentation. A motion was made directing staff to seek either a waiver or a deferral of July and August contract payments. Pete Ballew opposed the motion based on setting a precedent for waiving contract fees.</p>	<p>TABLED Motion: D. Cox Second: D. Irmer Unanimous</p> <p>APPROVAL Motion: G. Galvan Second: S. Hackley Opposed: P. Ballew Motion Carried</p>

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<p>9. Sidewalk Operations, Beautification, & Order (SOBO)</p>	<p>Morgan Mack-Rose presented a state of the district, including reviewing current services, internal and external challenges.</p> <p>SLIA is the only district in the area that doesn't contract out street services, except for those run by New City America.</p> <p>Representatives from Street Plus presented what contract services would look like.</p>	<p>INFORMATION</p>
<p>1. Deep Cleaning Power-washing of Estudillo & Joaquin Plazas</p>	<p>This item was tabled.</p>	<p>TABLED Motion: G. Galvan Second: D. Irmer Unanimous</p>
<p>10. Next Board of Directors Meeting</p>	<p>Board Planning Session Thursday, August 27. 8:30 am – 1:30 pm Place TBD</p>	<p>INFORMATION</p>

M. Mack-Rose took minutes

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