



**Jack London Improvement District - Meeting of the Board of Directors
333 Broadway, April 9th, 2018 5:00PM**

- | | |
|---|-------------------------------|
| 1. Call to order and introductions | 5:00 |
| 2. Public Comment and Announcements | 5:00 |
| 3. Governance Update | 5:05 |
| a. Invitation to Board Members for interest in serving in Officer Positions of one-year term.
Current Secretary and President Role terms will be complete in May. | <i>Discussion Item</i> |
| 4. Financial Review | 5:10 |
| a. Review Financial Position and Year-to-date Budget v Actual Reports | <i>Discussion Item</i> |
| b. Past Due Unpaid Assessments Reports 2013-2014 to Present | <i>Discussion Item</i> |
| a. Caltrans (21 Parcels in the District): \$146,599.22 | |
| b. Sprint (114 Brush Street): \$10,152.24 | |
| 5. Approve Meeting Minutes- March 12th, 2017 | 5:15 |
| | <i>Action Item</i> |
| 6. Executive Update | 5:20 |
| a. District Update, employment and economic data | |
| b. Staff Recommendation: Endorse Regional Measure 3 | <i>Action Item</i> |
| <i>Regional Measure 3 would allocate significant additional funding from bridge toll increases to locally beneficial projects, including:</i> | |
| <ul style="list-style-type: none">• \$300M for WETA/ferry enhancements• \$90M for Capitol Corridor• \$100M for AC Transit• \$150M for Bay Trail/Safe Routes to Transit | |
| c. District Update + improvement projects through Walking Tour . 4 th to Washington to 3 rd to Webster. | |
| 7. Adjourn | 6:00 |

Next Meeting May 14th, 2018

Jack London Improvement District - Utility and Public Agency Property Owner Past Due Assessments

Year	Assessment Amount Due	Past Due Penalty (10%)	Total
Caltrans			
2013-2014	\$26,332.25	\$ 2,633.23	\$28,965.48
2014-2015	\$26,332.25	\$ 2,633.23	\$28,965.48
2015-2016	\$26,332.25	\$ 2,764.89	\$29,097.14
2016-2017	\$27,648.86	\$ 2,902.03	\$30,550.89
2017-2018	\$29,020.25		\$29,020.25 (Projected)
TOTAL			\$146,599.22

Year	Assessment Amount	Past Due Penalty	Total
SPRINT			
2013-2014	\$1,823.40	\$ 182.34	\$2,005.74
2014-2015	\$1,823.40	\$ 182.34	\$2,005.74
2015-2016	\$1,823.40	\$ 191.46	\$2,014.86
2016-2017	\$1,914.57	\$ 201.03	\$2,115.60
2017-2018	\$2,010.30		\$2,010.30 (Projected)
TOTAL			\$10,152.24

**Jack London Improvement District - Meeting of the Board of Directors
March 12th, 2018, Jack London Headquarters – 333 Broadway**

Present: Paul Thyssen, Jenni Koidal, Erin Coburn, Sam Nassif, Chris Pastena, Mark Everton, Vivian Kahn, Peter Gertler, Tim Engler, Sara May

Absent: Saied Karamooz

Staff: Savlan Hauser, Kaylee Hudson

Guests: Gary Knecht, Pamela Kershaw, Ben Delaney, Melanie Gould

Discussions held and decisions made by the Board of Directors

<i>SUBJECT</i>	<i>DISCUSSION</i>	<i>ACTION?</i>
1. Call to order/introductions	The meeting was called to order at 5:06 pm.	
2. Public comment and announcements	Board and guests acknowledged the passing of Merritt Sher, founder of Metrovation, and were invited to his upcoming memorial service.	
3. Executive Update	Savlan provided the Board with project updates on panel talks (next panel talk under consideration is ideation of future use of County properties), wayfinding signage, Train Quiet Zone, Alameda Access Project, Curb Theft signs and relationship building with City department heads. The results of the Train Quiet Zone survey, along with lessons learned from the Panel Talk would be studied further by the Task Force. Savlan emphasized how these specific projects fit into larger organizational goals, i.e. beautification and safety, economic vitality, and advocacy and partnerships, and highlighted the points where there would be check-ins/decision points with the Board, and opportunities for volunteer participation. Update on approved Waterfront Warehouse District Project: Jenni Reported back from input from a legal advisor regarding the contract approved by the Board at the February meeting and determined that it is not recommended to withhold payment if work complete and not approved.	
4. Governance Update	Part a. of the Governance Update was removed from the agenda and will be addressed by ED working the executive committee as a staffing/operational issue. The Board was reminded and encouraged to nominate existing Board members to Executive positions of one-year term. The current Secretary and President role terms will be complete in May. Nominations will be accepted next Board meeting in April, and a vote will be taken in May. It was noted that a director may nominate themselves to a role.	
5. Financial Review	The Board reviewed the financial reports of the Jack London Improvement District with a Year-to-date Budget vs. Actual report and Statement of Financial Position report provided in the agenda packet. The discussion focused on how to represent delinquent property owners in the Budget vs. actuals report and how to address chronically delinquent property owners in the district. Gary Knecht suggested adding accounts receivable line items under account 4200, similar to the line item for uncollected CalTrans assessment. or, alternatively to attach a page with major account receivables breakdown and to make efforts each year to collect on delinquent assessments. Mark commented on Gary's suggestion, noting that we should be hesitant to add these line items because there is very little likelihood that these accounts receivables will be collected, and could allow for potentially bad debts. The Board discussed what	

	actions could be taken to address and collect these assessments. Vivian added that liens could be placed on the properties. The possibility of litigation was also discussed. These comments and possibilities will be studied further by staff and the Board Treasurer.	
6. Approve meeting minutes	The Board reviewed the board minutes from February 12 th , 2018.	Paul motioned and Jenni seconded Motion was passed.
5. Adjournment	The meeting was adjourned at 5:49.	

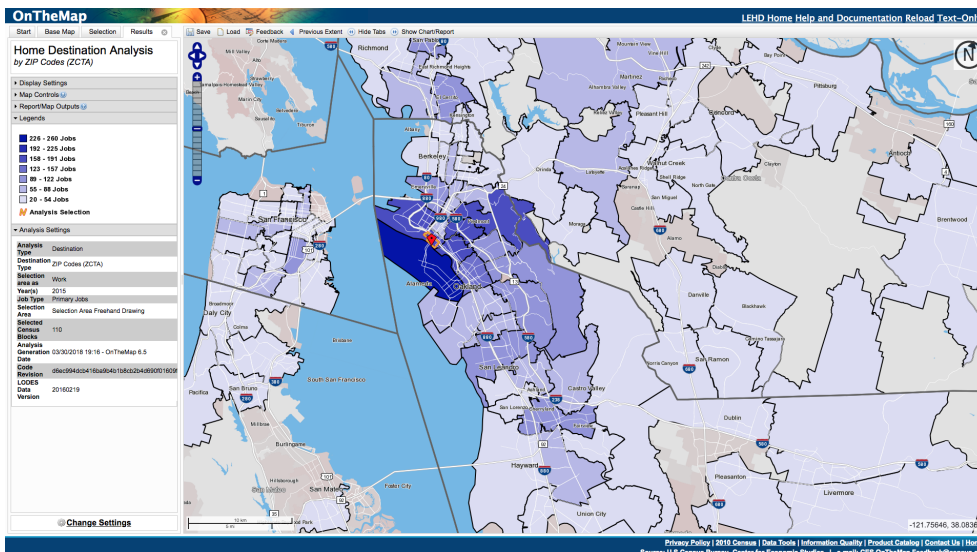
Minutes taken by: Kaylee Hudson

	Tim	Sara	Erin	Sam	Vivian	Mark	Paul	Saied	Peter	Jenni	Chris
January	x	x	x	x	x	x	x	x	x		x
February			x	x		x	x	x		x	x
March	x	x	x	x	x	x	x		x	x	x
April											
May											
June											
July											
August											
September											
October											
November											
December											

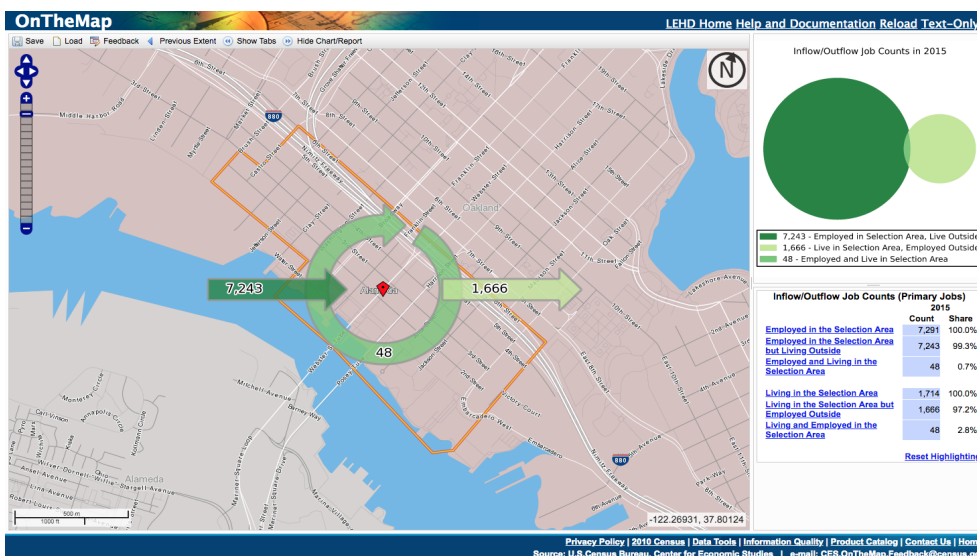
2018 Board Attendance Record

Staff Report: Jack London and Jobs

Summary: Improvements to safety and accessibility in Jack London and its greater transportation infrastructure benefit stakeholders that reach far beyond District property owners and residents. This data is sourced from the Longitudinal Employer-Household Dynamics Program in the U.S. Census department. The first map displays the District's vast regional distribution of workers. The second map shows that Jack London's daytime population largely travels here from outside the district. 7,243 travel to the district for employment, and 1,666 commute from the District to their work. Jack London is an important employment center, and our improvements have broad benefit. **Employers provide significant revenues to the City in payroll taxes, and employees' spending in the District is a significant contributor to sales tax revenue and local business patronage.**



Residential zipcodes of Jack London District workers (2015). Source: <https://onthemap.ces.census.gov/>



Inflow/Outflow of Jack London District workers (2015). Source: <https://onthemap.ces.census.gov/>

Demographic Snapshot Highlights (2015)

- Total jobs: 7,291
- 63% of jobs earn more than \$3,333 per month
- Top 6 industry sectors: Educational Services, Accommodation & Food Services, Construction, Professional, Scientific & Technical Services, Retail Trade and Wholesale Trade
- 55.7% age 30 to 54

YES on RM3: Relieve Traffic in Alameda County



As Bay Area traffic grows to crisis levels, the State Legislature authorized a bold, coordinated, region-wide traffic relief plan called Regional Measure 3 that will be on the June 5, 2018 ballot.

The RM3 plan builds on improvements from past local transportation measures to revitalize transportation infrastructure and reduce traffic. RM3 will increase AC Transit service frequency, expand bus service in the Bay Bridge corridor and improve safety and congestion at the Interstate 680/State Route 84 interchange. RM3 will additionally reduce travel times in the Dumbarton Bridge corridor, improve Amtrak service and upgrade highways throughout Alameda County, among other projects.

Alameda County RM3 Projects

Alameda-Contra Costa Transit

District: Bus purchases and capital improvements to reduce travel times and increase service frequency

Tri-Valley Transit Access

Improvements: Provide interregional and last-mile transit connections on the Interstate 580 corridor

Interstate 680/State Route 84

Interchange Reconstruction: Reduce congestion and improve safety by making SR 84 a four-lane expressway and other improvements between 680 and 84

Vasco Road Safety Improvements:

Widen lanes and construct a concrete median barrier to enhance road safety

Interstate 680 Transit

Improvements: Enhance transit service in the Interstate 680 corridor, including bus operations, transit centers and real-time travel information

Dumbarton Bridge Improvements:

Design and construction of improvements to relieve congestion, increase transit capacity and enhance reliability of travel times along the Dumbarton bridge

Interstate 680/Interstate 880/Route 262 Freeway Connector:

Connect Interstate 680 and Interstate 880 to improve traffic movement, reduce congestion and improve operations and safety

Transbay Rail Crossing: Preliminary engineering and design of second BART transbay rail crossing

AC Transit Rapid Bus Corridor

Improvements: Improvements to reduce travel times and increase service frequency along key corridors

Bay Bridge Corridor Transit

Improvements: Provide faster travel times to and across the Bay Bridge for AC Transit and other transbay buses

Capitol Corridor: Upgrade Amtrak infrastructure to improve the Capitol Corridor passenger rail, reduce travel times and increase system safety

Major Ferry Enhancement Program:

Double the frequency of WETA ferry service and add new routes and terminals in Berkeley, Alameda and the North Bay, Central Bay and South Bay

Regional Projects that Benefit Alameda County

BART to San Jose: Complete the BART extension to downtown San Jose, connecting to CalTrain and Santa Clara

Expand Regional Express Bus

Service: Reduce highway congestion by expanding regional express bus service throughout the Bay Area

BART Expansion Cars: Expand BART fleet with 300 additional new railcars to enable more service,

longer trains, less crowding and greater reliability

Bay Area Corridor Express Lanes:

New highway Express Lanes that are actively managed to be congestion-free at all times

Goods Movement and Mitigation:

Reduce truck traffic, truck congestion and truck pollution with improvements on Interstates 580, 80, 880 and on freight rail and at the Port of Oakland

San Francisco Bay Trail/Safe Routes

to Transit: Improvements to bicycle and pedestrian access on and around state-owned bridges connecting to rail transit stations and ferry terminals

Next-Generation Clipper Transit

Fare Payment System: Develop and implement the next generation of the Clipper transit fare payment system to use a single card to pay for many different transit systems

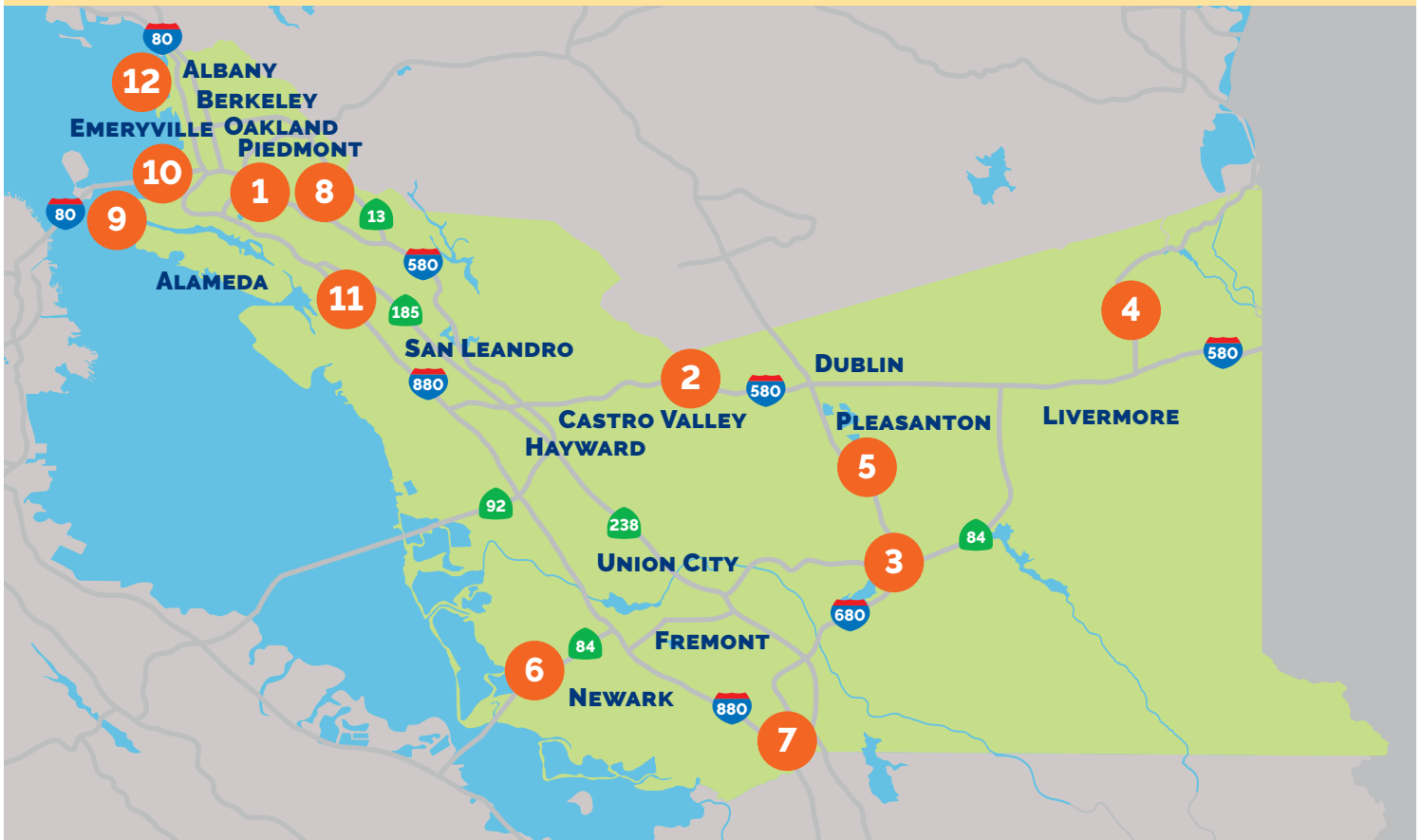


The Bay Area Council, Silicon Valley Leadership Group and SPUR are co-sponsoring the effort to support Regional Measure 3 and will be working with elected officials and community groups from all nine counties to pass this vital measure. Visit us online at www.YesonRM3.com.

RM3 Projects that Benefit Alameda County

Alameda County RM3 Projects

- | | | |
|--|---|---|
| 1 Alameda-Contra Costa Transit District | 5 Interstate 680 Transit Improvements | 9 Transbay Rail Crossing |
| 2 Tri-Valley Transit Access Improvements | 6 Dumbarton Bridge Improvements | 10 Bay Bridge Corridor Transit Improvements |
| 3 Interstate 680/State Route 84 Interchange Reconstruction | 7 Interstate 680/Interstate 880/Route 262 Freeway Connector | 11 Capitol Corridor |
| 4 Vasco Road Safety Improvements | 8 AC Transit Rapid Bus Corridor Improvements | 12 Major Ferry Enhancement Program |



Regional Projects that Benefit Alameda County

- | | | |
|---------------------------------------|-----------------------------------|---|
| ● BART to San Jose | ● Bay Area Corridor Express Lanes | ● San Francisco Bay Trail/Safe Routes to Transit |
| ● Expand Regional Express Bus Service | ● Goods Movement and Mitigation | ● Next-Generation Clipper Transit Fare Payment System |
| ● BART Expansion Cars | | |

For more information on our campaign, please contact Annie Eagan at annie@eaganconsult.com or (415) 269-5105.

Paid for by Yes on Regional Measure 3 — Keeping the Bay Area Moving, sponsored by Bay Area Civic Leadership Associations, committee major funding from John Doerr, San Francisco 49ers and Sobrato Organization.