



Jack London Improvement District Meeting of the Board of Directors

June 14th, 2021, 5:00PM (VIA ZOOM MEETING)

<https://us02web.zoom.us/j/6999564114>

1. **Call to order and introductions** 5:00
2. **Public Comment and Announcements** 5:00
3. **Executive Update** (*See attached*) 5:05
 - a. Cleaning and Safety Statistics 5/21
 - b. Advocacy Work Underway:
 - Oakland City Council Extended Flex Streets for dining in public space
 - Increased support in public safety needed through reopening: Coalition Letter to DA and Sherriff
 - Work with D3 Elected Representative: Invited Carol Fife’s Board Participation
4. **Howard Terminal A’s Stadium – Action Item** 5:20
 - a. Letter of Support for Council hearing July 20th—communicate support for the project and elevate issues of importance to our District ([Term Sheet Here](#))
5. **Financial Review and Reports – Action Item** 5:30
 - a. Approve Statements of Financial Position, Budget v Actual as of April 30th, 2021
6. **Approval of May 2021 Minutes– Action Item** 5:40
7. **JLID 2023 Renewal Draft Timeline -- Discussion Item** 5:50
 - a. Draft Timeline
 - b. Invitation to Task Force for development of renewal strategy
8. **Adjourn** 6:00
Next Board Meeting July 12th, 5:00 PM

Jack London Improvement District – 333 Broadway, Oakland, CA 94607 – 510-388-4412

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. Jack London Improvement District agendas are posted with the City of Oakland. Action may not be taken on items not posted on the agenda. Copies of the agenda are available at 333 Broadway, Oakland, CA 94607 or through jacklondonoakland.org. Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, please notify info@jacklondonoakland.org at least 48 hours prior to the meeting. The public will be provided with an opportunity to address the board on any item during agenda item number 2.



Executive Update, June 2021

Savlan Hauser, Executive Director

Happy Pride Month and Happy Juneteenth. Along with the community we are supporting and looking forward to continued safe reopening and reduction of activity restrictions.

This month's work:

- This month we organized merchants and BID leadership to advocate for the **extension of the Flex Streets program** that has been so critical in providing safe outdoor space for dining and commerce for our merchants, which has been successfully extended through 2022.
- To support a safe re-opening environment, we will host an **in-person de-escalation training for merchants and employers** in the upcoming weeks, [please get in touch](#) if you or your staff are interested.
- We are looking towards a July Council hearing on the **A's Stadium at Howard Terminal**. We plan on a Board-adopted statement of overall support for the development highlighting issues of importance to the District including connectivity, lifting up local merchants, and improved infrastructure.

Activation Through Art Events:

- [Night Watch](#) floating video installation September 16-22 @Estuary, Viewing from Ferry Landing
- [Findings](#) Women of Color in Science Mural July 5-Aug 13 @Modera JLS
- Filming Mural in Waterfront Warehouse District June 22-26

Other resources and highlights:

- For graffiti abatement or vandalism prevention resources, [please get in touch](#).
- We have been working with the City, property owners, and merchants on **Flex Streets** in Jack London, which allow merchants space in the public right-of-way to serve customers and shoppers outdoors. If your business needs help implementing outdoor seating or curbside use, contact us.

Our District In the News

[City Council looks to extend Flex Streets, its emergency program for Oakland businesses](#) – Oaklandside

[Housing Guide: Where to live in Oakland](#) – SF Chronicle

[A's path to ballpark in Oakland doesn't quite 'parallel' the one in Las Vegas](#) – San Jose Mercury News

**Hospitality contacts include interactions with unhoused individuals, offering welfare checks/ connection to services, and visitors to the district are increasing*

| Jack London Improvement District | |
|---|--------|
| May 2021 Clean & Safe Statistics | |
| Task | Totals |
| Business Contacts | 24 |
| Car Break-In Reported (doubled over previous month) | 58 |
| Graffiti - Removed | 85 |
| Hospitality Contacts* | 1447 |
| Illegal Dumping | 23 |
| Stickers/Flyers/Posters Removed | 190 |
| Trash (lbs) (doubled over previous month) | 15044 |
| Weed Abatement (block faces) | 50 |

This Month's Events

- **Jack London Beat 1X NCPC meets Fourth Tuesdays.** Next meeting- 6/22, 6:15PM

Development/ Construction Updates

- **335 3rd Street** – construction underway. 38 Homes, 3 very low income, LEED Certified, by R2 Building
- **"Mirador" 201 Broadway**- 48 Homes 4,000sqft retail—Entitled property listed for sale
- Rehabilitation at **322 Broadway @ 4th** Continues, Developer: Smart Growth
- **4th and Alice** Developer: Stay Cal Hospitality + Strombom Properties: Seismic Retrofit & Building Renovation in the final stages, 10,500SF divisible available for lease 1/21
- **County Broadway Properties:** Development team selected: Related Companies and East Bay Asian Local Development Corporation



Date: May 27th, 2021

Dear Councilmember Fife,

We would like to invite a representative of your office to participate in the leadership of the Jack London Improvement District by joining the Jack London Improvement District Board of Directors. We value the working partnership and collaboration with your office, and believe that participation at the Board level will be mutually beneficial in the formation and implementation of policies and positions that are so critical to moving Oakland forward in an inclusive and equitable way.

Our mission is to create, promote and maintain an inviting environment for people who visit, live and work in the Jack London District, and build an inclusive and resilient commercial community that values the diverse history, economies, culture and people of this place. Through programs focused on beautification, safety and promotion, we foster economic vitality and quality-of-life in Oakland's unique, historic urban waterfront community.

The District's bylaws specifically allow for the opportunity to include the participation of our elected City of Oakland representative and others who further our goals of economic viability, diversity, equity, and inclusivity, and not restrict Board membership solely to property or business owners within our geographical borders. With just an hour of monthly commitment, participation with our organization will provide your office a conduit to the stakeholders we represent; over 500 registered small local businesses, 4,000 residents, and thousands of workers.

We look forward to hearing from you and working together.

Sincerely,

Savlan Hauser

Executive Director, Jack London Improvement District

Board of Directors

Mark Everton, President
(Former) CEO Visit Oakland

Taj Tashombe, Secretary
Oakland Athletics

Jonathan Fong, Treasurer
*(Former) CUESA Jack London
Square Farmers Market*

Kim Cole
Kim Cole Real Estate

Chris Pastena
Chop Bar

Greg Pasquali
Carmel Partners

Melissa O'Keefe
Resident

Michael Carilli
Oakland America Company

Jennifer Nettles
Jack London Square

Keith Stephenson
Purple Heart Patient Center

Dana Bushouse
Crooked City Cider

Dan Hagerty
Seawolf Public House

Sam Nassif
Z Hotel

Peter Gertler
Property Owner



OAKLAND CHINATOWN Chamber of Commerce 屋崙華埠商會

BERKELEY BUSINESS DEVELOPMENT NETWORK



Berkeley Merchants United



VIA EMAIL & US MAIL

April 27, 2021

Ms. Nancy E. O'Malley, District Attorney
Office of the District Attorney
Alameda County
1225 Fallon Street
Oakland, CA 94612

Judges of Alameda County Superior Court
General Criminal Division
Alameda County
1225 Fallon Street
Oakland, CA 94612

Dear District Attorney O'Malley; and Judges Desautels, Wise, Nadler, Steckler, Patton, Cramer, Mccannon, Clay, Trevino, Reardon, Thompson, Burgess, Murphy, Hymer, Jacobson:

As we all begin to shift focus towards recovery from the pandemic, and not just on survival, we must not forget the extraordinary hardships that our small businesses and merchants suffered, and continue to suffer, as a result of the shutdown orders. With an absence of workers, visitors, students, and residents in our downtowns and other commercial areas due to the Shelter-in-Place orders, we have experienced an upswing in both low-level property crime, and, more disturbingly, crime and violent behaviors towards our merchants and the unhoused in our commercial districts. Because of the COVID-19 protocols and limited resources, unless a serious felony was committed, offenders are arrested, detained briefly, and then returned to the streets, often to repeat the same crime and violent behaviors over and over again. As a direct result, our downtown cores and other commercial areas feel unsafe, even lawless, workers are quitting, and customers are not patronizing our already struggling businesses. We ask that you and your staff do what you can to help return our streets to a safe and well-managed environment.

While we recognize the critical need to reimagine public safety, and, in particular, decriminalize certain behaviors related to severe mental illness and drug addiction, there must be consequences brought to bear for those that repeatedly break the law. Otherwise, we put our merchants and communities as a whole at risk. Not only do we need to implement new Specialized Care Units to provide individuals the help they need, and divert them from the law enforcement and the criminal justice system, but we also need enforcement of our laws with consequences that remove violent individuals from our streets and/or discourage repeat offenses.

We appreciate that during this period of unprecedented disruption and uncertainty that your priority had to be keeping people informed and safe from the virus, but as we emerge from the worst of the pandemic, we need to reassess those priorities and put precedence on public safety in our downtowns and other commercial areas, specifically when it comes to thoughtful enforcement. We supported our cities in following the CDC guidelines of not moving encampments, and have understood the reason for the now-rescinded zero-bail policies to ease the COVID-19 threat by offering relief to misdemeanor and low-level felony arrestees, but as we emerge from this pandemic, **we hope that protecting our merchants, residents, workers, and visitors by charging and detaining those individuals who engage in significant crime and violent behavior will also be your priority.** In the absence of strategic community engagement, we fear that our downtowns and other commercial areas will continue to struggle, and economic recovery will be prolonged and our vibrant business ecosystem may not ever fully return. Thank you for your time and consideration of this matter as we move forward into recovery, and welcome the opportunity to meet with you and/or any of your staff to discuss our experiences and concerns.

CC: Oakland Mayor Libby Shaaf, City Administrator Edward Reiskin, Chief Leronne Armstrong
Berkeley Mayor Jesse Arreguin, City Manager Dee Williams-Ridley, Interim Chief Jen Louis

Sincerely,

Savlan Hauser, Chair, Oakland BID Alliance: Executive Director, Jack London Improvement District

Steve Snider, Executive Director, Downtown Oakland Association

Barbara Leslie, President & CEO, Oakland Metropolitan Chamber of Commerce

Cathy D. Adams, President & CEO, Oakland African American Chamber of Commerce

Dr. Jennifer K. Tran, Executive Director, Oakland Vietnamese Chamber of Commerce

Jessica Chen, Executive Director, Oakland Chinatown Chamber of Commerce

Joe Partida, Oakland Latino Chamber of Commerce

John Caner, Acting Chair, Berkeley Business Development Network; CEO, Downtown Berkeley Assoc.

Beth Roessner, Interim CEO, Berkeley Chamber

Barbara Hillman, CEO, Visit Berkeley

Adam Stemmler, Co-Chair, Berkeley Merchants United



Office of the District Attorney Alameda County

Item 3b

Nancy E. O'Malley
District Attorney
Kevin E. Dunleavy
Chief Assistant District Attorney
alcodi.org

May 30, 2021

Savlan Hauser, Chair, Oakland BID Alliance: Executive Director, Jack London Improvement District
Steve Snider, Executive Director, Downtown Oakland Association
Barbara Leslie, President & CEO, Oakland Metropolitan Chamber of Commerce
Cathy D. Adams, President & CEO, Oakland African American Chamber of Commerce
Dr. Jennifer K. Tran, Executive Director, Oakland Vietnamese Chamber of Commerce
Jessica Chen, Executive Director, Oakland Chinatown Chamber of Commerce
Joe Partida, Oakland Latino Chamber of Commerce
John Caner, Acting Chair, Berkeley Business Development Network; CEO, Downtown Berkeley Assoc.
Beth Roessner, Interim CEO, Berkeley Chamber
Barbara Hillman, CEO, Visit Berkeley
Adam Stemmler, Co-Chair, Berkeley Merchants United

Dear Berkeley and Oakland Business Association Leaders:

I am responding to your letter dated April 27, 2021 though the mailed letter did not arrive in my Office until May 13, 2021. Upon receipt of the letter, I convened a working group within my Office to brainstorm ways in which we can and could address the concerns raised in your letter. I want to assure you that I and my Office take very seriously the issues raised in your letter. I understand that COVID has put a tremendous strain on small businesses and placing businesses under extreme hardships. I understand that your businesses have suffered greatly from shutdowns, from limited public access, from employee layoffs and many other byproducts of the pandemic. No one in my Office, beginning with me, takes the impact to businesses lightly. We have all been working under unthinkable circumstances.

Pre-COVID, I have met with representatives from the Berkeley Business Owners and have had conversations with some of the Associations in Oakland. Some of the issues you have identified are chronic and we have tried to address them in the past. In one of those meetings, I invited an employee of the Berkeley Health System who focuses on Mental Health. Unfortunately, at that time, he indicated he was not able to provide services, or to join the partnerships we were forming to create holistic responses. However, times have changed and COVID has put a bright spotlight on mental health.

Nevertheless, as we begin to open up more, especially the courts, I hope we can join together to provide a meaningful response to the situations that are so negatively impacting your businesses and the businesses you represent. I am hoping that some, if not all of you will agree to meet with me and members of my Team to have a fuller discussion. In the past, we have worked together, and we have worked more closely to address these complicated conditions and situations. I would hope that can happen again.

No question that COVID has had a terrible impact on all operations. My Office is no different. Despite the fact we have had limited access to courtrooms, we have charged and filed charges more cases since March 2020 than in the previous year. We have expanded our collaborative courts to provide individuals with resources and support to stop the criminal activity. As you point out in your letter, violent crime has increased tremendously, including a 136% increase in homicides in Oakland. We now have more than 11,000 cases pending. With the lack of courtrooms, the number of pending cases continues to rise.

I assure you that, for the most part, those charged with violent crimes are held in Santa Rita, as they do pose a danger to the community. Below, I will discuss the efforts we have made to detain violent felons pending their trials.

Despite these challenging times, of which no one could have predicted, since March 2020, we have provided services and support to more than 25,000 identified victims of crime. We provide services to victims even if the person committing the crime has not been identified. We have provided emergency housing and services to more than 350 women fleeing a violent environment, many with children. We have provided thousands of services, mostly virtual, to clients through the Alameda County Family Justice Center and we have provided Trauma Counseling at no cost, to hundreds of victims of crime through our certified Trauma Recovery Center. We pay for the funerals of homicide victims county-wide; unfortunately, we have been extremely busy processing time sensitive services and resources for the families of murder victims.

Since nearly all work in the justice system has been done remotely, the situation is undoubtedly more complicated and more challenging than any of us ever imagined.

I would like to identify some of the initiatives we have implemented first, followed by a discussion, description, and explanation of realities we face.

As stated above, my Team and I have met on multiple occasions to discuss practical and possible strategies that we hope and believe will provide a more appropriate response to some of the issues raised in your letter. While some of these initiatives do not directly fall within the purview of the District Attorney, we have done so to keep our community safe and to address issues that do not necessarily belong in the criminal justice system, but rather in the Health Care and Behavioral Health systems.

Another factor raised in your letter has to do with individuals who experience mental health or substance abuse and are committing crimes.

On a positive note, and in our efforts to be creative and innovative in addressing some of the issues you have raised, I would like to inform you about new Initiatives we created and some we are proposing.

This year, despite COVID-19, my Office created the C.A.R.E.S. Navigation Center, located in Oakland. I have contracted with a Mental Health and Substance Abuse Provider who staffs the Navigation Center. I have hired individuals with lived experience – those who have been to jail or prison, who are now certified Peer Support Specialists (a certification training I sponsored). The Navigation Center is also staffed with Peer Support Specialists. I have assigned an Assistant District Attorney and a Deputy District Attorney as part of the C.A.R.E.S. Navigation Center.

The whole concept is to provide law enforcement with an alternative to arresting low level offenders who are suffering a mental health or substance abuse incident. Instead of giving the individual a citation, or transporting the individual to Santa Rita Jail, the Officer can transport the individual to the C.A.R.E.S. Navigation Center where appropriate responsive help is available.

We have provided training to all police agencies. So far, Berkeley and Oakland have not utilized the C.A.R.E.S. Navigation Center to the extent they can. Some of the challenges for law enforcement include the fact that the individual must agree to be transported. However, we have been providing Critical Incident Training so officers can be trained on how to talk with the person in a way they will agree to go to the Navigation Center for help. The next step is to engage teams within the police departments that include a mental health professional who will respond to a location to assist in the efforts to introduce and assist the individual to go to the C.A.R.E.S. Navigation Center.

While the C.A.R.E.S. Navigation Center is not the be-all, end-all solution for all individuals who may be engaging in crime, we are slowly seeing more individuals agreeing to be transported where appropriate help is available. The assistance to the individual continues beyond their time at the Navigation Center and we have already seen some success in individuals agreeing to go into programs, or to getting help for their issues. We are also working with the County staff to identify places for unhoused individuals to stay, with support.

While we have provided training to all law enforcement agencies in the County, we are again reaching out to OPD and BPD to once again provide training to all officers; my staff attend their line-ups, we have provided a training video and we are attending the NCPC / Neighborhood Watch meetings, all focused on the C.A.R.E.S. Navigation Center. Since Berkeley has its own Health Department, my staff is reaching out to their Mental Health Unit to provide information and training on the C.A.R.E.S. Navigation Center and other initiatives we have implemented in working with those with mental health or substance abuse issues.

Another initiative we created quite some time ago but was somewhat interrupted by COVID, is the Multidisciplinary Forensic Team (MDFT). The MDFT is available to every police agency in the county. While it was once run by the B.A.R.T. Police, my Office has kept it going and now leads the Team. Assistant District Attorney L.D. Louis oversees the program, which focuses on individuals who are repeatedly familiar to law enforcement, to businesses and to medical/mental health providers. We convene a meeting of involved professionals, including law enforcement and mental health professionals, to create a collaborative response and strategy in dealing with individuals in a holistic, caring manner. The goal is to get people help. The MDFT targets individuals who are high risk, or have mental health or substance abuse issues, or have a developmental disability and provide them with durable services. The MDFT meets monthly and in between meetings when called upon. The individuals also participate in the Homeless and Caring Court where teams continue to give supportive focus to individuals. The MDFT generally focuses on those where there are chronic calls for service within the category, or where there are chronic complaints from businesses or communities. COVID stopped our ability to convene or operate the MDFT, but my Office has restarted the meeting.

With respect to individuals with mental health issues who fall into the criminal justice system, we have continued three separate courts, all of which we created: Felony Behavioral Health Court, Misdemeanor Behavioral Health Court and Drug Court. We were the first County to create such courts and now they are being replicated in many jurisdictions.

The three specific courts have representatives from my Office, an attorney for the individual, behavior health professionals, social service support professionals and of course, the Judge. There are more than 100 participants at any given time in each of the Behavioral Health Courts. We partner with the County's Behavioral Health Department who work with individuals through treatment plans and treatment, through prescription protocols, if appropriate and stabilization, in housing and other social service needs.

My Team will once again work with BPD and OPD to identify individuals who are engaging in low level crimes and would benefit from participation in either of the courts, to bring the cases forward. We will encourage those departments to identify candidates for either of those courts. Rather than deal with the issues of bail / no bail / citation, we can ensure individualized care and focus to those identified and bring them into the supportive courts to help them.

Lastly, we have established a Mental Health email address, DA.MentalHealthUnit@acgov.org, to be used to alert my Staff about an issue from which we can move forward with action to address the issue presented. That email is monitored by the Mental Health Unit of my Office.

As part of these expansions, I would invite members of your associations to join us in our efforts. We can work together on protocols for your associations' businesses who identify individuals who may be considered for the Courts' Teams, the MDFT or for law enforcement with CIT teams. By doing so, our hope would be to engage those who suffer from mental health / substance abuse issues and continue to commit crimes impacting the community or businesses.

When my Team and I met, we also discussed the possibility of a new initiative which we will pursue. In a criminal case, we can ask for a "stay-away order." The judge can order an individual to stay away from a business or location. This has historically been used in Berkeley. However, a stay-away order can only be issued if the person is criminal justice involved, and/or placed on probation following a conviction. Due to recent changes in the law, misdemeanor probation can no longer exceed 1 year. Additionally, the Judge can grant "diversion."

Our plan is to contact the City Attorney Offices in Berkeley and Oakland. Their authority is different from the District Attorney's authority. We will open discussions about what role, if any, they can play in helping move people who have unmet needs away from businesses or from harassing patrons of businesses. We will invite representatives from the City Attorney's Offices to participate in the MDFT, to refer cases to the Behavioral Health Courts and/or to at least tour the C.A.R.E.S Navigation Center. I will note that the City of Hayward has had its City Staff tour the C.A.R.E.S. Navigation Center as an option for city workers who encounter individuals who could benefit from engagement with Mental Health professionals and Peer Support Specialists, who stay in contact with the individuals.

The City Attorney may also have the authority to conduct Nuisance Abatement proceedings and we will be making an inquiry at our meeting regarding various options they can provide. We make no guarantees but we believe, with our leadership, especially through the work we are doing to provide treatment and engagement with individuals with mental illness or substance abuse issues, we may expand the options through expanding partnerships.

Some of your concerns are driven by policies and protocols over which my Office has no control. I will provide an explanation below. We have pivoted several times over to uphold our duties while operating on every changing policy and protocol.

More than one-half of my staff has been required to work remotely due to physical distancing requirements and COVID protocols imposed by the County and Court. We have had very limited access to courtrooms to process cases; we have only begun to conduct jury trials beginning with three courtrooms. Under normal times, we generally have 19 or 20 courts available. We have had restrictions on personal contact with victims of crime, resorting to telephonic or virtual meetings with those impacted by crime. Law enforcement, who have traditionally brought cases to a deputy district attorney for review and filing decision, have resorted to sending documents electronically with no personal contact to discuss the facts of the case.

As for low level crimes, where the individual is not in custody, the defense bar has had no incentive to resolve low level cases. An overwhelming majority of those individuals would not be in Court with a Judge presiding. As a result, cases are backlogged. By way of example, we have more than 6,000 pending cases alleging Driving Under the Influence. In 40% of those cases, the defendant has a prior conviction for Driving Under the Influence. We are doing the very best we can, under the most extremely challenging circumstances, to resolve cases.

As will be discussed below, some of the issues raised, including pre-trial detention, prosecution and finding alternatives to incarceration have been impacted by legislative changes. While the outcome of some crimes may appear inconsequential, we have given great focus to identifying the deficits or motivations of the person committing the crime and used our best efforts to provide resources or guidance for that person to change his or her behavior and move away from the criminal justice system. I urge members of our community to stay informed as to what is happening in Sacramento and to communicate with the elected legislators their feelings on proposed legislation. But once passed, we are bound to follow the law.

I would never minimize the concerns you have raised in your letter; I offer assurance that we are doing what we can on several fronts under the most challenging of circumstances.

Your letter specifically addresses the fact that individuals committing low level crimes, both misdemeanor and non-serious, non-violent felonies are almost immediately released with limited exception, or are issued a citation by law enforcement to appear in court at a later date.

At the start of COVID, the Chief Justice of the Supreme Court issued an Emergency Bail Schedule (EBS) that all courts were required to follow. That EBS declared that no bail would be set for misdemeanors or non-serious, non-violent felony crimes. Law enforcement has been equally frustrated due to their inability to arrest, book and have an individual detained in jail, at least until the first court appearance when the matter is before a judge and my staff as well as the defense attorney can present each side to the judge, who has the ultimate authority to decide bail, how much bail, or release without bail.

Because of this particular issue, I worked with the County's Information Technology Department to create a process by which law enforcement could write a short report stating why a particular individual who had committed a crime(s) should be exempt from the EBS. We created a portal for law enforcement to submit the report electronically and it would be reviewed by a judge within 6 hours of the arrest. Despite these and other efforts, there was and continues to be tremendous pressure on the Judges and the Sheriff's Office to keep the jail population down, due to the pandemic.

We also worked with the County's IT system to create a notification to law enforcement that the person with whom they are engaging for crime may be out of custody with other charges pending or may be on probation. In that way, the bail system considers both of those circumstances. But it is incumbent on law enforcement to utilize the tools we have provided.

Many individuals who were arrested and given a citation to appear, rather than be arrested and booked in jail, have continued to commit crimes, as you and those businesses you represent, experience firsthand. For those individuals, the Court has adopted a bail amount that could keep repeat offenders in custody until at least the person appeared before a judge at the first court appearance. In those cases, if there is sufficient and provable evidence of the crime, we file charges within 48 hours of arrest and detention. However, for health reasons and mainly due to COVID and crowding at the jail, individuals are being released for low level crimes, but not for serious or violent crimes.

The Presiding Judge of Alameda County and the Bail Committee of judges have continued that EBS. More recently, my Office was successful in getting the Judge's Bail Committee to amend the EBS to put a higher bail on gun possession and firearm use, largely arising out of the increase in violent crimes and homicides in Oakland and other parts of the County.

The result of many of these Court driven policies are that most people committing low level crimes are and were not being detained at Santa Rita Jail.

We know that many defendants have at least one Probation Violation when we are filing new charges. That means, the individual has been convicted and is on probation to the Court. For instance, a deputy district attorney reviewed 32 cases for new charges. Eighteen (18) of those individuals arrested for the new crimes had multiple cases, some as many as 6 pending cases previously charged. We are just as frustrated with the system that continues to release repeat offenders who pose a danger or risk of harm to our communities. But we are also committed to stop recidivism by engaging people in our collaborative courts, which are alternatives to incarceration.

On March 25, 2021, the California Supreme Court declared that arrested individuals cannot be detained in jail simply because they cannot afford bail. The case, *In Re Humphrey*, arose through the Habeas Corpus process. Our Court, therefore, is in the process of revising its protocols and how it addresses bail. There is also pending legislation that makes some bails 1 cent statewide.

Lastly, Alameda County Court was selected by the Judicial Council to be a Pilot Court for implementing the use of Risk Assessment Tools in lieu of setting bail. We have raised and verbalized our concerns with the use of the particular Tool selected and I have reported to the Judge who is overseeing the process that the Tool is not validated for the incarcerated population in Alameda County. That tool is administered by a Probation Officer upon arrest and booking into Santa Rita Jail. Excluded from the Risk

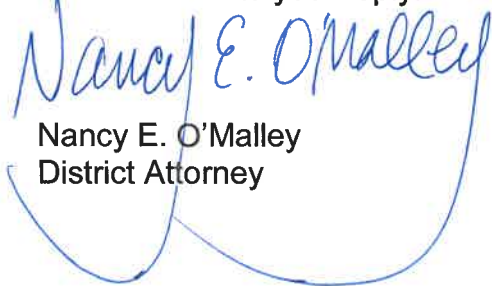
Assessment process are those arrested for serious or violent felonies and other crimes that pose a danger to the community or to the particular victims.

To the extent the crimes are vandalism, theft during store hours, loitering, drunk in public, and minor assaults, or other lower level crimes, Santa Rita Jail issues citations rather than detain nearly all of these individuals. Under many circumstances, the police issue a citation at the scene of the crime, knowing that the likelihood is that the person will be released from Santa Rita jail. In those circumstances, the police reports are provided several days, or weeks after the arrest or citation. Therefore, we are not able to file charges immediately or have a bail motion heard close in time to the crime.

These are real factors over which my Office has no authority to change; rather we can voice our position, come up with fair and impactful initiatives (as were discussed above) and argue to the Court to either detain an individual who continues to commit crimes, or oppose the imposition of bail. The Humphreys' case has thrown that process into confusion and turmoil.

As I stated at the beginning of this lengthy response, I hope that members of your Associations are willing and able to sit down with me and members of my Office, as well as the police agencies. Working together, we can find the appropriate balance of detention, services in lieu of detention or even filing charges or not, or other impactful, innovative ways we can keep our communities and our businesses, healthy, strong and safe.

I look forward to your reply.



Nancy E. O'Malley
District Attorney



Date: May 27th, 2021

Dear Councilmember Fife,

We would like to invite a representative of your office to participate in the leadership of the Jack London Improvement District by joining the Jack London Improvement District Board of Directors. We value the working partnership and collaboration with your office, and believe that participation at the Board level will be mutually beneficial in the formation and implementation of policies and positions that are so critical to moving Oakland forward in an inclusive and equitable way.

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We look forward to hearing from you and working together.

Sincerely,

Savlan Hauser

Executive Director, Jack London Improvement District

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Kim Cole Real Estate

Chris Pastena
Chop Bar

Greg Pasquali
Carmel Partners

Melissa O'Keefe
Resident

Michael Carilli
Oakland America Company

Jennifer Nettles
Jack London Square

Keith Stephenson
Purple Heart Patient Center

Dana Bushouse
Crooked City Cider

Dan Hagerty
Seawolf Public House

Sam Nassif
Z Hotel

Peter Gertler
Property Owner



Draft Outline of Howard Terminal A's Stadium Support Statement

Importance of Ballpark Development at Howard Terminal

- An authentically downtown Ballpark will be an economic development catalyst for all of Oakland.
- This once-in-a-generation project will accelerate solutions and investment to allow more people to access to quality public spaces at the waterfront.
- The Ballpark will celebrate its unique surrounding neighborhoods that serve all of Oakland by encouraging attendees to flow through them and patronize businesses.
- Developing the Ballpark at Howard terminal is elevating existing issues like I-880 freeway barrier, Broadway connectivity, safe mobility, environmental quality, pedestrian access to the waterfront, and rail safety. These are chronic challenges that are long overdue in solving and the stadium development makes important headway in these areas.

Issues to elevate and ensure are being addressed

- Any Community Facilities District (CFD) or Business Improvement District (PBID) should be developed in close coordination with the existing Jack London BID. Our boundaries are immediately adjacent and the commercial and public space activity (and impacts) will be fluid.
- The BID recognizes significant impact and use of the Jack London District catalyzed by the development of Howard Terminal. The positive impact is significant, however the Howard Terminal development should ensure the negative impacts such as additional trash and strain on our maintenance and safety ambassador services is mitigated.
- We recognize that it is impossible for any single project to solve Oakland's multifaceted infrastructure challenges. And, we trust the A's will be strong advocates in partnership with the community to take on big, multifaceted challenges together in the future.

**Jack London Improvement District
Simplified View: Budget vs Actuals 2020**

As of April 30th, 2021

| | Actual YTD | Budget YTD |
|---|-------------------|------------------|
| Revenue | | |
| Total 4000 Assessment Income | \$421,983 | \$367,894 |
| 8700 Contingency allowance for uncollected assessments* | -\$110,368 | -\$36,789 |
| Total Budgeted Revenue | \$311,615 | \$331,105 |
| Expenditures | | |
| 7000 MBSSI Maintenance, Beautification, Safety & Streetscape | | |
| 7100 Ambassador Services- Non-Port Assessment Funds | \$117,646 | \$118,562 |
| 7150 & 7200 Subtotal- Port Share | \$63,179 | \$61,950 |
| 7400 Maintenance Operations | \$11,552 | \$12,780 |
| Total 7000 MBSSI Maintenance, Beautification, Safety & Streetscape | \$192,377 | \$193,292 |
| 7700 MED Marketing & Economic Development | | |
| 7710 & 7800 Management & Operations | \$33,477 | \$41,620 |
| 7800 Special Projects | \$0 | \$22,260 |
| Total 7700 MED Marketing & Economic Development | \$33,477 | \$63,880 |
| 8000 AGCR Administration & Government/Community Relations | | |
| 8010-8450 District Management & Governance | \$38,704 | \$45,775 |
| 8510-8580 Office Operations | \$16,478 | \$18,843 |
| Total 8000 AGCR Administration & Government/Community Relations | \$55,181 | \$64,619 |
| Total 8600 Collection Fees | \$7,241 | \$9,314 |
| Total Expenditures | \$288,276 | \$331,104 |
| Gross Difference | \$23,339 | \$0 |

| Percentage Allocation by area of Work | Management Plan | 2021 |
|--|------------------------|-------------|
| Maintenance & Beautification | 55% | 53% |
| Marketing & Economic Development | 18% | 17% |
| Administration & Government | 19% | 18% |
| Contingency & Collection | 8% | 13% |
| <i>Budget Management.</i> The management corporation may reallocate funding within the service categories, not to exceed 10 percent of the annual budgeted amount for each category consistent with the Management District Plan. | | |

Jack London Improvement District
Statement of Financial Position
As of April 30, 2021

| | Total |
|--|----------------------|
| ASSETS | |
| Current Assets | |
| Bank Accounts | |
| 1100 Bridge Bank Operating Account | -27,051.06 |
| 1105 Discretionary Spending at Bridge Bank | 4,010.27 |
| 1110 Money Market at Bridge Bank | 461,319.28 |
| Total Bank Accounts | \$ 438,278.49 |
| Accounts Receivable | |
| 1200 Accounts Receivable | 88,547.05 |
| Total Accounts Receivable | \$ 88,547.05 |
| Total Current Assets | \$ 526,825.54 |
| Other Assets | |
| 1510 Security Deposits | 2,000.00 |
| Total Other Assets | \$ 2,000.00 |
| TOTAL ASSETS | \$ 528,825.54 |
| LIABILITIES AND EQUITY | |
| Liabilities | |
| Long-Term Liabilities | |
| PPP Loan | 38,222.00 |
| Total Long-Term Liabilities | \$ 38,222.00 |
| Total Liabilities | \$ 38,222.00 |
| Equity | |
| 3100 Without Donor Restriction | 297,596.77 |
| 3300 With Donor Restriction | |
| 3310 Steam Factory | 4,625.00 |
| 3320 Train Quiet Zone | 7,328.84 |
| 3350 Waterfront District Special Project | 47,168.13 |
| Total 3300 With Donor Restriction | \$ 59,121.97 |
| Net Revenue | 133,884.80 |
| Total Equity | \$ 490,603.54 |
| TOTAL LIABILITIES AND EQUITY | \$ 528,825.54 |
| Cumulative Unpaid Caltrans Assessments | \$ 262,025.00 |

**Jack London Improvement District - Meeting Minutes of the Board of Directors
May 10th, 2021 – 5:00 p.m., Remotely via Zoom**

Present: Mark Everton, Jonathan Fong, Chris Pastena, Taj Tashombe, Greg Pasquali, Kim Cole, Michael Carilli, Jen Nettles, Melissa O’Keefe, Dana Bushouse
Absent: Keith Stephenson, Dan Hagerty, Sam Nassif, Peter Gertler
Staff: Savlan Hauser, Kaylee Hudson
Guests: Jackson Moore, Nick Anthis, Gary Knecht, Justin Tombolesi

| <i>SUBJECT</i> | <i>DISCUSSION</i> | <i>ACTION?</i> |
|--|--|---|
| 1. Call to order and introductions | The Board of Directors meeting was called to order at 5:03 p.m. | |
| 2. Public comment and announcements | Gary would like the Board to review the Rail Safety Working Group comment letter attached in this month’s agenda. The letter will also be uploaded to jacklondonoakland.org. Kim raised the issue of escalating smash and grabs in the District. Not only have they increased in number, but also in brazenness. The Board suggested solutions the District could work on including more signage, especially on parking meters, street-facing cameras, and putting more pressure on our councilmember. Nick Anthis inquired about the Jack London Square vacancy at the old Esports Arena location. Jenn Nettles informed the Board that a new tenant was currently in negotiations with CIM. Nick urged the organization to continue to push for a grocery in the District. | |
| 3. Executive Update a. Maintenance and Beautification Work b. Marketing & Economic Development | Savlan presented the Executive Update to the Board. Mark and Savlan both shared their interest and support for another Village of Love Day Center tour to continue to push the organization to think about creative and effective ways to address the services that the homeless population needs. See the agenda packet for the Executive Update and accompanying slideshow at http://www.jacklondonoakland.org/board-meetings . | |
| 4. Introduction to Councilmember Fife’s Office - Justin Tombolesi, Constituent Liaison <i>Discussion Item</i> | Justin Tombolesi, Carole Fife’s Constituent Liaison discussed Councilmember Fife’s priorities and how our organization can support. The Board shared organizational priorities including finding cross-sector solutions for homelessness and mental health in commercial areas, improving underpasses, prioritizing pedestrian safety, food access (grocery store), and creating an equitable, inclusive, welcoming environment for a diversity of businesses and downtown activity in support of City of Oakland’s economic development goals. Justin shared that they are developing a potential group of ambassadors to deploy instead of OPD in cases where people experiencing homelessness need immediate services. | |
| 5. Financial Review and Reports a. Approve Statements as of March 31st, 2021 <i>Action Item</i> | The Board reviewed the Statement of Financial Position and Budget v Actual Report as of March 31st, 2021. | Greg moved and Michael seconded to approve the financial statements. The motion passed unanimously. |
| 6. Approval of Minutes–April 2021 <i>Action Item</i> | The Board reviewed the April meeting minutes. No changes to the minutes were proposed. | Kim moved and Michael seconded to approve the minutes. The motion passed unanimously. |
| 7. Adjourn | The meeting was adjourned at 6:05 PM. Next Board meeting will be held | |

Discussions held and decisions made by the Board of Directors.

Monday, June 14th, 2021 at 5:00 PM virtually via Zoom.

Board Attendance Record

| 2020 - 2021 | Mark | Taj | Jonathan | Chris P. | Greg | Peter | Sam | Dana | Jen | Dan | Keith | Michael | Melissa | Kim |
|-------------|------|-----|----------|----------|------|-------|-----|------|-----|-----|-------|---------|---------|-----|
| Dec | x | x | x | x | x | x | x | x | | x | | | x | x |
| Jan | x | x | x | x | x | x | x | x | x | | | x | x | x |
| Feb | x | x | x | x | x | x | x | | | | x | x | | x |
| Mar | x | x | x | x | x | | x | | x | x | x | x | x | x |
| April | x | x | x | x | x | x | | | x | | | x | | x |
| May | x | x | x | x | x | | | x | x | | | x | x | x |
| June | | | | | | | | | | | | | | |
| July | | | | | | | | | | | | | | |
| Aug | | | | | | | | | | | | | | |
| Sept | | | | | | | | | | | | | | |
| Oct | | | | | | | | | | | | | | |
| Nov | | | | | | | | | | | | | | |

Draft Timeline of JLID 2023 BID Renewal

Fall 2022 – Outreach and Survey

Gather and share information about the BID and the renewal process. Robust outreach and survey of stakeholders about the existing PBID and renewal

Jan 2023- Community Meeting and Survey Results

Discuss procedures, renewal overview, and answer questions

Feb 2023 – Assessment Engineer’s Report and Management District Plan

Completion of the new assessment engineer’s report including separation and quantification of special and general benefit and proposed new rates. Completion of the new Management District Plan

February 2023 – Petitions and Informational Flyer

Mail petitions and information to property owners within the boundary of the new Jack London Business Improvement District

May 2021 - Intent to Form the New PBID

The City Council considers the Resolution of Intention to Form the new PBID and the Resolution Preliminarily Approving the Engineer’s Report and Management Plan. The City Council also sets the date and time of the Public Hearing.

July 2023 – Public Hearing and Ballot Tabulation

City Council conducts the public hearing and ballot tabulation; City Council considers the resolution of Formation and Confirms Assessments at least 45 days after the mailing of the assessment ballots

July 2023 – Charges Submitted to County

Newly formed Jack London Improvement District charges are submitted to the County for placement on the secured property tax bills