



**Adams Avenue Business Association
Minutes - Board of Directors Meeting
April 4, 2023 @ 8:00am**

Members Present: Ryan Altman, Dave McPheeters, Doug Generoli, David Harding, LT Lanham, Tony Carillo Mick Ward, Meredith Walton, Devon Jina, Rachel Strueber

Staff: Scott Kessler, Executive Director, Julia Sanchez, Assistant Director

Guests: Sean Plaisted, Ben Mendoza, Latrell Crenshaw, Christopher Gris, Lauren Castro, Gary Weber

A. Call to order: 8:04am by Ryan Altman

B. Introductions:

C. Additions/Deletions to Agenda:

D. Announcements/Public Comment

E. Guest Speakers: Latrell Crenshaw – Spoke about a series of workshops that Nonprofit Solutions is hosting alongside the Economic Development Department, designed to help organizations with mission advancement. **Sean Plaisted** – Sean will be our new primary contact for EDD, along with Latrell Crenshaw. **Ben Mendoza** – Gave updates on the Street Division, who will begin a 90-day traffic calming process on Mountain View Dr. Sean also spoke of Abatement of the homeless encampment on 40th St, unhoused individuals were offered services. There will also be an opportunity for a one-on-one talk with Council President Sean Elo-Rivera on April 28th, reach out to Ben for scheduling. **Scott** – Asked Ben for an update on when AABA might receive the money that was awarded along with CPPS from the council office? **Ben** will look into it. **Doug Generoli** – Asked about an exemption for the new green cans dropped at businesses who do not generate food waste. **Latrell** – Any policy for that will go through the Environmental Health Dept. The EDD team will reach out to them to solve this issue. You can reach out to me going forward.

F. Action Items

1. **Approve February Financials** –M/S/P Generoli/McPheters 10 members present, 10 yes
2. **Approve March Minutes M/S/P** – Ward/McPheeters – 10 members present, 10 yes
3. **Motion to approve, in concept, asking property owners to vote to raise their MAD assessments M/S/P** – McPheeters/Strueber – 10 members present, 10 yes

G. Discussion Items

1. Parking Meters on Adams Avenue – **Scott**- There was a recent request for parking meters on Adams Avenue due to the new development going up at 2911 Adams Avenue. **Dave McPheeters**- Generally opposed, but 2911 will make parking worse. Also the MARS project with only 100 dedicated spots will cause issues in other blocks in the district. **Scott**- Density is coming to the neighborhood, which will make it harder to find parking. **David Harding** – What is the next step? **Scott** – The next step is to send out a parking survey to businesses for feedback. All BOD members are in favor of the parking survey.

H. Committee Reports

1. Promotions/Business Planning & Development Committee (Ryan)– Ryan and Scott met with Adam Rosen to talk about a possible collaboration for Art Around Adams.
2. Finance/Executive Committee – (Doug G./ David H.) – Doug – AABA lost \$7,000 in February due to no event revenue. We are looking at a \$30,000 surplus in 2023 according to the current budget.
3. Executive Committee – (Ryan) – Refer to Scott’s staff report. The \$40,000 from the Employee Tax Credit is still Pending. We are also still waiting for the remainder of our TOT to come through.

I. Staff Report – Adams Avenue Unplugged – We announced Adams Avenue Unplugged a couple of weeks ago and have sold 6 food vendor spaces to be placed in Smitty’s Station lot. **2 Board Vacancies** – Lauren Castro lives and works

in Kensington and is eligible to be elected to the board during the next meeting. **Kensington Pear Tree Replacement** – We are still waiting to hear back from the City arborist, but we plan to replace half of the trees this year, and the other half next year. **Street Fair Vendor Sales** – Our income has doubled from where we were this time last year. We have also added 2 more blocks to the event and raised vendor fees. We also have a new event sponsor, Farmers Cup, as a \$30,000 presenting sponsor. They are renting the Adams Avenue Theater for exhibitors associated with their company. Scott asked for the Board’s approval to work with Farmers Cup. Discussion ensued. No opposition to working with Farmers Cup.

J. Adjournment at 9:00am__ . M/S/P –Walton/McPheeters – 10 members present, 10 yes

Next meeting: May 2, 2023

Respectfully submitted, Julia Sanchez