



**Adams Avenue Business Association
Minutes - Board of Directors Meeting
December 3, 2024 @ 8:00am**

Members Present: David Harding, Dave McPheeters, Doug Generoli, Ryan Altman, Russ Vuich, Derith Mason, Meredith Walton

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

Guests: Roger McClish, Miranda Armida

Present on Zoom: Chris Ward, Christopher Gris, Rhea Aguinaldo, Sara Al-Agha, Mark Walton

A. Call to order: 8:08 am by David Harding

B. Introduction:

C. Additions/Deletions to Agenda: (Ryan Altman, AABA) – Today is Giving Tuesday, please consider donating to a nonprofit today.

D. Announcements/Public Comment/NH News – (David Harding, AABA) – A new shop has opened in Kensington, Home EC and Best Buds florist will be sharing the space. Dave McPheeters has announced that after serving on AABA’s Board of Directors for 25 years, he will be stepping down in February 2025.

E. Guest Speakers: Assemblymember Chris Ward – Spoke to the Board his new bills that were signed into effect by the Governor; Civil Rights, hate littering, and numerous housing bills, as well as the state budget, and school shooting drills. He is hoping to be reappointed as Housing Chair and to hold on to the progress that has already been made. **David Harding (AABA)** – Asked the Assemblymember about how businesses can better handle homeless loitering in front of businesses. **Assemblymember Ward** - Spoke of creating more affordable housing can help with the number of community members becoming homeless due to the rise in rent. Community members can also redirect the individuals to safer spaces like the shelters that are provided. **Mark Walton (community member)** – Asked the Assemblymember to speak to the dangers of the encampments, and the fires that are occurring. **Assemblymember Ward** – By making sure that property owners know their property lines and are maintaining the dry brush and calling in to report encampments which can help to redirect funds for cleanup. **David Harding (AABA)** – A big worry from a lot of our business owners is lack of parking and the newly built apartments that do not have on-site parking for tenants and the new Daylighting law coming into effect in January. What kind of relief will there be? **Assemblymember Ward** – After years of study and thinking of the unfortunate events that have happened on Adams over the years, this will help with the ability to have a clear line of sight for pedestrians and drivers. We understand that not having a dedicated space for parking is not going to work for everyone and parking is an issue, the City will have to look for micro-solutions for parking. **Rhea Aguinaldo (EDD)** – Draft budgets are due in January and MAD budgets are due late February early March. Spaces as Places (public right-of-way) permits must be renewed every 2 years. Rhea also spoke of the new daylighting law going into effect in January. **Sara Al-Agha (Dist. 9)** – Reported that Councilmember Elo-Rivera will not run for Council President this term. The transportation dept will be in the neighborhood next month to repair streetlights. If there are any known lights needing repair report them on Get-it-Done and email sara to elevate the report. Sara will email with updates once they know the cause of the Montezuma fire. **Scott Kessler (AABA)** – Thanked District 9 for the small grant to help with the newly planted trees in Kensington.

F. Action Items

1. **Approve October Financials** –M/S/P Generoli/Altman 7 members present/ 7 yes
2. **Approve November Minutes** – M/S/P Vuich/Generoli 7 members present/ 7 yes
3. **Upcoming meeting dates: December Executive Committee meeting has been moved to January 3rd and the BOD meeting is January 7th. The Annual meeting is February 4th in lieu of the Feb. BOD meeting. The Annual retreat is March 4th in lieu of the March BOD meeting.**

G. Discussion Items

1. **Possible new time for Board meeting (David Harding, AABA)** – Proposed moving the start time of the monthly Board meeting 10 - 15 minutes later than its current time so that people have more time to get here. **(Meredith Walton, AABA)** Thinks it will cut into work hours. **(Doug Generoli, AABA)** I don't think that changing the time would matter. There are 6 Directors missing from today's meeting. Board Directors who have not been attending regularly should be contacted and should either come to more meetings or resign and we can recruit new Directors. **(Ryan Altman, AABA)** Setting the time later will just encourage people to arrive later. **(Russ Vuich, AABA)** More Board members need to participate in the subcommittees.
2. **Nominating committee-** Ryan Altman, Meredith Walton and Mark Walton will reside on the Nominating committee. **(Scott Kessler, AABA)** Informed the Board that there will be 3 vacancies to fill at the Annual breakfast meeting on February 4th.
3. **DEI training** – Training forms and link to nonprofitready.org were sent to the Board of Directors in November and are to be completed before 12/31/2024. This is a requirement of our City contract.

H. Committee Reports

1. Promotions/Business Planning & Development Committee - Ryan Altman will temporarily chair the Promotions committee until the elections at the Annual Breakfast meeting on February 4th. **(Scott Kessler, AABA)** The following events were discussed: Holiday Tree Lighting, Holiday on Adams and notes following the Halloween event.
2. Finance/Executive Committee – (Doug G./ David H.) – **Doug (AABA)** – Still looking to break even. We are up to \$130,000 in Street Fair revenue, which is \$70,000 more than we have made on the event post Covid.
3. Executive Committee – **David Harding (AABA)** – Set the agenda for the Board meeting.

I. Staff Report: New website design – The AABA website will be redone in January by Sam Hodgins. He is working alongside our webmaster, Michael Brandt. **MAD campaign** – The first mailing will go out this week. Then we are required to gather signatures from 30% of business and property owners to trigger the election. **Holiday tree lighting** – Sean Elo-Rivera spoke before the tree was lit up, cookies and cocoa were provided by Kensington Café and Ponce's Mexican Restaurant. **Holiday on the Avenue** – There will be snow and Santa at Kensington Park on Sunday, December 8th with Cocoa and candy provided by Ponce's Mexican Restaurant, Clem's Taphouse and Walkabout.

J. Adjournment at 9:20 am. M/S/P –Lanham/Vuich

Next meeting: January 7, 2025

Respectfully Submitted, Julia Sanchez