January 8, 2026
Dimond Improvement Association
Board of Directors Meeting

Members Present:, Chris Harper, Rolfe Kasling, Craig Johnson, Judy Klinger, John Jacobs, Maria Rincon, Victoria Wake, Marjorie Jones, Jaime Watson, Zandile Christian

Members Absent: David Gross, May Seto-Wasem

Guests: Derrick Larson, Dollinger Properties; Carrie Campbell, DIA member

1. Approval of Agenda
Was approved by acclamation

2. Approval of Minutes
December Minutes approved by acclamation

3. Chair's Report

VICTORIA

- Co-Chair needed
- Will be sending out a poll re Board retreat date
- Budget process starts February – committee chairs to start coming up with proposed budgets for next year
- Board Composition
    - Dave will be asking current members for interest in staying on
    - Board recruitment starts now – please submit names of possible recruits. Allowed up to 21 members

4. Treasurer's Report

Marjorie has created individual budget-to-actuals for each committee to make better plan for next year.

BofA Checking (DIA only)	$99,671
BofA Savings	$ 5,895

Appreciations to Marjorie on her efforts to make accounts more useful

5. Update: District 4

Guest: Rebecca Dean, CM Ramachandran's office

- Smoke shop next to Kanna: CM in touch with Planning Dept & ABAT (Alcohol Beverge Action Team). Shop doesn't have proper permit for smoke shop. City going to send a letter to shop. Will send another after that; will finally go inspect. Rebecca to do more research into what's allowed/not allowed in smoke shops under their permit.

- DIA asks who owns camera on Montana & Flagg and how DIA can access to track activity at recurring dumping site.

- Sideshow movement? CM & Rowan (Head of Dept of Transit) are meeting tomorrow, Rebecca to report back.

- There's City money earmarked for the Dimond, likely pedestrian flashing lights on MacArthur at Dimond. City hasn't yet allocated it though.

- License-reading cameras on Fruitvale & MacArthur? Not sure, but she'll send a map.

- City has sold bonds, will go to paving and potholes

6. <u>Q & A with Derrick Larson of Dollinger Properties re Former BofA Site Development</u>

Dollinger is a 3rd Generation Bay Area family-owned company. Dimond attractive as a way into Oakland. Will be their 1st project here. 62 units; 5% affordable. Residential projects don't pencil out, hence the drive thru as they produce revenue.

Don't have access to traffic studies City is doing. Happy to do any mitigations, like flashing lights and sounds to notify passersby. Oakland requires 18 permits. Most ever. Design attempt is to keep same look as old building. Total retail space is 8,500 Sq ft., holding up to 5 tenants, but could be 1 big tenant. Ideal = 2 or 3.

Residential project ready, in perfect world, 2 years. Retail, tenant-ready end of summer, assuming Dollinger permitting done. Then tenants' permitting required.

- Drive thru **won't** be a fast food restaurant as length of queueing line too short – holds only 13 cars. Maybe coffee.
- Traffic study includes pedestrians, bikes, left turns, the intersection + busses
- Exit off Dimond? Not enough room
- DIA could help by being open minded. They're spending millions which will improve the neighborhood; he hopes we'll appreciate this.
- What do they find attractive about the Dimond? Charm, small merchants, sees opportunity for more foot traffic
- Repair sidewalk on Fruitvale? Yes, they will

- Public art? Only required on residential, will either add art or pay in lieu fee. Not on MacArthur & Fruitvale though, so no plans for art. John and I heard this differently, please chime in. (Brick wall gone, short cedar fence going in.)
- Storage locker for us? No room. Maybe in residential? Needs to know number of square feet we need.
- Will be notifying Dimond residents of residential construction when get to that stage

Craig points out that a drive thru only tenant would be counter to our walkable neighborhood. Derrick says there will be 1,500-2K indoor space for table & chairs as well.

Derrick would like to meet with us again after traffic study comes in.
A full report on Derrick's answers to DIA questions can be found here: https://docs.google.com/document/d/1augRkyLdyX6htaI-hkSGmdgDPinVfZSbK9vG0ZNRaiQ/edit?tab=t.0#heading=h.ishnf07eeju *** BOARD, I suggest we remove all the other language on this document, leaving only the Q&A since public will have access to it.

7. Discussion: 580 Truck Ban Study

CARRIE: Ban would open 580 from Grand in Oakland to Dutton in San Leandro. Rationales include higher rates of asthma in West Oakland, wear and tear on 880 and side roads.

VICTORIA: There's a technical advisory committee which is actually technical. Entities hoping to give input are only from along 880 so far; none from along 580. Victoria pointed out that Study Committee need to be more intentional about getting 580 groups. Staff seems interested. DIA can suggest some.

CHRIS: Clarifies this is only a study into consequences, not a decision. Would need to go to Sacramento as change in legislation would be required.

ROLFE: How can we know what the DIA subcommittee is bringing to the meetings?

VICTORIA: Probably not a position as there's likely a diversity of opinions here, so likely coming back to us after meetings to get our inputs on questions we want asked.
Some discussion on history of the ban and the inequitable health impacts confining all heavy trucks to 880 has created for people along it.

8. Committee Updates

Public Safety

- Rolfe is going to train committee members on camera system
- Safety Ambassador contract extended '26-'28; Jaime will update us on current hours

- Identifying vest for our ambassador deemed good idea

Economic & Business Development

- Pilot Storefront improvement program – John drafting guidelines for us to comment on; drafting application too. Needs to make flyers
- Working on a website for general Dimond District, owned by DIA & DMA.

CEVO

- Community Grants Program ‘26 opening up. Prioritizing 1st timers.

Beautification

- Redwood students’ program: middle schoolers to come pick up trash 4Xs this Spring during KDC Wed. litter walks, 8:30-9:30
- Ellipse sculpture: FINALLY going in at Dimond Gateway on MLK Day, 1/19/26

10. Good of the Order

- Need a recorder for next meeting as JSK to be absent
- Caltrans parking lot: looks like St. Jartlath’s been parking there again. Anyone know what’s up? Only guesses

Minutes prepared by Judith Klinger