

**Date:** Tuesday, May 21, 2024  
**Time:** 7pm  
**Location:** Trek Winery, 1026 Machin Ave Downtown Novato  
**Meeting is open to the public.**

**7:06pm Call to Order:** *Steve Jordan, Chair*

### **Introduce Guests**

John Christman, TOPO Chiropractic; Maureen Gallagher, Avenue Salon; Tief Gibbs, Vintage Vehicles; Jeannie Jarnot, Beauty Heroes; Steve Jordan, Creekside Bakery; Barbara Slack, CWS Construction Group; Stephanie Koehler, DNBA; Clare Hartman, City of Novato; Burt Hoffman, H&J Tire; Michael Atkinson, CrossFit Novato; Denice & George Athas, Athas & Associated Realty; Amy Strickling, Marin Glow House/Nara Aesthetics; Kevin & Suzanne Joyce, Building Owners.

### **Public Comment**

- Denise Athas recommended stores stay open late during the Farmers' Market. Several business owners indicated they had tried but had zero sales so the cost to pay staff didn't make sense.
- Jeannie Jarnot suggested the DNBA ask the Farmers' Market management to add additional trash/recycle/compost bins to the Civic Green. This is where people congregate to eat and the one nearby trash can is always overflowing.

### **Elect 2024 BID Advisory Board Chair**

Steve Jordan expressed an interest in remaining the BID Advisory Board Chair for the remainder of 2024. Barbara Slack made a motion for Steve Jordan to serve as the BID Advisory Board Chair for the remainder of 2024. Jeannie Jarnot seconded the motion. Discussion. *Vote: All in favor. Non opposed. No abstentions.*

### **Update on Downtown Projects:**

The Novato Community Development Director, Clare Hartman gave a detailed explanation of the high density, affordable housing projects proposed for 3<sup>rd</sup> & Grant; 4<sup>th</sup> & Grant; and 1<sup>st</sup> & Grant. She outlined CA AB2011 which allows developers who meet certain criteria for low-income housing units to circumvent local zoning and design standards. This includes parking allotments and height. During the discussion, it was recommended that the DNBA continue their efforts to communicate with the developers (AMG & Associates) and Senator Mike McGuire to have our concerns heard. It was suggested the City or the developer build a parking garage to accommodate the parking for the 435 proposed units. There are a total of 66 parking spots in the current proposals. The City was asked to launch a parking study and make a plan – now – to protect the tax generating businesses that will be impacted by the lack of parking these projects will cause on the West side of Grant Avenue. It was reiterated that the City needs to take action and make plans before they are built. There was frustration that the developers can call near market rate units “low income” because the threshold in Marin County is \$135,000. Clare said there will be a public hearing on the 3<sup>rd</sup> & Grant project at a June City Council meeting. While Council has no ability to stop or alter the proposed projects, they want the public to be able to share their thoughts with AMG.

Clare let us know the City is still in negotiations with SF Brewing to build a taproom and restaurant at the historic train depot site. They are looking to finalize the lease agreement in the coming months. They are working on a proposal for the build out in 2 phases. One would begin soon to test the concept and phase 2 build out would happen in 2025.

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**Approval of Meeting Minutes for the October 17, 2023 BID Advisory Board Meeting**

Jeannie Jarnot made the motion to approve the minutes as submitted. Barbara Slack seconded the motion.

*Vote: 4 in favor. None Opposed. 3 abstained.*

*Note, there are no minutes for the February meeting because there was no quorum so no official business was conducted.*

**8:25pm Adjourn**

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Downtown Novato Business Improvement District (BID) Advisory Board created by a formal action of the Novato City Council.

**BID Advisory Board Meetings** are open to the public and are held the 3<sup>rd</sup> Tuesday of February, May, August and October at 7pm. A postcard with the location will be mailed to your business address the week prior to the meeting. The agenda is posted on [DowntownNovato.com](http://DowntownNovato.com) at least 7 days prior to the meeting.

**Remaining In 2024: Aug. 20, Oct. 15**