

Minutes - KPFT Local Station Board (LSB) Meeting

Held by Zoom Teleconference

June 9, 2021

Note: All times here are Central Time zone

I. Preliminary Business

The meeting was called to order at 7:03 pm by the Chair, Vaniecia Williams.

II. Staff Recognition

Audio of the staff recognition will be available at kpftx.org

III. Roll Call

Crosier called the roll and attendance was as follows:

LSB Members:

P	Teresa Allen	P	Vinisha Patel-Adams
P	Adriana Casenave	P	Sandra Rawline
P	Bill Crosier	P	Darelle Robbins
P	Lynden Foley	P	Nancy Saibara-Naritomi
P	Robert Gartner	P	Wendy Schroell
P	Patrick Hoyt	A	Deb Shafto
P	Wally James	P	Richard Uzzell
P	DeWayne Lark	P	Rita Washington
P	Mike Lewis	P	Sandy Weinmann
A	Marianne Martinez	P	Ted Weisgal
P	Paula Miller	P	Vaniecia Williams
P	Susie Moreno	P	Egberto Willies
P	David Baes (non-voting)		

Legend: P = Present, A = Absent, EA = Excused absence

Quorum was established, with 13 LSB members present at roll call. Members who joined the meeting after that are noted as present above.

IV. Excused Absences

(none requested)

V. Agenda Approval

The draft agenda (see App. A) was approved without objection.

VI. Minutes Approval

Crosier moved to approve the minutes of the May 12, 2021 LSB/Delegates meeting. Casenave requested that the minutes be amended by stating that the Delegates rejected the New Day Pacifica Bylaws (because there were not at least 13 yes votes). The minutes for the meeting were approved with that change, without objection.

VII. General Manager Report

David Baes gave the GM report and answered questions.

VIII. Public Comment

Audio of the public comment will be available at kpftx.org

IX. PNB and National Committee Reports

Rawline, and Foley, gave reports on PNB and national committee activities and answered questions.

X. KPFT Committee Reports

Weinmann stated that the Finance/Budget Committee would meet next week so there was no report for it yet.

Weisgal gave a report for the "Million Dollar Building Committee" (See App. B) and discussion followed.

XII. Unfinished Business

(none)

XIII. New Business

Gartner made the following motion: "I move that the KPFT LSB return to in person meetings for the July 2021 meeting. I further move that based on the passage of the above, suggestions be taken for a venue to satisfy the need for a meeting location. asked that the LSB resume in-person meetings. Patel-Adams seconded. The motion failed with a vote of 5 yes, 10 no.

XIV. Next LSB meeting date

The next meeting will be on the LSB's regular schedule of the second Wednesday of the month, July 14, 2021

XV. Adjourn

The meeting was adjourned by the Chair at 10:08 pm.

Minutes respectfully submitted by Bill Crosier, Secretary

Appendix A

KPFT Local Station Board Regular Monthly Meeting

Wednesday, June 9, 2021, 7:00 pm CT

Teleconference meeting via Zoom

Agenda

- I. Call to Order
- II. Staff Recognition (5 minutes)
- III. Roll Call (5 min.)

Teresa Allen	Mike Lewis	Wendy Schroell
Adriana Casenave	Marianne Martinez	Deborah Shafto
Bill Crosier	Paula Miller	Richard Uzzell
Lynden Foley	Susie Moreno	Rita Washington
Robert Gartner	Vinisha Patel-Adams	Sandy Weinmann
Patrick Hoyt	Sandra Rawline	Ted Weisgal
Wally James	Darelle Robbins	Vaniecia Williams
DeWayne Lark	Nancy Saibara-Naritomi	Egberto Willies
David Baes (NV)		
- IV. Excused Absences (3 min.)
- V. Agenda Approval (10 min.)
- VI. Minutes Approval (5 min.)
- VII. General Manager Report, Q & A (30 min.)
- VIII. Public Comment [time certain 8PM – 8:30PM] (30 min)
- IX. Pacifica National Board and National Committee Reports, Q & A (20 m)
- X. (deleted)
- XI. KPFT Committee Reports, Q & A (15 m)
- XII. Unfinished Business (10 m)
- XIII. New Business (20 m)
 - a. Robert Gartner motion: I move that the KPFT LSB return to in person meetings for the July 2021 meeting. I further move that based on the passage of the above, suggestions be taken for a venue to satisfy the need for a meeting location.
- XIV. Confirm date of Next LSB Meeting (second Wednesday of next month)
- XV. Adjourn by 9:45pm or earlier

Appendix B
Million Dollar Building Special Committee Report
June 4, 2021

The attendees met at KPFT, 419 Lovett Blvd at 4pm for a tour of the building led by KPFT GM, David Baes, looking for issues like mold and asbestos.

Present were Bill Baldwin, real estate broker and owner of Boulevard Real Estate; Bob Gartner, KPFT LSB Board Member; Richard Uzzell, KPFT LSB Board Member; Lyndon Foley, KPFT and Pacifica National Board Member; Mo Thomas, chief engineer, WPFW and interim GM, KPFT; David Baes, GM, KPFT; Barry Baumgarten, attorney; Ted Weisgal, KPFT Board Member and chair of this Special Committee. Absent were LSB member Darelle Robbins and real estate sales and appraisal expert with Coleman & Sons, Jasmine Quinerly.

Neither Ted nor Mo went into the building, having been in it previously. After the tour, we adjourned to Midtown Bar and Grill.

We were informed by Bill that we need to get a copy of the title to determine if there are any restrictions related to the disposition of this property. Obtaining the title is free. A survey of the property will cost approximately \$500 to \$600, and he said he would order it. The property is 12750 square feet, and the land has a value of \$1.3 million. There is a plentiful supply of warehouses available at \$40 a foot for a new home for KPFT. Bill will share an app or web site that shows places for sale all over the city. Remodeling the current site would cost approximately \$720,000. Demolishing would cost \$10,000. As a broker, I will not take a commission on this project.

Lyndon reminded the group, and this is from Ted's notes: that the house is collateral on a loan, and we might face the loss of 2/3 of the income from the sale of the property to the Pacifica Foundation. If the preceding is not accurate, this is what Lyndon wrote after reviewing the draft of this report: "On the sale of the collateralized property, 1/3 will probably go toward loan repayment and then we will have the challenge of securing, from the Foundation, enough out of the 2/3 that Pacifica would receive for us to make a proper relocation."

Richard talked about purchasing a strip center where there would have to be the installation of soundproofing. He likes the Harrisburg area and spoke of the convenience of busses and the

light rail. Everyone needs to engage in looking at potential properties. We need to get funds from Pacifica. That matter must be resolved and then we need to find cheap real estate.

Bob talked about the need to remove and possibly resell equipment.

Bill addressed the possibility of purchasing KCOH on Alameda and said that property is projected to cost \$925-950,000.

Ted put on the table a joint sale of our property and that of Alliance Francaise to generate greater income as well as exploring schools that are not in use, and the building of a high rise with KPFT occupying part of the building and the rest of it being a source of income, possibly in a condo type setup.

Mo talked about the building needing to be one that generates clean power and is secure (security). We need to take into consideration moving costs, the purchase of equipment (probably costing \$150,000). He said KPFT is an electrical nightmare and a fire hazard. Equipment can be found for cheap. It will take 30-45 days to move. There will be no shutdown during the move.

David. Property is available in the Veteran's Memorial area. There may be free space at Planet Fitness.

Barry supported the sale and demolishing of our property due to the possibility of asbestos. He pointed out that when the property is demolished, the company doing it gets salvageable materials. Pacifica needs to net \$700,000 from this sale. That's a reasonable expectation.

Mo: The music library is valuable and must be protected. So must the subscription and office equipment.

The meeting adjourned at 5:45pm. Future meetings will depend on the guidance/recommendation of the KPFT LSB.

Submitted by Ted Weisgal