



CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT

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Castro/Upper Market Community Benefits District Minutes of the Regularly Scheduled

Board of Directors Meeting on May 10, 2007

at Eureka Valley Recreation Center, 100 Collingwood Street, San Francisco

The Meeting was called to order at 6:05pm by vice president Gustavo Serina, who served as Chair in the absence of the president. A quorum was present and maintained throughout the meeting.

Directors present: Gustavo Serina (Vice President, Chair), Dominic Campodonico, Steve Desdier (Treasurer), Paul Moffett, Tim Patriarca, Dennis Richards, Pat Sahagun, Pauline Scholten, Ken Stram, Kenneth Wingard.

Directors absent: Excused: Herb Cohn, president; Kimberley Daniels; Taylor Lembi.
Not excused: David Weiss.

Guests: Andrea Aiello (grantwriter); Marcelo Aviles and Barbara (MJM Management); Rachelle McManus representing Supervisor Bevan Dufty; Officer Jane Warner (SFPSP); Richard Magary taking Minutes.

HerbC previously reported that he is following up with Taylor Lembi, regarding nomination of a Director to replace TL, and who also could continue support to create a Castro CBD website, etc. There also is one additional vacancy on the Board. All Directors were encouraged to seek nominees.

Approval of Minutes from April 12, 2007

After corrections to reflect those attending that meeting and DennisR's role with the Development Committee, the Minutes of the Board's meeting on April 12, 2007 were *approved unanimously* (M-PM, 2nd-SD).

Mid-Year Report to City & County of San Francisco

GustavoS distributed copies of the CBD's May 3, 2007 mid-year Report to the Mayor's Office, which is required by the CBD's agreements with the City.

Formation of Executive Committee

Formation of an Executive Committee pursuant to a ByLaws amendment approved at the January 11 meeting is deferred until the June meeting. Steved distributed a proposed Motion on the issue for consideration when the issue is addressed, and draft ByLaws revisions that would reflect the change(s) if approved.

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Finance Committee

Treasurer SteveD presented written financial reports as of 12/31/2006 and 4/30/2007. He noted that \$169,000 of the unusually large cash balance in checking on April 30 (from Property Tax receipts then just received) was transferred to the Money Market account on May 1.

SteveD reported on two proposals from CPA firms to review the CBD's financial records for 2006 as required by the City & County of San Francisco. A Motion to authorize the Finance Committee to review those proposals, to seek additional bids if needed and to complete arrangements for the Review with an appropriate CPA on a timely basis was *unanimously approved* (MDR, 2nd-PS).

SteveD presented his proposal to create a CBD Policies & Procedures Manual, for consideration at a future meeting. He also distributed a Check Request Form which he asked be used for all transactions. He introduced a Motion regarding Executive Committee Responsibilities, which all agreed to table until June, since there was no quorum at this Meeting.

Halloween 2007 Plans

Rachelle McManus from Sup. Dufty's office reported that the City plans to lead a move of the "official" Halloween event away from the Castro (due to crowd and safety issues), to an eastern waterfront venue. The S.F. Entertainment Commission is seeking a private event promoter to book a major entertainment act and to handle publicity. City resources (safety, public works, etc.) also will still be available in the Castro that night, to deal with any crowds not diverted to the new venue. Further details will be available at a Community Meeting to be held before the end of May (subsequently held on May 30 at CPMC/Davies Medical Center Auditorium).

Maintenance Report

Marcelo Aviles presented MJM Management's April 2007 Report dated May 9, 2007. Several specific issues and problem locations were discussed.

See also the discussion and approved Motion regarding a project for the area around the 100 block of Church Street, in the Development Committee Report below.

Safety Report

Jane Warner presented the SF Patrol Special Police Log and Report for April 2007. Several specific incidents were reviewed in detail. Jane also noted some communications issues between SFPSP and SFPD Mission Station, which are being followed up by Herb and some other Board members.

Development Committee

AndreaA reported on preliminary discussions that she and Mary McCue of MJM have had, regarding enhancing the 100 block of Church Street and surrounding area. They include possible elements such as additional murals on some buildings, new street trees, light pole flower baskets, improved street lighting, attention to the Duboce Bike Pathway, etc. It was agreed to hold a further meeting on the topic (subsequently scheduled and held on June 8). After further discussion, it was *approved unanimously* (MSD, 2nd-DR) that AndreaA will draft a Grant Proposal for the project, including initial exploration of added private funds from neighboring major businesses, and to report on progress at the CBD's next Board meeting on June 14.

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Development Committee, *continued*

KenS reported that the Castro Business Attraction Campaign proposal, which includes matching funds from the CBD (approved at April 12, 2007 meeting) and MUMC, is being processed at City Hall, hopefully for approval and to begin operations in July.

KenS reported that a contract award is expected soon from the S.F. Planning Department, for the Facilitator of the Castro Workshops (formerly “Charrette”).

RichardM showed an S.F. Planning Department map of the area which shows the various City Zoning designations. He also distributed copies of a list of local sites considered likely for major development – mostly multi-story mixed use projects.

Greening Committee

KenW reported on the City’s new “Better Streets” planning process. It endeavors to coordinate better citywide coordination and planning and the work by various City Departments and Commissions on public space greening and streetscape issues. The new program could especially apply to ideas for improving Castro between Market and 19th Streets, and some blocks of Upper Market Street.

KenW also reported that he and Sup. Dufty’s staff continue to work for a meeting on various greening topics.

Upper Market Alliance

DominicC (one of the CBD’s representatives to UMA) reported that the last UMA meeting included discussion of commercial vacancy rates, and a proposed ban on “formula retail” or chain stores in the Castro NCD.

Fees for CBD Services Outside the Boundaries

DennisR continues his work with MJM, to draft a Fee Policy and Schedule and will report back to the Board when it’s completed.

Adjournment

It was *approved unanimously* (M-KW, 2nd-DR) to adjourn the meeting at 7:40pm.

Minutes taken and prepared by Richard Magary