



CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT

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Castro/Upper Market Community Benefit District Minutes of the Regularly Scheduled Board of Directors Meeting on February 7, 2008 at Maitri Hospice Conference Room, 401 Duboce Avenue, San Francisco

The Meeting was called to order at 6:05pm by President and Chair Herb Cohn with a quorum present.

Directors present: Dominic Campodonico (on 2-way speakerphone), Herb Cohn, Steve Desdier, Tim Patriarca, Dennis Richards, Pat Sahagun, Pauline Scholten, Gustavo Serina;

Directors absent and excused: Kimberley Daniels, Brian Greene, Ken Stram, Kenneth Wingard;

Staff, Contractors, Guests: Executive Director, Andrea Aiello; Marcello Aviles (MJM Management); Jane Warner (SFPSP); Richard Magary (taking Minutes).

Approval of Minutes

Following corrections that were noted, Minutes of the Board's January 10, 2008 meeting were *approved* (M-GS, 2nd-TP; DC abstained, since he did not attend the January 10 meeting).

Market-Octavia Plan, etc. Update

Dennis Richards reported that the S.F. Board of Supervisors Land Use Committee will consider the M-O Plan next Monday, February 11. Four key amendments are expected to be proposed, concerning a reduction in residential parking ratios, transit improvement funding, affordable housing fees, and the structure and funding of the Plan's Citizens Advisory Committee. CBD Board Members were urged to contact Committee members and other BoS members. A draft letter dated January 22, 2008 to the S.F. Planning Department (emailed to all Board members by AA on January 23) was reviewed and discussed. The letter expresses the CBD's "...development priorities for the Upper Market corridor." After discussion, it was *approved* (M-SD, 2-GS; TP, DR voted no) to approve the draft letter. AA was instructed to finalize and send the letter.

Finance Committee

Financial Statements as of January 31, 2008 were presented. SD noted that they are not technically a completely-accrual basis, since one or two relatively minor invoices had not been received when the statements were prepared.

The City-required CPA Review of financial statements for January 1-June 30, 2007 is nearly done.

A further Extension Request for the CBD's Tax Return for the period ended June 30, 2007 has been submitted to the IRS, to extend the filing deadline to May 15, 2008, to allow adequate time to prepare a complete and accurate Return.

Contractor Reports

SF Patrol Special Police

JW reported that more uniformed police have been in the area, while working with crews from the MILK movie now filming in the area. Quality of Life issues continue, affected by January's heavy rains, possible migration from more enforcement in Golden Gate Park and Union Square, reported drug use and dealing by teens from the East Bay, and increased violence near Safeway.

MJM Management

MJM's Report dated February 5, 2008 for January 2008 was distributed and reviewed. MJM's Mary McCue and AA met recently to discuss renewal of MJM's annual contract with a proposed 2% increase in the monthly fee from \$18,150 to \$18,500.

There are about 1,000 pocket ash trays left. They will be distributed at events, to local bars, and by MJM's street cleaning crews.

Board of Directors Business

Minutes of the Executive Committee meeting on January 17, 2008 were emailed to all Board members by AA on January 22. Items reported were reviewed. It was noted that no vote is required on items reported. A Board Development Committee of HC, GS, PS and AA welcomes suggestions, recruiting ideas and nominations.

Rules for soliciting bids and RFPs will be placed on the Agenda for the March Board meeting. It was noted that MJM's renewed contract now being negotiated would be within the approved budget, and with additional services being provided.

AA and GS will meet with JW regarding a written contract with SFPSP, which will include provisions to quantify services and to provide reasonable audit trails.

***NOTE:** Chair Herb Cohn and Richard Magary (taking Minutes) left the meeting at this point, at approximately 7:15pm. GS and AA assumed their respective duties for the balance of the meeting.*

Urban Ecology's contract work on the Streetscape Project continues. A community meeting focused on Property Owners and area businesses will be scheduled for mid-March, followed by a second meeting for local community groups and their members.

Contract work on Website Design by SFMediaWorks continues. A first draft of the Home Page has been received and returned with comments.

AA submitted a proposal to the City & County of San Francisco for a \$20,000 Pedestrian Safety Grant. A reply is expected in February.

The Board's Retreat on Sunday, March 2 at AA's home in Pacifica will include three primary Agenda topics:

Furthering communications and trust among Board Members and staff;

Developing Vision and Mission Statements; and

Discussion of a Five Year Plan with End Goals.

The need for additional Board Members to be available to attend meetings of the Upper Market Alliance (UMA) was discussed. Current representatives: Dominic Campodonico often has travel conflicts; Tim Patriarca's personal schedule no longer permits his attendance at UMA. Board Members will consider additional UMA representative(s) and contact AA with suggestions.

Adjournment

The meeting was adjourned at 7:25pm

Minutes taken and prepared by Richard Magary
with supplemental notes from Andrea Aiello
RM: CastroCBDMinutesBoard020708Web