



CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT

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Minutes of the Regularly Scheduled Board of Directors Meeting on May 14, 2009 Castro Community Room, 501 Castro Street, San Francisco

The Meeting was called to order by Vice President Gustavo Serina at 6:07pm. A quorum was present and was maintained throughout the meeting. GustavoS served as chair in President Dominic Campodonico's excused absence.

Directors present: Brian Greene, DeJauna Joseph, Pauline Scholten, Gustavo Serina, Richard Sollitto, Ken Stram, and Ken Wingard;

Directors absent: Greg Bronstein, Dominic Campodonico, Herb Cohn, Kimberley Daniels, Tim Patriarca, and Pat Sahagun;

Staff, Contractors, Guests: Andrea Aiello (Executive Director), Scott Cataffa (CMG Landscape Architects), Richard Magary (taking Minutes), Bryan McCue (MJM Management). Isak Lindenauer (local merchant), and one (1) other member of the public attended the meeting.

An agenda was distributed to Board members and guests, along with supporting materials to Board members for use at the meeting. Guests were invited (but not required) to sign in.

Brown Act Notice

GuistavoS summarized California's Brown Act, as its rules apply to the CBD's Board meetings. They include provisions that meetings are open to the public, for public comment on that specific item before any vote is taken, and for general public comment, scheduled for 7:25pm on this evening's Agenda.

Services Report - Maintenance Services

Bryan McCue summarized MJM's April 2009 report, (previously emailed to all Board members). A key MAC worker (David) is not currently working in the district, recovering from an on-the-job dog bite. A replacement MAC worker has been assigned to work in the Castro during David's recovery. More needles and syringes are being found in the Heart of the Castro area, on top of continued problems near Church-Duboce-Market. MJM attended the City's recent Zero Graffiti Huddle, a very successful conference, and will bring material learned into their programs. MJM will help maintain tables and chairs at the new, temporary, 17th Street Plaza. In response to GustavoS's question, BryanM said that some maintenance problems and areas are better than they were 2-3 years ago, while others are worse. Problems with transients definitely have increased in frequency and severity. There was additional Board discussion with BryanM on items in the report.

Approval of Minutes from April 9, 2009

The Minutes of the Board's meeting on April 9, 2009 were *approved unanimously* (M-RS, 2-BG).

Finance Committee Report

BrianG presented the Committee's report and the financial statements as of April 30, 2009, which were previously emailed to Board members. AndreaA also provided her notes regarding the Budget vs. Actual analysis as of April 30, 2009. BrianG reported that, as of April 30, 2009 revenues from tax collections are \$55,842 short of the anticipated amount. AndreaA reported that all the other CBD's in S.F. are in the same

situation, all are facing a significant reduction in collected revenues as of April 30th. The CBD has 2 more installments for this fiscal year, one on June 30th and then again on August 30th. The City currently is billing late-payers; the CBD receives the penalties assessed for late payments. Assuming that the currently-slow payments are received before the end of the CBD's fiscal year, we are projected to have a small surplus for the year. Andrea reiterated that this small surplus was achieved only after Patrol Special Services were stopped at the end of January 2009 and we were able to negotiate some savings in the 2008-09 Cleaning and Maintenance Contract as a result of putting the services out to bid. It was agreed that the Treasurer will provide a monthly report to help interpret monthly financial statements. After other discussion and a call for public comment on the item, it was *voted unanimously* (M-RS, 2-BG) to accept the Finance Committee report.

Services Committee Report - Security

AndreaA reported that the Services Committee is working to design a new Security Services program that fits the needs of our constituents and the CBD's resources. GregB is taking the lead in developing one piece of the security services, the use of SFPD "10b" overtime officers (who have full police powers) at the rate of \$93.00 per hour. Businesses (primarily nighttime food and beverage businesses) that receive major benefits would be charged for part of the cost, with the CBD also contributing and taking an administrative fee for its role in overseeing, coordinating the group into a "Tavern Guild", billing, etc. PaulineS noted the importance of providing security equitably for all areas and constituents in the District. It was noted that the program being considered and described above could have a net annual cost to the CBD of about \$9,000, and thus would not use all of the District's current approximate \$40,000 annual Security budget. Further development of the concepts outlined above will continue during the month. It is hoped that GregB then will have a full proposal for consideration at the next meeting.

Harvey Milk Plaza Re-design

Scott Cataffa from CMG Landscape Architects showed slides of concepts that CMG is developing for immediate visual improvements at Harvey Milk Plaza (location of the Castro Muni Station). Major features include new "sit-but-not-sleep" benches in the alcoves at the Market Street level, new creative plantings, and perhaps public art funded by available Art Commission or PUC funds. Pros and cons of also providing a "soap box" for the frequent political and other assemblies at the Plaza were discussed. The consensus was that this feature was not practical, especially in this current, limited re-design. After other discussion and a call for public comment on the item (there was none), it was *approved unanimously* (M-PS, 2-BG) to approve in concept the proposed renovations at Harvey Milk Plaza (without a "soap box" feature), and to ask CMG to continue development of plans to support the project, reflecting comments at tonight's meeting.

17th Street Pedestrian Plaza

AndreaA reported that the first few operating days for the new 17th Street Plaza appear generally successful. She is meeting with SFPD and Homeless Outreach Team representatives on May 15 to discuss their support in the area. Tables and chairs are out 24/7. A routine has been developed to secure them overnight, with cooperation from Orphan Andy's restaurant and MJM. A public celebration is scheduled for Saturday May 16, coordinated with MUMC's Sidewalk Sale promotion that day.

Website

AndreaA reported that major website improvements should be posted about May 18.

People in Plazas Summer Concert Series

AndreaA reported that a series of three one hour concerts can be provided through People in Plazas on the first Saturdays in July, August and September, 2009 for \$730 each or \$2,190 for the package. PiP handles all logistics, booking, etc. After discussion and a call for public comment on the item (there was none), it was *approved unanimously* (M-PS, 2-KW) to authorize the project. AndreaA will work to implement it.

Business Attraction Campaign

KenS distributed and then discussed his April 28, 2009 Memo and Comprehensive Update. He noted that several additional lease deals are in the pipeline, including yet another encouraging project for the vacant

Tower Records space. In addition to assisting with transactions for space leases, the Campaign recently helped “save” a business which was threatened with closing, by successfully advising them on negotiations with their landlords.

Art in Windows

A proposal to place art in windows of vacant spaces, to make them more attractive until occupied, will be presented at the next meeting.

Letter of Thanks

A letter of thanks to the CBD and Board for their work, and especially commending AndreaA for her work with the CBD was noted.

Adjournment: The Meeting was adjourned at 7:40pm.

Minutes taken and prepared by Richard Magary.

Approved June 11, 2009

RM: Castro CBDMinutesBoard051409Web