



CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT

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Minutes of the Regularly Scheduled Board of Directors Meeting on June 11, 2009 Castro Community Room, 501 Castro Street, San Francisco

The Meeting was called to order by President Dominic Campodonico at 6:06pm. A quorum was present and was maintained throughout the meeting.

Directors present: Greg Bronstein, Dominic Campodonico, Herb Cohn, Brian Greene, Tim Patriarca, Pat Sahagun, Pauline Scholten, Gustavo Serina, Richard Sollitto, Ken Stram, and Ken Wingard;

Directors absent: DeJauna Joseph;

Staff, Contractors, Guests: Andrea Aiello (Executive Director), Richard Magary (taking Minutes), and three (3) members of the public.

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

DominicC summarized California's Brown Act, as its rules apply to the CBD's Board meetings. It includes 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 7:20pm on this meeting's Agenda.

Director Resignation

DominicC reported that Board member Kimberley Daniels has resigned because she no longer can devote the necessary time. After a call for Public Comment on the item (there was none), it was *approved unanimously* to accept the resignation with regret and to thank Kimberley for her service to the CBD. AndreaA was asked to send a letter of thanks, and to inquire whether Safeway wants to suggest another representative to serve at a future date. There now are three (3) Board vacancies – Board members were encouraged to help identify candidates and to refer them to DominicC and AndreaA.

Approval of Minutes from May 14, 2009

The Minutes of the Board's meeting on May 14, 2009 were *approved unanimously* (M-GS, 2-KS).

Services Committee Report

DominicC summarized the Committee's work to analyze security/safety concerns, points of view, and possible options for the CBD's future role. After holding multiple meetings with daytime and nighttime merchants, as well as meetings with SFPD, SF Patrol Special Police ("SFPS"), Castro Community on Patrol, MJM, SF's Homeless Outreach Team ("HOT Team"), and local politicians, two distinct issues came up as it relates to security/safety concerns: (1) problems believed to be associated with bars (generally from Thursday to Saturday and from 11 pm to 3am); and (2) "quality of life problems" associated with panhandling, apparently-homeless individuals, abandoned shopping carts, people sleeping on sidewalks, debris, human waste, and graffiti. The Services Committee presented approaches to these two significant problems.

Problems Believed to Be Associated with Bars

A coalition of bars, called “Castro After Dark” (“CAD”), recently formed to, among other things, address security/safety concerns believed to be associated with bars. AndreaA and GregB have attended these meetings. A proposed partnership between the CBD and CAD would pool resources and hire SFPD 10B officers 3 nights a week (Thurs-Sat) from 11pm to 3am, at a gross annual cost of about \$18,000 for the CBD. The CBD would charge an administrative fee to coordinate and oversee logistics of the project, and incur a net cost of \$9,295. A discussion ensued and, after a call for public comment on the item (there was none), it was *approved* (M-GS, 2-GB) to allocate \$9,295 of the 2009-2010 budget to an SFPD 10B Program in cooperation with Castro After Dark; to direct the Executive Director to complete negotiations for that program with the participants and to present a proposed agreement for the program for Board review.

Quality of Life Issues

A very large majority of the CBD’s safety-related calls and complaints concern “quality of life” issues. The consensus from the CBD’s security/safety related community meetings was that the “quality of life” issues/concerns are higher during the evening commute time and on Tuesdays when Needle Exchange is at the Duboce Bikeway. Locations with higher report rates include the Church Street Corridor (including Duboce Bikeway and Decaux toilet), Castro/Market-Harvey Milk Plaza (including Decaux toilet), and (at a lesser rate) the Market-Octavia area. The new 17th Street Plaza does not seem to be generating many reports/complaints.

There have been multiple “think outside the box” meetings to explore the CBD’s role in security/safety for the area, with SFPD’s Mission District, SF’s HOT Team, SF Patrol Special Services (SFPSP), MJM Management, and Castro Community on Patrol, as well as communications with other SFPD Districts (Park and Northern). SFPD has been asked to increase Mission Station’s early morning “wake up” patrols, and foot/bike patrols.

A fundamental decision to be considered by this CBD Board is whether to have a “law enforcement” or a “rapport building” approach when interacting with street people in order to address safety concerns. The Services Committee has set a goal of July 1, 2009 to implement a new program and it is believed that the CBD’s Security/Safety Budget for FY 2009-2010 is about \$35,000.

It is believed that SFPD is responding with resources to the extent permitted by tightening City budgets. Supplemental SFPD resources (10B program) are effective but expensive. MJM Management has implemented effective programs such as “Ambassadors” and “Community Guides” with some of its other CBD clients and DominicC described a “shadow/walk-through” with MJM Management in the Central CBD. SFPSP offers a combination of both “rapport” and “enforcement” services, but has limits on its powers and reporting capabilities.

The Services Committee recommends a 6-month trial period with MJM’s Community Guides and estimates an annual cost of approximately \$30,000 for 20 hours per week (3pm to 8pm, 4 days/week). Costs associated with other services were more expensive.

There was extensive discussion about the preferred approach (“enforcement” vs. “rapport”); specific service, budget, and cost options; and related issues. After much discussion, it was agreed to table the discussion (and any related decision) concerning the approach to use to address the quality of life issues until there is clarity on how much money will be available in the budget.

MJM’s Maintenance Services Report for May was emailed, but has not yet been received by all Board members. AndreaA will investigate.

Finance Committee Report

Financial Statements for the period July 1, 2008 through May 31, 2009 were presented and will be filed with the Secretary.

In opening the Finance Committee report, HerbC noted that about \$50,000 of previously-delayed collection of current-year assessment revenue was received this afternoon.

Herb presented the Finance Committee’s recommendation that District assessments be increased by the permitted 1.2% for the coming year, an effective increase of about \$4,700 for the District as a whole. There

was no increase last year. There was much discussion from Board members on the need for this assessment increase. DominicC voiced his opposition to the proposed Assessment increase and, among other reasons, stated that the current economic challenges made an Assessment increase ill-timed. After a call for Public Comment on the item (there was none), it was *approved* (M-RS, 2-GB, 7 yes, 4 no) to increase the assessment as recommended, and to inform the City accordingly.

See additional Minutes of Finance Committee topics after the “Public Comment” section below.

Public Comment

The Finance Committee’s Report was interrupted at this point for the scheduled Public Comment period at 7:20pm.

Guest Demian Quesnel described a proposal to place works by local artists in vacant storefronts in the area. It is being developed in cooperation with the S.F. Arts Commission. He answered questions about funding, recruiting exhibitors, and said the program would be voluntary – no property owner would be required to participate if they did not wish to do so. After discussion and a call for Public Comment (there was none) it was *approved unanimously* (M-KW, 2-DC) to support the concept.

Guest Laura Spanjan commented in support of plans being developed for public art in the Church-Market area and at Harvey Milk Plaza.

Finance Committee Report, continued

HerbC continued the Finance Committee’s Report by presenting a recommended budget for 2009-2010. He said that City-mandated Reserves are on hand. The proposed Budget was discussed in detail by the Board. After a call for Public Comment on the item (there was none), it was *approved* (M-GS, 2-DC, 9 yes, 1 no, 1 abstain) to adopt a budget with Gross Assessment Revenues of \$402,000 less a \$22,000 reserve for uncollected assessments, Net Revenues of \$393,705, and Total Expenses of \$393,705 for the year beginning July 1, 2009 through June 30, 2010. A copy of the 2009-2010 Budget as adopted is attached to and made a part of these Minutes.

Change of Meeting Chair

Chair DominicC excused himself at 8:00pm, and passed Chair of the meeting to Vice President GustavoS who Chaired for the remainder of the meeting.

Streetscape Committee Report

KenW summarized various proposals for public art being discussed for the area. They include a temporary “Pink Cloud” installation at Castro-Market; a “gateway” installation at Market-Octavia; proposals for Harvey Milk Plaza; and 2 items as part of the City’s Duboce Trackway Improvement Project. He then presented an option of putting a sculpture or some type of public art, paid for by the CBD, at the Safeway steps at Church/Market/14th Street. He is asking the CBD to consider up to \$50,000 as part of overall costs for this art at the Safeway stairs. KenW argued that this funding is available from the reserves. A motion (M-KW, 2-KS) to allocate \$50,000 from CBD funds for Duboce Trackway Art projects was tabled, until further details are available, including project specifics and financial information.

Executive Director’s Report

AndreaA reported that she will be on vacation for two (2) weeks beginning July 1, 2009.

People in Plazas Summer Concert Series

AndreaA reported that the previously-approved concert series is set to begin on Saturday July 4 at the 17th Street Plaza. Since she will be out of town and no Board members are available to assist, Richard Magary will coordinate the event for the CBD.

Adjournment: After a call for Public Comment (there was none), it was *unanimously approved* to adjourn the Meeting at 8:10pm (M-TP, 2-KW).

Minutes taken and prepared by Richard Magary.

Approved August 13, 2009

Annual Budget
Castro/Upper Market CBD
7/1/09 - 6/30/10

INCOME

Assesments	402,000	Assumes 1.2% assessment increase
Uncollected assessments	-22,000	
Commission on 10B Officer	8,705	
Interest	5,000	
	393,705	

EXPENSES

MJM Contract	224,500	
Security 10B Officer	18,000	
Security Services	35,000	
Business Attraction	15,000	
Concert series	2,340	
Salary	72,000	
Administrative labor	2,500	
Audit	4,000	
Insurance	900	
Website	3,000	
Meeting expense	300	
Promotions	5,000	
Postage/printing/etc	6,000	
Travel/parking/conferences	2,000	
Unforeseen expenses	3,165	
	393,705	

RM: CastroCBDBudget09-10at061109