



**Dogpatch & Northwest Potrero Hill Green Benefit District
Board of Directors General Meeting Minutes
April 19th 2017**

Board Members in Attendance: Jean Bogiages, Susan Eslick, Janet Carpinelli, James Naylor, Michele Davis, Jesse Herzog, Robert Broucuret, Michael Yarne, Alex Goretsky, Kristel Craven, Alison Sullivan

Excused: Nicky Jacobson, Phillip Pierce

City Staff: Jonathan Goldberg, SF Public Works

Executive Director: Julie Christensen

Guests: Michelle Klosky, Jose Haro (Frank & Grossman) and Katherine Doumani, Heidi Dunkelgod (The Hub)

Meeting opened at 6:30

Introductions with new board members

March meeting minutes accepted as amended.

Frank and Grossman Presentation (Landscape Maintenance Report):

The BOD expressed concern that the schedule for F&G was so tight that some work was not getting done, and that the lack of a set schedule was adversely affecting the quality of F&G's work. Michael Yarne suggested allocating specific hours to specific park—as an example: if watering is not needed in park X, then that time should be spent doing other maintenance at the same park.

Jim Naylor asked if there was a maintenance schedule and if so, we would like to see a report about when and how much time is spent at each park.

Robert Broucuret is working on a schedule for contract re-negotiation.

Michael Yarne suggested that we develop a random & regular system to establish standards of service to “rate” the status of the parks—a valuation system for performance standards.

The F&G contract up at the end of June, allowing us a chance to re-structure if we choose to renew with them.

Katherine Doumani and the Dogpatch Hub:

Katherine Doumani, Heidi Dunkelgod and Janet Carpinelli presented the preliminary plan for “The Hub,” space which is the old police building and hospital on the SE corner of 3rd and 20th streets. The team working on “The Hub” is looking for and Endorsement from the GBD for early phase of Capital project. There is a significant amount of open space in the plans that could potentially be maintained by the GBD.

Plans include: Streetscaping along 20th street and maybe along 3rd.



Questions from the GBD: Who would The Hub tenants be? GBD suggestions included a STEAM mobile library, community space, and non-profit leasing space. The building is owned by SFPD. The Hub group is currently negotiating with SFPD and SF Real Estate to secure the space. The GBD recognizes that maintenance and operation of this space requires a long-running revenue stream—most likely funding future maintenance through rent.

Vote: Should the GBD endorse this project? Lend our logo for the presentation and authorize Julie to write a letter of support. **Yes!**

Financial report: Susan Eslick delivered the financial report. In this fiscal year, we have committed 71% of dollars. We need to spend/plan for the remainder of budgeted dollars. The Finance Team will work on a budget during May for presentation during June.

Administration:

Board Election: 200 +/- actual ballots received. Although this is similar to last year's election, we need to work on outreach.

Board Officer Election: The Board voted unanimously to re-elect all of the officers to their posts within the Board of Directors.

Executive committee: 4 officers (Jean Bogiages—president, Jesse Herzog—Vice President, Susan Eslick—Treasurer, Kate Eppler—Secretary) plus 2 at-large members (Janet Carpinelli and Michael Yarne). We asked how should Exec. Committee function? One clear point was that the committee needs to help our E.D. know what she is expected to do. The Exec. Committee will be moving into an oversight and management role for strategic planning and operations--backing up Julie Christensen. Jean Bogiages noted that Kate Eppler would not be able to attend monthly executive team meetings and that now that we have 15 board members, the executive team could have 7 members. She asked anyone who is interested in being on the executive team to email her.

ED report: The neighborhood's task list has been prioritized and UC and neighbors have agreed to the top priorities.

UCSF Negotiations: The BOD had questions as to whether or not Barb French has the same Task Force Ask List that we were looking at during our meeting because Michele Davis' communication about the list points to different information. We agreed as a BOD that we needed to find solid expectations from UCSF.

Esprit Park meeting with Planning and Fletcher: The Board likes the proposed plans for Esprit Park.



Budgeting: The BOD needs to commit remaining funding before the end of fiscal year on June.

IM Scott \$22K in lighting to commit
\$28K in conceptual design for Woods Yard
RFP before the end of June

The BOD will plan an advance meeting in May to flesh out and prioritize budget for new fiscal year. Julie Christensen will send out a Doodle poll to go for a Saturday or Sunday AM meeting. Come to next meeting with ideas for Julie's list.

Communications:

Sunday Streets—31 new property-owner sign ups. The GBD's presence at the event was well-planned, well-executed and well received.

Service report:

FUF wants to plant 160 new trees in Dogpatch/D10 in August 2017.
Service Working Group will form a sub-group to work headed up by Robert Broucaret. This group will evaluate the parks and address any disparity between hours spent and whether or not we are putting enough effort into our parks. After a year of experience, this group will also be writing better contracts for the next cycle.

A question was raised: How can we maximize the funding available for maintenance?

No Public Comments...

Executive Session

The BOD voted and approved making Julie Christensen employee status rather than a contractor effective July 1, 2017.

The Meeting Adjourned at 8:35 PM.