

The Case for keeping 3 Directors from NW Potrero – 2 owners, 1 tenant

Goal of the Management Plan re Distribution and Governance

“To ensure equitable opportunity and representation on the permanent Board of Directors, the following guidelines shall be used by the Interim Board in drafting of the owners’ non-profit corporation by-laws:”

Management Plan and Bylaws

The GBD [Management Plan](#) in Appendix A, sets out guidelines to be used by the Interim Board in creating [Bylaws](#). The bylaws state: **REQUIREMENTS** Directors shall reflect the geographic distribution of funds between Zone 1 and Zone 2 as shown in Exhibit A and reflected in Exhibit B. The initial 13 board distribution between zones had 3 directors from NW Potrero. There was no statement saying that as the funding levels changed the Zone 1- Zone 2 proportion would change. In 2016 the elected board voted to add two board members from Dogpatch, interpreting the bylaws to indicate that the seats needed to change based on the assessment collected. There is still no statement in the bylaws saying that Zone 1 - Zone2 seats would change. As a note, when I chatted with Tony Kelly, Interim Director, who along with Ron Miguel wrote the bylaws, I found that he was of the opinion that the seating assignment would not change and it was wrong for us to add two more board members.

Changing Zone Seat allocation based on Funding - Other governing documents

The GBD as a community benefit district is governed by State law, City Law, a City Resolution and a [City-GBD Agreement](#). I am unable to find any mention in any of those documents of the necessity of changing board seats based on change in assessment levels. I'll attach links to the City Law and Resolution. Additionally, I did not find any other Community Benefit District bylaws that changed the seats from the original distribution based on assessment levels.

Effect of Growth of Assessments in Dogpatch on Staff Time

As the Dogpatch finances grow, all the assessment money will be spent on Dogpatch. The management of those expenses will rest primarily on the Executive Director's(ED) shoulders. The time to manage those expenses will grow proportionally and be directed towards Dogpatch. That will mean proportionally less ED time for NW Potrero. Because of that it is more important that NWP maintain 3 board members so that NWP needs can be attended to by these board members.

Needs of NW Potrero

Northwest Potrero needs more than maintenance. Here is a partial list of needs that the neighbors have identified.

- The Loop project is a \$6M project and we are only working on Phase 1, \$2.5M of the \$6M. There are multiple problems to solve and projects to complete in order to accomplish the conceptual plan the neighbors created with Bionic.
- Vermont Street open space is not part of Phase 1 and we need to reclaim that.

- Vermont Street off ramp is a traffic problem that needs a solution connected to the Potrero Gateway Park project.
- The block 17th-16th Vermont-San Bruno needs greening to replace encampments. That Caltrans area is not used (except for the south section that is UPS parking) and could be reclaimed so it is not a neighborhood blight.
- The Caltrans area closest to 16th is not maintained.
- Caltrans right of way behind houses on both sides of the freeway needs to have landscape upgraded to prevent fires, discourage camping and make a beautiful entry way to Potrero Hill. This is part of the PGP Loop project.
- Because of Hills, heavy rains have flooded homes at low points. Water capture systems need to be put in place on San Bruno Ave.
- The Benches Garden project needs to be completed. It received a CCG grant, but that was only the start.
- Fallen Bridges Park has water issues may be solved by adding a rain garden.
- Potrero Avenue needs greening.

Changing the NWPH board members to 2 from 3 with no real discussion with the neighborhood has the great potential of being negatively received by the NWP neighborhood. Receiving the eBlast, they already see all the cool things done in Dogpatch and have seen nothing but maintenance so far in NWPH

There is much to be done in NWPotrero and the GBD is the perfect vehicle for NWP to ride in to accomplish things. As the Dogpatch finances grow, we need those 3 NWP board members to make things happen. The governance of the NW Potrero Hill GBD district needs 3 board members.

Considering all the factors involved in designating board seats, 3 board members from NW Potrero Hill will “ensure equitable opportunity and representation”. It is a fair resolution.