Meeting of the Tenderloin CBC Board of Directors  
**Monday February 20, 2018, 5:00 pm**  
TLCBD Office 512 Ellis, San Francisco, CA  
**FINAL/APPROVED 3/19**

<table>
<thead>
<tr>
<th>BOARD OF DIRECTORS</th>
<th>ATTENDING</th>
<th>NOT ATTENDING</th>
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<tbody>
<tr>
<td>Dan Williams, Business Owner Representative, Piano Fight - President</td>
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<tr>
<td>Julie Burdick, Property Owner Representative, Shorenstein Properties LLC – Secretary</td>
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<tr>
<td>Ross Stackhouse, Property Owner Representative, Tidewater Capitol -Treasurer</td>
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<td>David Seward, Property Owner Representative, UC Hastings College of Law</td>
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<td>Toby Shorts, Property Owner Representative, Curry Senior Center</td>
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<td>Curtis Bradford, Resident Representative</td>
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<td>Lowell Caulder, Business Owner Representative, Studio Dental</td>
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<td>Pedro Torres, Resident Representative</td>
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<td>Christian Agulles - Business Owner Representative, PAE Consulting Engineers</td>
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<td>Paula Fleisher, At-Large Representative, UCSF</td>
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<td>Peter Stevens, Resident Representative</td>
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<td>Pratibha Tekkey, Property Owner Representative, Tenderloin Housing Clinic – Vice Chair</td>
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<td>James Neal, Property Owner Representative</td>
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<td>Frank Manchen, Property Owner Representative, Hilton Hotel</td>
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<td>Satish Patel, Property Owner Representative, BMS Hotels</td>
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<tr>
<td>STAFF</td>
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<tr>
<td>Steve Gibson, TLCBD Interim Executive Director</td>
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<td>Kate Robinson, TLCBD Staff Safe Passage</td>
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<td>Fernando Pujals, TLCBD Staff</td>
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<td>Greg Moore, TLCBD Safe Passage Senior</td>
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<td>Lorraine Lewis, TLCBD Staff</td>
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<td>GUESTS</td>
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<tr>
<td>Lydia Bransten, TL HIP</td>
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<td>Clifford Gilmore, CC SRO</td>
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<td>David Murray, Fifth Church of Christ, Scientist</td>
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<td>Cecil Seagales, CC SRO</td>
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<td>Tiffany Weller</td>
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<td>Tracy Craig, Craig Communications</td>
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<td>Tyler Erje, Thompson Dorfman Partners</td>
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The meeting was called to order at 5:11 pm.

A. PUBLIC COMMENT ON NON-AGENDA ITEMS
   There were no comments.

B. WELCOME & INTRODUCTIONS
   Introductions followed from the Board, staff and guests.

C. PRESENTATION ON 450 O'FARRELL STREET DEVELOPMENT
   D. Gilmore gave the update. The Fifth Church of Christ Scientist, 450 O'Farrell, has been in the neighborhood for 100 years. They are working with Thompson Dorfman to design/rebuild a new church that is welcoming and more inviting, and create a reading room/sanctuary for the community. A project proposal has been submitted to the Planning Department to downsize/upgrade the church from its current 27,000 square foot structure down to 10,000 square feet. The project will include: a 24-story mixed-use building with a new church facility, a new sanctuary, Sunday School, a Christian Science reading room, 176 housing units with 16% BMR, retail, plus 1 level of parking. Another round of outreach is planned to provide an opportunity for input/questions. They are targeting end of 2018 for construction, and expect this to be a 2-year project, with completion slated for 2020/2021.

D. SAFE INJECTION/SAFER INSIDE PRESENTATION/DISCUSSION
   S. Gibson indicated the Board has had two previous presentations. The objective for this agenda topic is for the Board to take a position - in favor or not.

   L. Bransten gave the update:
   - Findings from the Safe Injection Site Task Force, created by the Board of Supervisors, indicate that a safe injection site would positively benefit the city.
   - Recommendations were published and unanimously upheld by the Health Commission of San Francisco. The reasoning is that the science is very clear, and the number of deaths is unacceptable.
   - There are two potential safe Injection facilities targeted for the Tenderloin in June. These are for existing facilities providing services for IV drug users – the clientele would not change; the services would change.
   - These sites are not for recreational drug use. They are for safety/drug addition.
   - Facilities will have trained EMTs on site. They will not have doctors onsite, but will provide referrals to doctors.
   - Services will include needle exchange, drug treatment and counseling. Services will include additional referrals to other treatment facilities.
   - The primary goal is to get people off the street – those currently using services and those injecting on the street – and to achieve outreach through word of mouth and peer education.
S. Gibson explained that 31% of the 22,500 in San Francisco who inject live in the Tenderloin, which makes this a Tenderloin issue requiring a Tenderloin solution. D. Williams stressed the importance of discussing this topic with funders, and educating property owners on the reasoning for the position, and to invite feedback.

**MOTION:** TLCBD Board strongly supports the concept of supervised consumption services in the Tenderloin.

- **Moved by:** D. Williams
- **Seconded by:** T. Shorts
- **Abstained:** P. Tekkey
- **Passed:** Yes

### E. ADMINISTRATION/OPERATION ITEMS

#### a. Approval of previous minutes of CBC Board meeting

**MOTION:** To approve January 2018 CBC Board minutes.

- **Moved by:** D. Williams
- **Seconded by:** P. Torres
- **Abstained:** No
- **Passed:** Yes

#### b. P&L/Balance Sheet/Cash Flow Review

R Stackhouse gave the update. We are behind schedule on receipt of grant revenue. Expenses are on budget, with the exception of additional camera network expense - incurred to expand/link in additional sites – which was offset by a grant. This opens up a future opportunity and benefit for property owners and outreach. The balance sheet includes additional line items, and the financial review is under way - targeted for middle of March completion. D. Williams requested an overview of the financial process specifics for the next meeting, such as the CPA, filings, etc.

#### c. Transition Process

- **Executive Director Search**
  
  S. Gibson distributed resumes received to date and gave the update. The Ad Hoc/Executive Committee has screened the resumes. The position is posted on Indeed. Approval on additional funding is needed to broaden the postings. JVS and the SF Foundation were also suggested. Additional outreach has included OEWD and TL HIP. There was also a call to action for the Board to forward the posting to at least 3 people in their networks. Next steps include requesting/verifying references, followed by phone interviews. The Ad Hoc Committee and staff will collectively develop a standardized interview/evaluation process, including a score sheet and questions.
MOTION: To approve a budget of $1,000 to optimize the listing on Indeed, and post the position on LinkedIn and Idealist.

Moved by: D. Williams
Seconded by: P. Torres
Abstained: No
Passed: Yes

Health Plan
S. Gibson explained the status. Urban Place Consulting employees receive Anthem Blue Cross Gold PPO. TLCBD staff recommends employees have a choice of plans, and identified California Choice, which offers Anthem Blue Cross Gold PPO, and Kaiser Gold HMO. Under California Choice, the Kaiser plan would cost approximately $50 more per month, per employee. The current Anthem Blue Cross Gold plan is a grandfathered plan that is no longer offered. The closest option is Anthem A Gold PPO, which is approximately $500 more per month per employee.

R. Stackhouse explained the update from the last Executive Committee meeting, that TLCBD would cover the incremental cost for the same quality of insurance. Employees would be responsible for choosing anything superior to that coverage.

R. Stackhouse explained the options before the Board:
1. CBD to cover 100% of the lower cost medical plan. Employees who choose the higher cost plan would pay the incremental expense.
2. CBD to cover 100% of the California Choice higher cost medical plan.
3. CBD to cover 100% of the dental and vision plan, at a cost of approximately $60 per month, per employee

MOTION: Board to approve CBD covering 100% of the California Choice PPO/HMO medical plan premium (employee only)

Moved by: D. Williams
Seconded by: T. Shorts
Abstained: No
Passed: Yes

MOTION: Board to approve the addition of a dental/vision plan, with CBD covering 100% of the premium (employee only)

Moved by: D. Williams
Seconded by: J. Neal
Abstained: No
Passed: Yes
An additional consideration to be addressed in the TLCBD employee handbook is the qualification for health benefit eligibility: number of hours – full time/part time – and length of waiting/probation period.

F. PROJECT UPDATES

a. California for Clean Water and Safe Parks
   S. Gibson explained that Trust for Public Land is seeking support for funding and state legislation to get more parks, and safe and cleaner water. The Board agreed that this was outside the scope of the TLCBD programs and that any Board members interested would pursue this at an individual level.

b. Invest Tenderloin
   S. Gibson explained that a proposal for DPW to contribute $250,000 to Invest Tenderloin has been submitted. This is proposed for enhance cleaning, and matched by another $250,000 to be raised for cleaning. This was taken to PROW. DPW agrees there is a need for an increased cleaning effort. The Board of Supervisor has a surplus of $2.5 million for cleaning, targeted to DPW.

   He outlined a $107,000 proposal for Hyde-Turk activation. TL HIP is providing $30,000. Other funders have also been approached, including OEWD at $60,000.

G. COMMITTEE REPORTS

a. Community Engagement & Communications Committee (CEC)
   F. Pujals gave the update. The next TL Talk is slated for end of the month. Staff is working with People’s Congress for a People’s Platform event. We are working on a Tenderloin Mayoral Forum scheduled for April 4th at St. Boniface Auditorium.

   He continued that an independent artist is doing touch up work on neighborhood murals and graffiti cover up. We are considering putting a mural on a barricade across the street from TLCBD’s office on Ellis Street. He encouraged Board members to read TL Talk. Staff is exploring a donate button.

b. Safe Passage Committee
   G. Moore gave an overview of a Long Beach group that visited TLCBD’s office to learn more about the Safe Passage program, which they are considering launching in this area. The next Safe Passage meeting is March 5. Data will be presented from various partners, including Former Youth of the Year, Boys & Girls Club and others.
c. **PROW Committee**
   S. Gibson gave the update. Attendees of the last meeting included the Mayor’s Fix It team, Block By Block and their leadership, and DPW.

H. **NEW BUSINESS**
P. Fleischer highlighted the reintroduction of a state bill for 4 am closing time of bars. Considerations include how this impacts the neighborhood, zoning and transportation options.

I. **ADJOURN**
The meeting was adjourned at 7:06pm.

Next TL CBC Board Meeting: Monday, March 19, 5:00pm
Office - 512 Ellis Street