Board of Directors Meeting  
February 24, 2020, 5:00 pm  
512 Ellis Street, San Francisco, CA  
Meeting Minutes  
FINAL/APPROVED 4/27

Present:
Lowell Caulder, Business Owner Seat, Studio Dental – President  
Soha Abdou, Property Owner Seat, CCDC  
Rhiannon Bailard, Property Owner Seat, UC Hastings School of Law – Vice President  
Beth Borgna, Property Owner Seat, Dolmen Property Group  
Rene Colorado, Jr., Business Owner Seat, Lers Ros/Esan Classic  
Charles Deffarges, At-Large Seat  
Paula Fleisher, At-Large Seat, UCSF  
Regina Guggenheim, Property Owner Seat, BroadwaySF  
Susie McKinnon, Property Owner Seat, Cova Hotel  
James Neal, Property Owner Seat  
Christy Shirilla, Resident Seat  
Adam Tetenbaum, Property Owner Seat, Olympic Residential Group – Treasurer  
Kristen Villalobos, Resident Seat  
Mike Vuong, Business Owner Seat, Boys and Girls Clubs of San Francisco – Secretary

Simon Bertrang, TLCBD Staff  
Hunter Franks, TLCBD Staff  
Lorraine Lewis, TLCBD Staff  
Greg Moore, TLCBD Staff  
Fernando Pujals, TLCBD Staff  
Alicia Seleska, TLCBD Staff

Absent:
Curtis Bradford, Resident Seat

Guest(s):  
Ross Stackhouse, TEDP  
Audrey Ronningen, CCDC  
John Flanagan, Hilton
1. Call to Order. Welcome and Introductions
L. Caulder called the meeting to order at 5:01 pm; introductions followed.

2. Action: Position on Trauma-Informed Meth Sobering Center
L. Caulder led a discussion on the proposed meth sobering center at 180 Jones. F. Pujals indicated he has been in discussion about the proposed center with a subgroup of the 300 Golden Gate Block Safety Group. Members of the Board and staff voiced opinions that any community agreements should be formalized in writing and that if a 24-hour bathroom has not already been addressed in the proposal, the TLCBD’s official statement should include that condition.

MOTION: The Board of TLCBD approves the Executive Director to write a letter laying out the TLCBD position on the proposed 180 Jones Meth Sobering Center. The letter will address 3 main points:

1. TLCBD supports a meth sobering center in and for the TL and will work with the City to ensure its success;
2. The placement of a temporary center at 180 Jones deserves further scrutiny; and
3. An acknowledgement of community health impacts in the TL as a result of a climate of containment and a request for resources to mitigate such impacts.

Moved by: L. Caulder
Seconded by: C. Shirilla
Abstained: S. Abdou
Passed: yes

3. Action: Acquire Tenderloin Equitable Development Project
L. Caulder directed conversation about the approval of a General Agreement regarding TLCBD’s acquisition of the Tenderloin Equitable Development Project (TEDP) and its existing programs. A. Tetenbaum asked if a lawyer would need to be retained. TLCBD is anticipating that as a future step. P. Fleisher asked about the vision for future Board seats.

MOTION: That the Board of Directors of the Tenderloin Community Benefit District (TLCBD):

1. Approve the acquisition of the Tenderloin Equitable Project (TEDP) and its existing programs, single staff member, and all assets and liabilities;
2. Agrees to vote at least one TEDP representative to the TLCBD Board during the June 2020 board elections; and
3. Approves the following timeline regarding TLCBD’s Acquisition of TEDP:

General Timeline Regarding the TLCBD’s Acquisition of TEDP
- March 15th: TLCBD & TEDP jointly develop budget and timeline for completing the transaction or otherwise winding down TEDP
  - Budget should consider professional fees for negotiating the Technical Agreement, dissolving TEDP legal entities, transitioning bookkeeping functions and filing a final tax return for TEDP.
  - Timeline should include transitioning payroll and terminating TEDP’s office lease agreement, insurance policies, bank accounts and website.
TLCBD & TEDP will jointly apply to OEWD’s Nonprofit Resiliency Fund and/or identify sources from existing OEWD and UC Hastings funding to cover all acquisition and wind-down costs

- April 1st: TLCBD & TEDP execute negotiated Technical Agreement detailing legal terms of the transaction
- April 1-May 15th: TLCBD & TEDP collaborate on refining a long-term vision for TLCBD’s Economic Opportunity program area
- May 15th: TLCBD to onboard TEDP staff to TLCBD payroll
- May 25th: Simon, Lorraine, Aashish present Economic Opportunity deep dive at May Board Meeting
- June 22nd: TLCBD Board elects TEDP representative to TLCBD Board
- July 1st: TLCBD absorbs all of the financial assets and liabilities of TEDP including:
  - TEDP’s role as Fiscal Sponsor for the Tenderloin Merchants’ Association
  - Transfer of TEDP’s 5-year OEWD grant funding

Moved by: L. Caulder
Seconded by: S. McKinnon
Abstained:
Passed: yes

4. Deep Dive: Inviting Space

H. Franks introduced himself and presented his previous work and vision for the Inviting Space program. Under his direction, the Inviting Space program goal is to:

- Make Joy Visible
- Create Resident Investment
- Keep the Tenderloin Safe and Clean
- Elevate Culture
- Create Network
- Have a Flexible Approach

He concluded by sharing the following relevant news/dates:

- Turk-Hyde Reopening Celebration will be March 2nd 2:30-5:30PM, remarks at 4PM
- Sgt. Macaulay Park will reopen in early April
- We will build out programming through activities and a regular calendar of events
- Big Belly art program will be rolling out in June
- We will take up the Larkin Street Lighting program to bring this to fruition
- Urban Alchemy training starts Feb. 26th
- Committee members are encouraged to join the Committee meeting this Wednesday at 5PM
5. **Executive Director Report**
S. Bertrang shared the following relevant updates and facts:

- 2/6 Tenderloin learns of Mayor’s plan for Meth Sobering Center at 180 Jones from Heather Knight column
- 2/11 Community Meeting regarding Sobering Center
- 3/3 Health Commission Hearing about the Meth Sobering Center
- 2/11 Director of Public Works, Mohammed Nuru, resigns
- 2/13 CityBeat Breakfast and partnership with Chamber to bring ~68 Big Bellies to the neighborhood
- 2/21 Benefit District Consortium Meeting with City Administrator Naomi Kelly and Interim Public Works Director Alaric Degrainried
- 2/26 Urban Alchemy Contract Start at Turk Hyde Mini Park, 400 Block Turk and 100 Block Hyde
- 3/2 - Ribbon-cutting Turk Hyde Mini Park - with a TL Park Live event
- April - Ribbon-cutting Sergeant Macaulay park

The tent count via Urban Alchemy was up to 165 as of last night.

CityBeat Poll Results -- 71% of those polled indicated Homelessness / Street Behavior was the top issue in 2020.

6. **Treasurer Report**
A. Tetenbaum reported that accounts receivable has been edited to remove outdated accounts so the balance appears significantly lower than previous reports. Also, the OEWD grants system has been broken. As a result, the TLCBD has not been able to receive a number of reimbursements.

7. **Information Sharing: Committee Reports**
Each Committee Chair gave a brief report on their respective Committee

**Clean**
C. Shirilla shared that Block By Block has a new Operations Manager who will hopefully attend the next Clean Committee Meeting. They continue to work on Evaluation Metrics.

**Safe**
M. Vuong reported there were 10 attendees, including Downtown Senior Center, at their latest committee meeting.

Upcoming Guest speakers:
3/4 - Kathleen Johnson-Silk, Healthright360 Managing Director of SF Behavioral Health Services
4/1 - Montrell Dorsey, Urban Alchemy

**Inviting Space**
S. McKinnon let everyone know that meetings will now be on the 3rd Monday of the month at 5PM.
Neighborhood Pride
K. Villalobos shared that Katy Birnbaum of Livable City attended the last meeting and spent a lot of time talking about the Play Streets program. They also discussed 180 Jones and the potential impact on the CPTED project. The catcalling education campaign has been temporarily sidelined.

Economic Opportunity
L. Caulder reported that most of the discussion centered on the TEDP acquisition. However, they also continue to focus on the important Workforce Development Research L. Lewis has been conducting.

Evaluation
A.Tetenbaum reported that TLCBD staff had their planned RBA framework discussions about sidewalks. The Dr. Pinderhughes Lunch & Learn was very impactful and they’d had discussion around how to carry that on with community partners in the future.

New Office Search
C. Deffarges shared that S. Bertrang toured 3 potential spaces last week with real estate consultant Iris Lee.

8. Action: Approve January Minutes
MOTION: Review and approve draft minutes of January Meeting of the Board of Directors.

Moved by: L. Caulder
Seconded by: R. Bailard
Abstained: S. Abdou, R. Guggenheim
Passed: yes

9. Information Sharing: Announcements and Future Agenda Items
C. Shirilla encouraged everyone to call Supervisor Haney and the Mayor for a second meeting on 180 Jones.

S. McKinnon shared that the Cova and Tenderloin Museum have entered into a partnership to bring the Compton’s Cafeteria Riot to the Cova.

The meeting was adjourned at 6:40 pm.

Next Board of Directors Meeting
Wednesday, March 23, 5:00 pm | Office - 512 Ellis Street