



Dogpatch & Northwest Potrero Hill Green Benefit District
Board of Directors General Meeting
August 19, 2020 6:30– 8:30 PM
Virtual via GoToMeeting

Board Members In Attendance: Bruce Huie, Cori Chipman, Janet Carpinelli, Jean Bogiages, John Alderman, Kanwar Kelly, Kat Sawyer, Kim Tercero, Kristel Craven, Monique Wallace, Terri McFarland
Board Members Absent: George Slack, Jason Kelly Johnson, Susan Eslick
Executive Director: Julie Christensen

Minutes

1. Meeting Opened by President Kanwar Kelley at 6:34

2. Roll Call (Secretary Kim Tercero)

Kim Tercero called roll.

3. Approve July Minutes (Secretary Kim Tercero)

VOTE: the July minutes were approved

4. Announcements (All)

None

5. Nominations for Dogpatch owner/tenant Seat 12 (Vote)

Katherine Doumani works closely with district Supervisor office and serves on DNA; Expressed interest earlier but did not register in time to run in last election; Noted as great neighborhood advocate; eager to fill open position.

VOTE: motion to nominate Katherine Doumani to fill seat was approved

6. Support for Food Bank expansion (Julie Christensen)

Food Bank is in huge demand, has need for growth, tough at current location. Needed addition but plan SOM drafted had issues including issues with trucks and converting the gear to parking lot. Redesign project, retained ring road and dock trucks toward rear, pushed building forward and addition now has active volunteer lobby and will keep trucks off the road. New design is more engaging. Seeking will of board to support extension by officially being added to list as official supporters

VOTE: motion to formally support Food Bank approved

7. Support for Esprit Park (Julie Christensen)

Expected rec park to approach community organizations for rollout by now. There was dissension after last public meeting that stalled process. Proposing GBD augment maintenance to keep project moving

forward. Outlined goals and added clarification points. Reviewed schematic plan which is similar to existing but incorporates pragmatic changes. Detailed changes and features of park as part of public realm plan. Fractions are supporters of dogs to openly roam off leash, no dogs, leashed dogs. Partitioned off areas to designate leash/no leash areas. New option to keep meadow to stay contiguous and connected. Rec park has incorporated options and came up with a solution that creates figure 8 pathway that delineates North and South meadow to meet the needs of community. South area is no dog and North is dog friendly but if leash or not leash depends on turf. The question currently before rec park/community is what choices can be offered to get a consensus. Group is saying absolutely no synthetic turf and rec park is saying because they can't maintain, no dogs allowed. If GBD offered annual financing for augmented maintenance of natural turf in dog meadow, will they consider natural turf area for dogs. No formal agreement but conversations have been promising. In GBD charter, Esprit is listed as park we need to maintain. We have only completed one project despite it being 50% of green space. Plans still need to be presented to community but this could be the one that unites groups. Estimate cost \$60k a year. Board comments:

Kristel Craven opposes as leash/no leash is an unwinnable battle in any community; it is already a park; we need to leverage dollars and talent on creating new green spaces.

Janet Carpinelli– park and rec should be maintaining; expect maintenance will be more money as other parks with dogs always look bad; no one in meeting wanted synthetic turf.

Jean Bogiages – GBD was started to take care of parks as well as create new spaces; We have not done anything for Esprit and need to; ran into issue with Rec Park as they didn't want us to maintain park as there was a conflict with union labor.

Cori Chipman – looking at numbers, 50% of parks but only spend 10%; acknowledged Kristel's comment about better use of funds; asked what is reason with synthetic turf? Durability and doesn't get muddy; The city markets this a place to bring children and dogs and thinks we should do the same; Referenced another park as success story for dogs.

Katherine Doumani - concurs with Julie Christensen and need to find a solution to move this forward; not as GBD but as community; agrees with idea of convincing rec park that we can handle maintenance of turf; North meadow only dogs was agreed to previously but that has changed; due to nature – folks that are organizing on behalf of dogs should fundraise and contribute and GBD can match.

Kanwar Kelley– what is contingency? Suggested to add in language.

John Alderman– question regarding frequency of re-sodding; during that period what will dog owners do?

Julie Christensen – has had many conversations to make plan work and understand behavior. Can fence off and learn how to adjust over the years; Dog ownership has skyrocketed.

Sasha -introduced as VP of Friends of Esprit Park; revamped organization and worked with original founders; wants resolution that is transparent; Esprit park is a gem.

Bruce Huie – let’s keep comments positive; wants to highlight Katherine Doumani’s proposal to put more responsibility on dog owners.

Sasha responded to inquiry if FOEP would support proposal and noted cannot accept on behalf of group but personally wants process to be public; Noted does not want to give more money to rec and park.

Janet Carpinelli– inquired if there will be agreement that there is enforcement of final plan (dog vs no dog).

Kristel Craven – shared Duboce and Dolores parks as examples that have area to protect kids from dogs.

Julie Christensen - there will be partitions to separate space. Will not make agreements but needs to know if we should continue discussion.

VOTE: motion to propose GBD fund maintenance approved

8. ED Report (Julie Christensen)

Kat Sawyer introduced GBD to PUC, looking at Caltrans wastewater problems; Sent multiple images. PG&E butchered trees in Minnesota grove.

Muni employee and other folks caught stealing plants. Incidents have been reported. Witnesses encouraged to take photos and submit to GBD.

GBD maintenance – over 52K pounds of trash, almost 1K needles collected. Thanked Jean Bogagies for stewarding the upkeep of numbers.

Reference the website to see maintenance schedule.

Welcomed Jonathan –

Angel alley - meeting tomorrow

Vermont street – submitted proposal to FUF

20th street – not much new this week

Fallen Bridge – public works put order for fence; delayed a month

USOPO plaza – UCSF may help with funding

Community challenge grant – confirmed grant being offered and need to identify what projects should GBD apply for grant for. Send suggestions to Julie Christensen.

Financials – June year end so lots of work

9. FY 19/20 Year End review (Julie Christensen)

Reviewed summary – for new board members, we approve a rolled-up budget; detailed budget explains how we got to this budget. Rollover was 5% over estimate. Collected more assessments than expected.

USD and Caltrains have finally contributed. 109% of anticipated revenue. Four categories we are held to

include: Maintenance - under as we were under billed by vendor; Capital - at 98% so on track; Accountability – have more money than what current projects require, at 85% of budget; and Operations- on track. Detailed budget shows how much spent on each project and what rolled over. We are exactly where we are supposed to be

10. Proposed project - Tennessee @ 25th: Bike + Pedestrian cut through (Julie Christensen)

Peter Belden and DNA approached GBD with proposal and meshed with concerns we had with area. Peter Belden noted proposal is establishing cut thru for pedestrian and bike cut thru that runs North/South on Tennessee between 25 and 26t. Area is already closed to cars which is a de facto closed street. There is a gap in citywide bike network in Dogpatch that is safe for all ages and abilities. Strings together elements to make a better connector. 3rd street and Illinois, Indiana, and Minnesota all have issues making it not conducive to bikes. Previous owner of building blocked street and poured median without permit, created a private parking lot; no pedestrian or bike way. Julie Christensen asked Lainez to price out to repair and turn curb, repave, and add metal baller to prevent car parking; along with potential beautification. MTA is willing to take out median but neighbor in Dogpatch concerned this will encourage car traffic. Estimate is \$10K and can be executed relatively quickly.

Katherine Doumani inquired if there will be cross walk across 25th. Julie Christensen noted Minnesota will have cross walk, stop sign and bulb outs. Public works is still debating Tennessee.

Peter Belden noted adding cut thru will generate supporters and will encourage protection in the quarter
VOTE: motion to adopt Tennessee at 25th cut through project approved

11. Minnesota Grove water reimbursement (Julie Christensen)

Private individual owners of condos across Minnesota Grove have been paying for water since it was established in 1999. Originally owner ran water line under street for garden. HOA approached GBD to consider if we would pay for water. Suspected GBD water usage spiked due to extension but was due to residents being home due to Covid. Requested \$205.62 reimbursement for and reimburse on a quarterly basis until we get our own water meter. Estimating \$1,800/\$2,400 year until we get our own meter. Some HOA members want it to be retroactive. Asking Board if we should reimburse and should we compensate additional amount.

Jean Bogiages inquired if reimbursement amount reflects special rate for watering plants. Julie Christensen confirmed it does not but they just charged us water not sewer which would be higher. HOA is applying for reduced rate.

Monique Wallace agrees GBD to pay going forward but not past.

Kristel Craven noted HOA shouldn't have undue burden to pay for water but not retroactive.

VOTE: motion to reimburse HOA for July and on quarterly basis until we get our meter approved

13. Board committees and working group updates (Committee Leads)

Events - First socially distanced event was last month. 6-10 folks showed up that did not sign up. Parked looked amazing after. Followed strict rules including putting out flags to designate work areas and social distanced, make sure all was clean and tools wiped down. Monique and partner put up frame and many took photos which were shared. Meetings are held the last Monday of the month.

Fundraising – codified approach on donation and donors. Read steps to team. Not in bylaws or management plan. Will be a statement of policy. Identified fundraising committee members to be Bruce Huie, Cori Chipman, Kanwar Kelley, Jean Bogiages. Clarified point 4 is for unsolicited or unsolicited donations. Julie Christensen gave example of Caltrans contract that gave restrictions on money. Cori Chipman resurfaced Amazon Smile program and updated language to address concerns with Amazon. VOTE: motion to adopt Fundraising Priorities & Best Approach for all Donors and Donations policy statement approved

VOTE: motion to post and share Amazon Smile info flyer approved

12 Damage and destruction in GBD maintained spaces (Kanwar Kelley)

Discussed adding in cameras for community monitoring vs going to police. Kanwar Kelley shared stories of vandalism in his home and on his block. Proposing to collaborate with sister organizations (DNA, Potrero Boosters, etc.) to have a unified voice. Jean Bogiages worked with SAFE group which advise local communities how to make things safer by hosting meetings with neighbors, SAFE and police. Brings awareness for police which causes them to become more active. Katherine Doumani notes a similar effort to address homelessness clarifying she is not connecting homeless with crime, by way of RESCUE SF. Have approached DNA and have very seasoned community advocates. SAFE strategy is to partner with local organizations so that issue is raised to all Supervisors and Mayor. Focus on addressing homelessness, conditions in streets, and petty crime. Identified realignment as root cause. Bruce Huie and Joel Bean (Treasurer) have joined on behalf of DNA. They are on a journey and are not interested in dictating what works and what doesn't work.

Julie Christensen confirmed SAFE group understand city policy and issues.

Bruce Huie to report on experience with RESCUE.

Kristel Craven shared she was part of neighborhood organizations and found the larger the group, the more city resources will support including police. Suggested being visible with neighbors (not necessarily Next door). Police monthly meetings in Bayview/Dogpatch are now virtual.

John Alderman identified GBD core mission is to join community.

Kanwar Kelley inquired if we should consider video surveillance. Julie Christensen noted in comparison with other GBDs with pilot program our complaints seem "tiny". We would need to start with 6-10

cameras and have a sufficient network. May consider private cameras which do exist and are capturing crime on Vermont but not abating.

Katherine Doumani expressed surveillance and police makes her a bit uncomfortable. She does not want to target based on skin color. It is a sensitive topic.

Jean Bogiages agrees with surveillance concern and gave example where kids got caught and worked as a group to address.

14. Adjourn (Kanwar Kelley)

Kanwar Kelley adjourned the meeting at 8:33

Guests: Peter Belden, Kayla Hughes; Katherine Doumani, Jonathan Goldberg, Sasha, Caller 01.