



**Dogpatch & Northwest Potrero Hill Green Benefit District
Monthly Board of Directors Meeting**

August 16, 2023 6:30 - 8:30pm
Dogpatch Hub, 1278 Minnesota St

NOTE: Directors **must attend in person** or notify the President or ED of a planned absence.

Board: Bill Barnes, Katherine Doumani, Susan, Eslick, Barb Fritz, Kanwar Kelley, Donovan Lacy, Jason Kelly Johnson, Daphne Magnawa, Patrice Martin, Terri McFarland, Sarah Miers, Michael Plater, Richard Romero, Paul Selmants, Shawn Troedson

Executive Director: Julie Christensen

MEETING AGENDA

1	Open Meeting	Donovan Lacy
2	Roll Call	Donovan Lacy
3	Vision/Mission & conduct reminder	Patrice Martin
4	Approve June 2023 Minutes (-B-)	Shawn Troedson
5	Welcome Guests Meeting attendance Call for Announcements Public Comment for items not on the agenda Call for Future Agenda Items	Donovan Lacy
	Introducing Roy Tillery, Jr, new GBD Public Works liaison	Julie Christensen
	Review of proposed park meter fee changes in Dogpatch (-C-)	Hank Wilson, SFMTA
	Quarterly financial report (-D-)	Susan Eslick, Treasurer
	ED Report (-E-)	Julie Christensen
6	ED Search Update	Sarah Miers Michael Plater
7	Renewal Planning Update	Patrice Martin Daphne Magnawa
8	Overview of project evaluation & prioritization to date	Julie Christensen

	Part 1 of a discussion on how projects are proposed, selected, prioritized, and scheduled (-F-)	
9	Adjourn	Donovan Lacy

This is a public meeting and members of the public are encouraged to attend. Additional comments, questions, and special accommodation requests can be made at info@greenbenefit.org and (415) 851-1570.

Public Comment

At this time, members of the public may address the GBD Board on items of interest to the public that are within the subject matter jurisdiction of the Committee but do not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a Committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at Public Comment. In response to public comment on an item that is not on the agenda, the Committee is limited to:

- Briefly responding to statements made or questions posed by members of the public, or Requesting staff to report back on the matter at a subsequent meeting,
or
- Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)



**Dogpatch & Northwest Potrero Hill GBD
Board of Directors General Meeting**

July 19, 2023 6:30 - 8:30pm

In person: Dogpatch Hub, 1278 Minnesota St

Board Members in Attendance: Katherine Doumani, Susan Eslick, Barb Fritz, Kanwar Kelley, Daphne Magnawa, Terri McFarland, Sarah Miers, Michael Plater, Richard Romero, Paul Selmants, Shawn Troedson

Absent: Bill Barnes, Jason Kelly Johnson, Donovan Lacy, Patrice Martin

Executive Director: Julie Christensen

Guests: Jean Bogiages, Rebecca Groves, Patrick Hoctell, Iliana Jaiteh, Linda James, Jordan Rode, Calista Shepherd, Michael Spain

1. Open Meeting

Sarah calls the meeting to order at 6:36 pm.

2. Roll Call

Shawn completed the roll call and established a quorum.

3. Vision/Mission & Conduct Reminder

Led by Shawn.

4. Approve June 2023 Meeting Minutes

Richard moved to approve the minutes, Susan seconds. All in favor, motion passed. June minutes approved.

5. Announcements

- NW Potrero Hill trash clean up July 30th 10-11:30am. Meet at Benches Park.
- Dogpatch Neighborhood Association does not have a cleanup or meeting in August
- Chef Pop up at ICA 7/20 5-8pm
- Museum of Craft and Design Make Art night 7/20 5:30-9pm
- Sundown Cinema 7/21 6-11pm at Crane Cove Park, viewing Moana
- Dogpatch Tunnel Top Park will host Poets in the Park on 7/23 1-3pm, with an open mic portion
- Dogpatch Hub is hiring a coordinator
- GBD ED job description is up on website and linkedin, rolling aps for another week

5. Public Comment

- Mike Spain brought forward concerns and requests about Woods Yard – proposed picnic tables last time he presented to the GBD, still wants them put in place; wants lights for Woods Yard strung through the trees and powered by solar panels on the two poles that already exist in the yard, and an overhang for the park of Woods Park that's bounded by cement pillars; requests inclusion at the next meeting (similar to industrial look and feel of neighborhood)

6. Executive Director Search Update

- Michael provides update: Five interviews so far; should have an individual selected by September
- Richard comments how much work and knowledge Julie as ED has put into the GBD; recommends Board to take a look at adding staff support; Susan highlights budget restrictions.

7. Renewal Planning Update (Daphne)

- Boundary evaluation update
- Daphne explains why the renewal effort is taking place now and for the next 12-16 months and provides a larger update
- Change in boundaries criteria:
 - Any new areas need to be attached (contiguous), financially and operationally viable, compelling and value-aligned, have strong support
 - Potrero could potentially expand East or South; Daphne and Donovan to meet with board members of the Potrero Boosters and neighbors to gauge interest
 - Dogpatch could potentially expand to include area around Tunnel Tops Park, and/or 22nd St stairs area
- Fundraising update
 - Power Station gave \$30K and are offering a \$25K match, Amazon has promised \$5K, DNA given \$10K = Total raised as of meeting: \$60K
- After discussion with consultants, unlikely GBD will need to go to a vote twice; support determined in petition phase
- Kickoff meeting with Urban Place August 10th
- Next committee meeting will be first week of August

8. Executive Director Report

- 20th Street:
 - GBD has donations and materials ready for the space...lacking permission from the city to build it
 - Director of Public Works pressing on our behalf
 - Filed for Shared Spaces permit
 - GBD has gotten Amazon to commit to repaving 20th St and building sidewalk on overpass; once they complete we can build the plaza
- Gateway / Vermont Gateway:

- Construction company is the same for Gateway and Esprit Park and they have slowed down work recently
 - Closing a lane on Vermont St for native plant garden
- 2023 Dogpatch Music Series:
 - \$25K received from Avenue Green Light
 - Working on securing vendors; will need volunteers
- Iowa Street Garden
 - Blooming!
 - Receiving \$75K reimbursement from the Community Challenge Grant
- IM Scott School
 - Being encouraged by SFUSD to focus on activating exterior spaces
 - Contact Richard or Bruce if interested in joining meetings
 - GBD role TBD
- Gears Meadow
 - New lease agreement signed for another 3 years

9. Adjourn

Meeting was adjourned at 7:31pm



SFMTA

Modernizing San Francisco's Parking Meter Hours

Dogpatch and NW Potrero Hill Green Benefit District

August 16, 2023

Why extend parking meter hours?

- Meter hours should reflect business hours
- Right now, they mirror the times businesses were open in the 1950s
- When parking meters are operating, it makes finding a parking space easier



Why NOW?



- The SFMTA is facing a significant budget deficit—as are most Bay Area transit agencies
- New revenue is needed to avoid Muni service cuts
- More than 400,000 Muni riders every day, many with very low incomes
- Extending parking meter hours could be part of the solution

Parking meter modernization proposal

- Extend hours Monday-Saturday
 - Until 10pm (previously 6pm)
 - Rates will be the same as 3-6pm rates to start
- Begin operating meters on Sundays
 - Noon-6pm
 - Rates will be the same as Saturday rates
- No time limits during the new meter hours
- Implementation in phases, through December 2024
- Expected revenue: \$18.5 million per year

Economic analysis underway

- City Controller's Office is conducting an independent analysis of the economic impact of extending parking meter hours
- We're working on possible solutions for employee parking



SF neighborhoods and other cities with extended parking meter hours

Cities with extended meter hours

California cities

Los Angeles

Sacramento

South San Francisco

Cities in other states

New York, NY

Chicago, IL

Washington, DC

Portland, OR

Las Vegas, NV

SF neighborhoods with extended meter hours

Fisherman's Wharf

Embarcadero

South Beach

Mission Bay

Potrero Hill (18th Street)

Extending meter hours helps local businesses and drivers

- More parking availability
- Easier parking for customers
- Drivers spend less time driving around searching for parking
- Customers don't avoid certain neighborhoods where finding parking is frustrating



Extending meter hours also helps Muni riders, people who walk & roll



- Improves Muni speed and reliability
- Reduces double parking and circling, which present hazards to other road users
- Reduces distracted driving
- Improves safety for pedestrians, people who ride bikes and scooters, wheelchair users

Extending meter hours can help support faith communities

- Sunday hours start later: Noon-6pm
- Easier parking for church-goers during peak demand times
- No limit to how many hours drivers can park at meters on Sundays
- Church-goers using Muni or walking can arrive more quickly and safely



Outreach plan



Other issues?



- What other issues are you and your members facing in terms of parking or traveling in the city on Muni or by walking, biking or rolling?

DOGPATCH & NORTHWEST POTRERO HILL GREEN BENEFIT DISTRICT
Statement of Financial Position

	6/30/2023
ASSETS	
Current Assets	
GBD Checking/Savings	
Checking	\$ 137,561
Savings	358,407
Total GBD Checking/Savings	\$ 495,967
UCSF Checking	
Checking-Esprit	\$ 96,744
Total UCSF Checking	\$ 96,744
Total Checking/Savings	\$ 592,711
Accounts Receivable	
Allowance Uncollectible Assessment	\$ (24,990)
Accounts Receivable - Assessment	46,769
Accounts Receivable - Grant	75,000
Total Accounts Receivable	\$ 96,778
Total Current Assets	\$ 689,490
Other Assets	
Prepaid Expenses	\$ 4,197
Mail Box Deposit	20
Caltrans Security Deposit	3,000
Total Other Assets	\$ 7,217
TOTAL ASSETS	\$ 696,706
 LIABILITIES & NET ASSETS	
Liabilities	
Current Liabilities	
Accounts payable	\$ 19,322
Accrued Expenses	14,658
Total Current Liabilities	\$ 33,981
Total Liabilities	\$ 33,981
Net Assets	
Without donor restrictions-Board Designated	\$ 468,606
With donor restrictions	194,120
Total Net Assets	\$ 662,726
TOTAL LIABILITIES & NET ASSETS	\$ 696,706

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
ASSESSMENT			
<i>MAINTENANCE/CAPITAL (62%)</i>	56%	58%	
REVENUE			
Prior Year Carryover	\$ 169,314	\$180,861	\$ 11,547
Assessments	369,489	371,721	2,232
General Benefit	32,655	22,535	(10,120)
Total Revenue	\$ 571,458	\$ 575,117	\$ 3,659
EXPENSES			
Park & Green Space			
Park & Green Space Maintenance	\$ 198,685	\$ 200,468	\$ 1,783
Sub-Total	\$ 198,685	\$ 200,468	\$ 1,783
Supplies			
Dog Waste Bags	\$ 1,500	\$ 1,444	\$ (56)
General Maintenance Supplies	500	407	(93)
Sub-Total	\$ 2,000	\$ 1,851	\$ (149)
Sidewalk & Public Realm			
Sidewalk & Public Realm	\$ 107,059	\$ 107,451	\$ 392
Utilities	4,000	1,621	(2,379)
Sub-Total	\$ 111,059	\$ 109,072	\$ (1,987)
Capital Projects - Improvement			
20th Street	\$ 20,000	\$ 5,419	\$ (14,581)
Angel Alley	-	120	120
Benches	-	-	-
Esprit	-	(10,000)	(10,000)
Gears Meadow/GBD Yard	7,000	16,980	9,980
Iowa Street	15,000	4,594	(10,406)
Progress Park	-	185	185
Progress Park Dog Run	-	108	108
Tennessee Street Project	-	435	435
Vermont Greenway	-	-	-
Woods Yard	-	2,651	2,651
Sub-Total	\$ 42,000	\$ 20,494	\$ (21,506)

	NW POTRERO HILL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
	62%	57%	
	\$ 40,051	\$40,184	\$ 133
	55,211	55,544	333
	5,819	3,288	(2,531)
	\$ 101,081	\$ 99,016	\$ (2,065)
	\$ 24,229	\$ 24,494	\$ 265
	\$ 24,229	\$ 24,494	\$ 265
	\$ 250	\$ 197	\$ (53)
	150	35	(115)
	\$ 400	\$ 232	\$ (168)
	\$ 23,501	\$ 23,559	\$ 59
	-	-	-
	\$ 23,501	\$ 23,559	\$ 59
	\$ -	\$ -	\$ -
	-	-	-
	-	135	135
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	19,500	-	(19,500)
	-	-	-
	\$ 19,500	\$ 135	\$ (19,365)

	GBD TOTAL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
	57%	58%	
	\$ 209,365	\$ 221,045	\$ 11,680
	424,700	427,265	2,565
	38,474	25,823	(12,651)
	\$ 672,539	\$ 674,133	\$ 1,594
	\$ 222,914	\$ 224,962	\$ 2,048
	\$ 222,914	\$ 224,962	\$ 2,048
	\$ 1,750	\$ 1,641	\$ (109)
	650	442	(208)
	\$ 2,400	\$ 2,083	\$ (317)
	\$ 130,560	\$ 131,010	\$ 450
	4,000	1,621	(2,379)
	\$ 134,560	\$ 132,631	\$ (1,929)
	\$ 20,000	\$ 5,419	\$ (14,581)
	-	120	120
	-	135	135
	-	(10,000)	(10,000)
	7,000	16,980	9,980
	15,000	4,594	(10,406)
	-	185	185
	-	108	108
	-	435	435
	-	-	-
	-	2,651	2,651
	\$ 61,500	\$ 20,629	\$ (40,871)

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
General Benefit (Volunteer Hours applied)	\$ 32,655	\$ 22,535	\$ (10,120)
Total Expenses	\$ 386,399	\$ 354,420	\$ (31,979)
Year-End Projected Carryover: Maintenance/Capital	\$ 185,059	\$ 220,696	\$ 35,637
Targeted Carryover	\$ 184,745	\$ 185,860	\$ 1,116
Variance	\$ 314	\$ 34,836	\$ 34,522
ACCOUNTABILITY, TRANSPARENCY, AND CITIZEN SERVICES (23%)	27%	25%	
REVENUE			
Prior Year Carryover	\$ 138,936	\$146,121	\$ 7,185
Assessments	137,069	137,896	827
Assessments (Allocated to Operations)	(24,500)	(24,500)	-
Total Revenue	\$ 251,505	\$ 259,517	\$ 8,012
EXPENSES			
Administrative Services			
Maintenance Oversight Wages	\$ 10,414	\$ 10,408	\$ (6)
Capital Planning Oversight Wages	17,357	17,347	(10)
Advocacy & Outreach Oversight Wages	59,012	58,979	(33)
Sub-Total	\$ 86,783	\$ 86,734	\$ (49)
Admin Management & Outreach	\$ 23,925	\$ 21,502	\$ (2,423)
Payroll Taxes & Other	\$ 9,293	\$ 8,813	\$ (480)
Executive Search - 75%	\$ 26,100	\$ 7,536	\$ (18,564)
Sub-Total: Administrative Services	\$ 146,101	\$ 124,585	\$ (21,516)
Annual Election	\$ 5,163	\$ 3,329	\$ (1,834)
Communications & Outreach			
Annual report			
Design, print ready	\$ 6,221	\$ 5,568	\$ (653)

NW POTRERO HILL		
22/23 Budget	YTD Actual	Actuals vs. Budget
\$ 5,819	\$ 3,288	\$ (2,531)
\$ 73,449	\$ 51,707	\$ (21,741)
\$ 27,632	\$ 47,309	\$ 19,676
\$ 27,606	\$ 27,772	\$ 167
\$ 27	\$ 19,536	\$ 19,510
23%	26%	
\$ 21,123	\$21,959	\$ 836
20,482	20,605	123
(3,700)	(3,700)	-
\$ 37,905	\$ 38,864	\$ 959
\$ 1,556	\$ 1,555	\$ (1)
2,594	2,592	(1)
8,818	8,813	(5)
\$ 12,968	\$ 12,960	\$ (7)
\$ 3,575	\$ 3,213	\$ (362)
\$ 1,389	\$ 1,317	\$ (72)
\$ 3,900	\$ 1,126	\$ (2,774)
\$ 21,832	\$ 18,616	\$ (3,215)
\$ 771	\$ 497	\$ (274)
\$ 930	\$ 832	\$ (98)

GBD TOTAL		
22/23 Budget	YTD Actual	Actuals vs. Budget
\$ 38,474	\$ 25,823	\$ (12,651)
\$ 459,848	\$ 406,128	\$ (53,720)
\$ 212,691	\$ 268,005	\$ 55,314
\$ 212,350	\$ 213,633	\$ 1,283
\$ 341	\$ 54,372	\$ 54,031
26%	26%	
\$ 160,059	\$ 168,080	\$ 8,021
157,551	158,502	951
(28,200)	(28,200)	-
\$ 289,410	\$ 298,381	\$ 8,971
\$ 11,970	\$ 11,963	\$ (7)
19,950	19,939	(11)
67,830	67,792	(38)
\$ 99,750	\$ 99,694	\$ (56)
\$ 27,500	\$ 24,715	\$ (2,785)
\$ 10,682	\$ 10,130	\$ (552)
\$ 30,000	\$ 8,663	\$ (21,337)
\$ 167,932	\$ 143,201	\$ (24,731)
\$ 5,934	\$ 3,826	\$ (2,108)
\$ 7,150	\$ 6,400	\$ (750)

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Printing, postage	4,785	4,659	(126)
Benefit District Alliance	\$ -	\$ 1,305	\$ 1,305
Mailers			
Printing, postage	\$ 3,062	\$ 1,137	\$ (1,925)
Business collateral			
Card Printing	\$ 174	\$ -	\$ (174)
Signage			
GBD Signage	\$ -	\$ 3,709	\$ 3,709
Project Signage	250	-	(250)
Park Signage Design	-	131	131
Photography	4,307	\$ 4,926	620
Vests & Decals	-	\$ -	-
Digital Communications			
Other Digital	\$ 687	\$ 831	143
Website			
Web hosting, plug ins	\$ 777	\$ 534	(243)
Advertising & Promotion	-	174	174
Sub-Total	\$ 20,263	\$ 22,974	\$ 2,711
Events			
Annual event/open house	\$ 4,785	\$ 2,126	\$ (2,659)
Community events/engagement	6,000	2,095	(3,905)
Displays	500	-	(500)
Dogpatch Music Series	-	-	-
Sub-Total	\$ 11,285	\$ 4,221	\$ (7,064)
Total Expenses	\$ 182,811	\$ 155,108	\$ (27,703)
Year-End Projected Carryover: ATCS	\$ 68,694	\$ 104,409	\$ 35,715
Targeted Carryover	\$ 68,535	\$ 68,948	\$ 414
Variance	\$ 159	\$ 35,461	\$ 35,302
OPERATIONS (15%)	17%	16%	
REVENUE			
Prior Year Carryover	\$ 49,106	\$39,699	\$ (9,407)
Assessments	89,393	89,932	539

NW POTRERO HILL		
22/23 Budget	YTD Actual	Actuals vs. Budget
715	696	(19)
\$ -	\$ 195	\$ 195
\$ 458	\$ 170	\$ (288)
\$ 26	\$ -	\$ (26)
\$ -	\$ 1,049	\$ 1,049
250	-	(250)
-	20	20
644	\$ 699	55
-	\$ -	-
\$ 108	\$ 124	16
\$ 96	\$ 80	(17)
-	26	-
\$ 3,226	\$ 3,890	\$ 639
\$ 715	\$ 318	\$ (397)
1,000	21	(979)
100	-	(100)
-	-	-
\$ 1,815	\$ 338	\$ (1,477)
\$ 27,643	\$ 23,342	\$ (4,327)
\$ 10,262	\$ 15,522	\$ 5,260
\$ 10,241	\$ 10,303	\$ 62
\$ 21	\$ 5,220	\$ 5,199
15%	17%	
\$ 7,299	\$6,354	\$ (945)
13,358	13,438	80

GBD TOTAL		
22/23 Budget	YTD Actual	Actuals vs. Budget
5,500	5,355	(145)
\$ -	\$ 1,500	\$ 1,500
\$ 3,520	\$ 1,307	\$ (2,213)
\$ 200	\$ -	\$ (200)
\$ -	\$ 4,758	\$ 4,758
500	-	(500)
-	150	150
4,950	\$ 5,625	675
-	\$ -	-
\$ 795	\$ 955	160
\$ 873	\$ 614	(259)
-	200	-
\$ 23,488	\$ 26,864	\$ 3,176
\$ 5,500	\$ 2,443	\$ (3,057)
7,000	2,116	(4,884)
600	-	(600)
-	-	-
\$ 13,100	\$ 4,559	\$ (8,541)
\$ 210,454	\$ 178,450	\$ (32,205)
\$ 78,956	\$ 119,931	\$ 40,976
\$ 78,776	\$ 79,251	\$ 475
\$ 180	\$ 40,681	\$ 40,500
17%	16%	
\$ 56,405	\$ 46,054	\$ (10,351)
102,751	103,371	620

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Assessments - Interest	-	275	275
Assessments (Allocated from ACTS)	24,500	24,500	-
Total Revenue	\$ 162,999	\$ 154,407	\$ (8,592)
EXPENSES			
Administrative Services			
ED Management & Oversight Wages	\$ 37,148	\$ 37,626	\$ 478
Bookkeeper Wages	24,169	21,394	(2,775)
Payroll Taxes & Other	5,119	5,743	625
Executive Search -25%	8,700	2,512	(6,188)
Sub-Total	\$ 75,136	\$ 67,276	\$ (7,859)
Board Development and Training	\$ 5,000	\$ 2,175	\$ (2,825)
Insurance	\$ 7,519	\$ 8,942	\$ 1,423
Office			
Office Hardware/Software	\$ 1,718	\$ 1,339	\$ (379)
Other Miscellaneous	765	664	(101)
Supplies	1,052	1,272	220
Mailbox rental	345	313	(32)
Sub-Total	\$ 3,880	\$ 3,588	\$ (292)
Professional Services			
Professional Services - Legal & Other	\$ 15,991	\$ 2,081	\$ (13,910)
Professional Services - Annual Assessment Report	-	3,999	3,999
CPA, Tax Prep, Audit/review	10,875	11,438	563
Sub-Total	\$ 26,866	\$ 17,519	\$ (9,347)
TOTAL: OPERATIONS	\$ 118,401	\$ 99,500	\$ (18,900)
Year-End Projected Carryover: Operations	\$ 44,598	\$ 54,906	\$ 10,308
Targeted Carryover	\$ 44,697	\$ 44,966	\$ 270
Variance	\$ (98)	\$ 9,940	\$ 10,038
NON-ASSESEMENT			
DONATION & OTHER			

	NW POTRERO HILL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
	-	41	41
	3,700	3,700	-
Total Revenue	\$ 24,357	\$ 23,534	\$ (823)
EXPENSES			
Administrative Services			
ED Management & Oversight Wages	\$ 5,551	\$ 5,622	\$ 71
Bookkeeper Wages	3,612	3,197	(415)
Payroll Taxes & Other	765	872	107
Executive Search -25%	1,300	375	(925)
Sub-Total	\$ 11,228	\$ 10,067	\$ (1,162)
Board Development and Training	\$ 700	\$ 325	\$ (375)
Insurance	\$ 1,127	\$ 1,336	\$ 209
Office			
Office Hardware/Software	\$ 257	\$ 200	\$ (57)
Other Miscellaneous	92	99	7
Supplies	114	204	90
Mailbox rental	51	47	(4)
Sub-Total	\$ 514	\$ 550	\$ 36
Professional Services			
Professional Services - Legal & Other	\$ 2,389	\$ 311	\$ (2,078)
Professional Services - Annual Assessment Report	-	598	598
CPA, Tax Prep, Audit/review	1,625	1,709	84
Sub-Total	\$ 4,014	\$ 2,618	\$ (1,397)
TOTAL: OPERATIONS	\$ 17,584	\$ 14,896	\$ (2,688)
Year-End Projected Carryover: Operations	\$ 6,773	\$ 8,638	\$ 1,865
Targeted Carryover	\$ 6,679	\$ 6,719	\$ 40
Variance	\$ 94	\$ 1,919	\$ 1,825
NON-ASSESEMENT			
DONATION & OTHER			

	GBD TOTAL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
	-	316	316
	28,200	28,200	-
Total Revenue	\$ 187,356	\$ 177,941	\$ (9,415)
EXPENSES			
Administrative Services			
ED Management & Oversight Wages	\$ 42,699	\$ 43,249	\$ 550
Bookkeeper Wages	27,781	24,591	(3,190)
Payroll Taxes & Other	5,884	6,616	732
Executive Search -25%	10,000	2,887	(7,113)
Sub-Total	\$ 86,364	\$ 77,343	\$ (9,021)
Board Development and Training	\$ 5,700	\$ 2,500	(3,200)
Insurance	\$ 8,646	\$ 10,278	1,632
Office			
Office Hardware/Software	\$ 1,975	\$ 1,539	\$ (436)
Other Miscellaneous	857	763	(94)
Supplies	1,166	1,476	310
Mailbox rental	395	360	(35)
Sub-Total	\$ 4,393	\$ 4,138	\$ (255)
Professional Services			
Professional Services - Legal & Other	\$ 18,380	\$ 2,392	\$ (15,988)
Professional Services - Annual Assessment Report	-	4,597	4,597
CPA, Tax Prep, Audit/review	12,500	13,147	647
Sub-Total	\$ 30,880	\$ 20,137	\$ (10,744)
TOTAL: OPERATIONS	\$ 135,984	\$ 114,396	\$ (21,587)
Year-End Projected Carryover: Operations	\$ 51,371	\$ 63,544	\$ 12,173
Targeted Carryover	\$ 51,376	\$ 51,685	\$ 310
Variance	\$ (4)	\$ 11,859	\$ 11,863
NON-ASSESEMENT			
DONATION & OTHER			

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
REVENUE			
PRIOR YEAR CARRYOVER - DONATION			
20th Street (UCSF)	\$ 32,000	\$ 32,000	\$ -
20th Street (Steelcase Inc.)	-	1,500	1,500
22nd Street (Bauman Contractor's Reserve)	28,078	28,078	-
Gateway Loop (Private Donor)	-	-	-
Iowa Street (California Barrel Co.)	40,000	40,000	-
Unrestricted (Private Donors)	1,179	1,206	27
Vermont Greenway (Private Donor)	-	-	-
Vermont Greenway (Spear Street Capital)	-	-	-
Prior Year Carryover Total: Donation	\$ 101,257	\$ 102,784	\$ 1,527
DONATIONS			
In-Kind Donation (IN)	\$ -	\$ 79,500	\$ 79,500
20th Street (California Barrel Co)	-	10,000	10,000
Dogpatch Music Series (California Barrel Co)	-	6,930	6,930
Dogpatch Music Series (DNA)	-	1,500	1,500
Unrestricted (Private Donors)	-	1,173	1,173
Sub-Total	\$ -	\$ 99,103	\$ 99,103
GRANTS & OTHER			
Dogpatch Community Events (Ave Greenlight)	\$ -	\$ 5,000	\$ 5,000
Dogpatch Music Series (SFCDMA)	-	10,000	10,000
Iowa Street (Community Challenge Grant)	75,000	75,000	-
Vermont Greenway (Community Challenge Grant)	-	-	-
Wayfinding (SFCDMA)	-	40,000	40,000
Sub-Total	\$ 75,000	\$ 130,000	\$ 55,000
Total Revenue	\$ 176,257	\$ 331,887	\$ 155,630
EXPENSES			
DONATIONS			
In-Kind Donation (OUT)	\$ -	\$ 79,500	\$ 79,500
20th Street (Private Donor)	1,000	-	(1,000)
22nd Street (Bauman Contractor's Reserve)	28,078	435	(27,643)
Dogpatch Music Series (Private Donor)	-	8,163	8,163
Gateway Loop (Private Donor)	-	-	-
Iowa Street (California Barrel Co.)	40,000	40,000	-

NW POTRERO HILL		
22/23 Budget	YTD Actual	Actuals vs. Budget
\$ -		\$ -
-	-	-
-	-	-
2,228	2,000	(228)
-	-	-
123	355	232
2,500	2,500	-
10,000	10,000	-
\$ 14,851	\$ 14,855	\$ 4
\$ -	\$ 18,847	\$ 18,847
-	-	-
-	-	-
-	-	-
-	130	130
\$ -	\$ 18,977	\$ 18,977
\$ -	\$ -	\$ -
-	-	-
-	-	-
149,987	-	(149,987)
-	-	-
\$ 149,987	\$ -	\$ (149,987)
\$ 164,838	\$ 33,832	\$ (131,006)
\$ -	\$ 18,847	\$ 18,847
-	-	-
-	-	-
-	-	-
2,228	-	(2,228)
-	-	-

GBD TOTAL		
22/23 Budget	YTD Actual	Actuals vs. Budget
\$ 32,000	\$ 32,000	\$ -
-	1,500	1,500
28,078	28,078	-
2,228	2,000	(228)
40,000	40,000	-
1,302	1,561	259
2,500	2,500	-
10,000	10,000	-
\$ 116,108	\$ 117,639	\$ 1,531
\$ -	\$ 98,347	\$ 98,347
-	10,000	10,000
-	6,930	6,930
-	1,500	1,500
-	1,303	1,303
\$ -	\$ 118,080	\$ 118,080
\$ -	\$ 5,000	\$ 5,000
-	10,000	10,000
75,000	75,000	-
149,987	-	(149,987)
-	40,000	40,000
\$ 224,987	\$ 130,000	\$ 141,174
\$ 341,095	\$ 365,719	\$ 260,785
\$ -	\$ 98,347	\$ 98,347
1,000	-	(1,000)
28,078	435	(27,643)
-	8,163	8,163
2,228	-	(2,228)
40,000	40,000	-

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Vermont Greenway (Private Donor)	-	-	-
Vermont Greenway (Spear Street Capital)	-	-	-
Sub-Total	\$ 69,078	\$ 128,098	\$ 59,020
GRANTS & OTHER			
20th Street (UCSF)	\$ 32,000	\$ -	\$ (32,000)
Dogpatch Community Events (Ave Greenlight)	-	2,680	2,680
Dogpatch Music Series (SFCDMA)	-	10,000	10,000
Iowa Street (Community Challenge Grant)	75,000	75,000	-
Vermont Greenway (Community Challenge Grant)	-	-	-
Wayfinding (SFCDMA)	-	16,500	16,500
Sub-Total	\$ 107,000	\$ 104,180	\$ (2,820)
Total Expenses	\$ 176,078	\$ 232,278	\$ 56,200
Projected Year-End Carryover: Donation & Other	\$ 179	\$ 99,610	\$ 99,431
UCSF GRANT - Esprit			
UCSF GRANT INCOME - Esprit			
Grant Income - Carryover	\$ 224,065	\$ 224,065	\$ -
Grant Income	-	-	-
Total Income	\$ 224,065	\$ 224,065	\$ -
ESPRIT COSTS MANAGED BY THE GBD			
Landscape Architect and Subconsultants	\$ 160,587	\$ 108,449	\$ (52,138)
Arborist	5,944	2,538	(3,407)
Peer Review	-	-	-
Total Design	\$ 166,531	\$ 110,987	\$ (55,544)
GBD ADMINISTRATION			
Bookkeeping	\$ 5,475	\$ 6,333	\$ 858
CPA, Tax Prep, Audit/review	-	-	-
Contingency - Legal	-	-	-
Contingency (11 Concrete and Paving)	-	10,094	10,094
Total GBD Administration	\$ 5,475	\$ 16,427	\$ 10,952
Total Expenses	\$ 172,006	\$ 127,414	\$ (44,592)
Projected Year-End Carryover: Esprit	\$ 52,059	\$ 96,651	\$ 44,592

NW POTRERO HILL		
22/23 Budget	YTD Actual	Actuals vs. Budget
2,500	-	(2,500)
10,000	-	(10,000)
\$ 14,728	\$ 18,847	\$ 4,119
\$ -	\$ -	\$ -
-	-	-
-	-	-
-	-	-
149,987		(149,987)
-		-
\$ 149,987	\$ -	\$ (149,987)
\$ 164,715	\$ 18,847	\$ (145,868)
\$ 123	\$ 14,985	\$ 14,862
\$ -	\$ -	\$ -
-	-	-
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
-	-	-
-	-	-
-	-	-
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -

GBD TOTAL		
22/23 Budget	YTD Actual	Actuals vs. Budget
2,500	-	(2,500)
10,000	-	(10,000)
\$ 83,806	\$ 146,945	\$ 63,139
\$ 32,000	\$ -	\$ (32,000)
-	2,680	2,680
-	10,000	10,000
75,000	75,000	-
149,987	-	(149,987)
-	16,500	16,500
\$ 256,987	\$ 104,180	\$ (152,807)
\$ 340,793	\$ 251,125	\$ (89,668)
\$ 302	\$ 114,595	\$ 350,453
\$ 224,065	\$ 224,065	\$ -
-	-	-
\$ 224,065	\$ 224,065	\$ -
\$ 160,587	\$ 108,449	\$ (52,138)
5,944	2,538	(3,407)
-	-	-
\$ 166,531	\$ 110,987	\$ (55,544)
\$ 5,475	\$ 6,333	\$ 858
-	-	-
-	-	-
-	10,094	10,094
\$ 5,475	\$ 16,427	\$ 10,952
\$ 172,006	\$ 127,414	\$ (44,592)
\$ 52,059	\$ 96,651	\$ 44,592

DOGPATCH & NORTHWEST POTRERO HILL GREEN
 Fiscal Year 2022-2023 Budget
 Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Assessment Total			
Prior Year Assessment Carryover	\$ 357,356	\$ 366,681	\$ 9,325
Revenue: Assessments	595,951	599,825	3,874
Revenue: General Benefits	32,655	22,535	(10,120)
Expenditure: Assessments	654,956	586,494	(68,462)
Expenditure: General Benefits	32,655	22,535	(10,120)
Projected Carryover - Assessments	\$ 298,351	\$ 380,012	\$ 81,661
Grant & Donation Total			
Prior Year Carryover Grant & Donations	\$ 101,257	\$ 102,784	\$ 1,527
Revenue: Grants & Donations	75,000	229,103	154,103
Expenditure: Grants & Donations	176,078	232,278	254,733
Projected Carryover - Grants & Donations	\$ 179	\$ 99,610	\$ (99,103)
UCSF Grant Total			
Prior Year Carryover-UCSF Grant	\$ 224,065	\$ 224,065	\$ -
Revenue: UCSF Grant	-	-	-
Expenditure: UCSF Grant	172,006	127,414	(44,592)
Projected Carryover - UCSF	\$ 52,059	\$ 96,651	\$ 44,592
GRAND TOTAL			
Prior Year Carryover	\$ 682,678	\$ 693,530	\$ 10,852
Total Revenue	703,606	851,463	147,857
Total Expenses	1,035,695	968,721	(66,975)
Projected Carryover	\$ 350,589	\$ 576,272	\$ 225,683

	NW POTRERO HILL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Prior Year Assessment Carryover	\$ 68,473	\$ 68,497	\$ 24
Revenue: Assessments	89,051	89,629	578
Revenue: General Benefits	5,819	3,288	(2,531)
Expenditure: Assessments	112,857	86,657	(26,225)
Expenditure: General Benefits	5,819	3,288	(2,531)
Projected Carryover - Assessments	\$ 44,667	\$ 71,469	\$ 26,827
Prior Year Carryover Grant & Donations	\$ 14,851	\$ 14,855	\$ 4
Revenue: Grants & Donations	149,987	18,977	(131,010)
Expenditure: Grants & Donations	164,715	18,847	(145,868)
Projected Carryover - Grants & Donations	\$ 123	\$ 14,985	\$ 14,862
Prior Year Carryover-UCSF Grant	\$ -	\$ -	\$ -
Revenue: UCSF Grant	-	-	-
Expenditure: UCSF Grant	-	-	-
Projected Carryover - UCSF	\$ -	\$ -	\$ -
Prior Year Carryover	\$ 83,324	\$ 83,352	\$ 28
Total Revenue	244,857	111,894	(132,963)
Total Expenses	283,391	108,792	(174,599)
Projected Carryover	\$ 44,790	\$ 86,454	\$ 41,664

	GBD TOTAL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Prior Year Assessment Carryover	\$ 425,829	\$ 435,178	\$ 9,349
Revenue: Assessments	685,002	689,454	4,452
Revenue: General Benefits	38,474	25,823	(12,651)
Expenditure: Assessments	767,812	673,151	(94,661)
Expenditure: General Benefits	38,474	25,823	(12,651)
Projected Carryover - Assessments	\$ 343,019	\$ 451,481	\$ 108,461
Prior Year Carryover Grant & Donations	\$ 116,108	\$ 117,639	\$ 1,531
Revenue: Grants & Donations	224,987	248,080	23,093
Expenditure: Grants & Donations	340,793	251,125	(89,668)
Projected Carryover - Grants & Donations	\$ 302	\$ 114,595	\$ 114,293
Prior Year Carryover-UCSF Grant	\$ 224,065	\$ 224,065	\$ -
Revenue: UCSF Grant	\$ -	\$ -	-
Expenditure: UCSF Grant	\$ 172,006	127,414	(44,592)
Projected Carryover - UCSF	\$ 52,059	\$ 96,651	\$ (44,592)
Prior Year Carryover	\$ 766,002	\$ 776,882	\$ 10,880
Total Revenue	948,463	963,357	14,894
Total Expenses	1,319,086	1,077,513	(241,574)
Projected Carryover	\$ 395,379	\$ 662,726	\$ 267,348

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
ASSESSMENT			
<i>MAINTENANCE/CAPITAL (62%)</i>	56%	58%	
REVENUE			
Prior Year Carryover	\$ 169,314	\$180,861	\$ 11,547
Assessments	369,489	371,721	2,232
General Benefit	32,655	22,535	(10,120)
Total Revenue	\$ 571,458	\$ 575,117	\$ 3,659
EXPENSES			
Park & Green Space			
Park & Green Space Maintenance	\$ 198,685	\$ 200,468	\$ 1,783
Sub-Total	\$ 198,685	\$ 200,468	\$ 1,783
Supplies			
Dog Waste Bags	\$ 1,500	\$ 1,444	\$ (56)
General Maintenance Supplies	500	407	(93)
Sub-Total	\$ 2,000	\$ 1,851	\$ (149)
Sidewalk & Public Realm			
Sidewalk & Public Realm	\$ 107,059	\$ 107,451	\$ 392
Utilities	4,000	1,621	(2,379)
Sub-Total	\$ 111,059	\$ 109,072	\$ (1,987)
Capital Projects - Improvement			
20th Street	\$ 20,000	\$ 5,419	\$ (14,581)
Angel Alley	-	120	120
Benches	-	-	-
Esprit	-	(10,000)	(10,000)
Gears Meadow/GBD Yard	7,000	16,980	9,980
Iowa Street	15,000	4,594	(10,406)
Progress Park	-	185	185
Progress Park Dog Run	-	108	108
Tennessee Street Project	-	435	435
Vermont Greenway	-	-	-
Woods Yard	-	2,651	2,651
Sub-Total	\$ 42,000	\$ 20,494	\$ (21,506)

	NW POTRERO HILL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
	62%	57%	
	\$ 40,051	\$40,184	\$ 133
	55,211	55,544	333
	5,819	3,288	(2,531)
	\$ 101,081	\$ 99,016	\$ (2,065)
	\$ 24,229	\$ 24,494	\$ 265
	\$ 24,229	\$ 24,494	\$ 265
	\$ 250	\$ 197	\$ (53)
	150	35	(115)
	\$ 400	\$ 232	\$ (168)
	\$ 23,501	\$ 23,559	\$ 59
	-	-	-
	\$ 23,501	\$ 23,559	\$ 59
	\$ -	\$ -	\$ -
	-	-	-
	-	135	135
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	19,500	-	(19,500)
	-	-	-
	\$ 19,500	\$ 135	\$ (19,365)

	GBD TOTAL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
	57%	58%	
	\$ 209,365	\$ 221,045	\$ 11,680
	424,700	427,265	2,565
	38,474	25,823	(12,651)
	\$ 672,539	\$ 674,133	\$ 1,594
	\$ 222,914	\$ 224,962	\$ 2,048
	\$ 222,914	\$ 224,962	\$ 2,048
	\$ 1,750	\$ 1,641	\$ (109)
	650	442	(208)
	\$ 2,400	\$ 2,083	\$ (317)
	\$ 130,560	\$ 131,010	\$ 450
	4,000	1,621	(2,379)
	\$ 134,560	\$ 132,631	\$ (1,929)
	\$ 20,000	\$ 5,419	\$ (14,581)
	-	120	120
	-	135	135
	-	(10,000)	(10,000)
	7,000	16,980	9,980
	15,000	4,594	(10,406)
	-	185	185
	-	108	108
	-	435	435
	-	-	-
	-	2,651	2,651
	\$ 61,500	\$ 20,629	\$ (40,871)

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
General Benefit (Volunteer Hours applied)	\$ 32,655	\$ 22,535	\$ (10,120)
Total Expenses	\$ 386,399	\$ 354,420	\$ (31,979)
Year-End Projected Carryover: Maintenance/Capital	\$ 185,059	\$ 220,696	\$ 35,637
Targeted Carryover	\$ 184,745	\$ 185,860	\$ 1,116
Variance	\$ 314	\$ 34,836	\$ 34,522
ACCOUNTABILITY, TRANSPARENCY, AND CITIZEN SERVICES (23%)	27%	25%	
REVENUE			
Prior Year Carryover	\$ 138,936	\$146,121	\$ 7,185
Assessments	137,069	137,896	827
Assessments (Allocated to Operations)	(24,500)	(24,500)	-
Total Revenue	\$ 251,505	\$ 259,517	\$ 8,012
EXPENSES			
Administrative Services			
Maintenance Oversight Wages	\$ 10,414	\$ 10,408	\$ (6)
Capital Planning Oversight Wages	17,357	17,347	(10)
Advocacy & Outreach Oversight Wages	59,012	58,979	(33)
Sub-Total	\$ 86,783	\$ 86,734	\$ (49)
Admin Management & Outreach	\$ 23,925	\$ 21,502	\$ (2,423)
Payroll Taxes & Other	\$ 9,293	\$ 8,813	\$ (480)
Executive Search - 75%	\$ 26,100	\$ 7,536	\$ (18,564)
Sub-Total: Administrative Services	\$ 146,101	\$ 124,585	\$ (21,516)
Annual Election	\$ 5,163	\$ 3,329	\$ (1,834)
Communications & Outreach			
Annual report			
Design, print ready	\$ 6,221	\$ 5,568	\$ (653)

	NW POTRERO HILL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
	\$ 5,819	\$ 3,288	\$ (2,531)
Total Expenses	\$ 73,449	\$ 51,707	\$ (21,741)
Year-End Projected Carryover: Maintenance/Capital	\$ 27,632	\$ 47,309	\$ 19,676
Targeted Carryover	\$ 27,606	\$ 27,772	\$ 167
Variance	\$ 27	\$ 19,536	\$ 19,510
ACCOUNTABILITY, TRANSPARENCY, AND CITIZEN SERVICES (23%)	23%	26%	
REVENUE			
Prior Year Carryover	\$ 21,123	\$21,959	\$ 836
Assessments	20,482	20,605	123
Assessments (Allocated to Operations)	(3,700)	(3,700)	-
Total Revenue	\$ 37,905	\$ 38,864	\$ 959
EXPENSES			
Administrative Services			
Maintenance Oversight Wages	\$ 1,556	\$ 1,555	\$ (1)
Capital Planning Oversight Wages	2,594	2,592	(1)
Advocacy & Outreach Oversight Wages	8,818	8,813	(5)
Sub-Total	\$ 12,968	\$ 12,960	\$ (7)
Admin Management & Outreach	\$ 3,575	\$ 3,213	\$ (362)
Payroll Taxes & Other	\$ 1,389	\$ 1,317	\$ (72)
Executive Search - 75%	\$ 3,900	\$ 1,126	\$ (2,774)
Sub-Total: Administrative Services	\$ 21,832	\$ 18,616	\$ (3,215)
Annual Election	\$ 771	\$ 497	\$ (274)
Communications & Outreach			
Annual report			
Design, print ready	\$ 930	\$ 832	\$ (98)

	GBD TOTAL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
	\$ 38,474	\$ 25,823	\$ (12,651)
Total Expenses	\$ 459,848	\$ 406,128	\$ (53,720)
Year-End Projected Carryover: Maintenance/Capital	\$ 212,691	\$ 268,005	\$ 55,314
Targeted Carryover	\$ 212,350	\$ 213,633	\$ 1,283
Variance	\$ 341	\$ 54,372	\$ 54,031
ACCOUNTABILITY, TRANSPARENCY, AND CITIZEN SERVICES (23%)	26%	26%	
REVENUE			
Prior Year Carryover	\$ 160,059	\$ 168,080	\$ 8,021
Assessments	157,551	158,502	951
Assessments (Allocated to Operations)	(28,200)	(28,200)	-
Total Revenue	\$ 289,410	\$ 298,381	\$ 8,971
EXPENSES			
Administrative Services			
Maintenance Oversight Wages	\$ 11,970	\$ 11,963	\$ (7)
Capital Planning Oversight Wages	19,950	19,939	(11)
Advocacy & Outreach Oversight Wages	67,830	67,792	(38)
Sub-Total	\$ 99,750	\$ 99,694	\$ (56)
Admin Management & Outreach	\$ 27,500	\$ 24,715	\$ (2,785)
Payroll Taxes & Other	\$ 10,682	\$ 10,130	\$ (552)
Executive Search - 75%	\$ 30,000	\$ 8,663	\$ (21,337)
Sub-Total: Administrative Services	\$ 167,932	\$ 143,201	\$ (24,731)
Annual Election	\$ 5,934	\$ 3,826	\$ (2,108)
Communications & Outreach			
Annual report			
Design, print ready	\$ 7,150	\$ 6,400	\$ (750)

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Printing, postage	4,785	4,659	(126)
Benefit District Alliance	\$ -	\$ 1,305	\$ 1,305
Mailers			
Printing, postage	\$ 3,062	\$ 1,137	\$ (1,925)
Business collateral			
Card Printing	\$ 174	\$ -	\$ (174)
Signage			
GBD Signage	\$ -	\$ 3,709	\$ 3,709
Project Signage	250	-	(250)
Park Signage Design	-	131	131
Photography	4,307	\$ 4,926	620
Vests & Decals	-	\$ -	-
Digital Communications			
Other Digital	\$ 687	\$ 831	143
Website			
Web hosting, plug ins	\$ 777	\$ 534	(243)
Advertising & Promotion	-	174	174
Sub-Total	\$ 20,263	\$ 22,974	\$ 2,711
Events			
Annual event/open house	\$ 4,785	\$ 2,126	\$ (2,659)
Community events/engagement	6,000	2,095	(3,905)
Displays	500	-	(500)
Dogpatch Music Series	-	-	-
Sub-Total	\$ 11,285	\$ 4,221	\$ (7,064)
Total Expenses	\$ 182,811	\$ 155,108	\$ (27,703)
Year-End Projected Carryover: ATCS	\$ 68,694	\$ 104,409	\$ 35,715
Targeted Carryover	\$ 68,535	\$ 68,948	\$ 414
Variance	\$ 159	\$ 35,461	\$ 35,302
OPERATIONS (15%)	17%	16%	
REVENUE			
Prior Year Carryover	\$ 49,106	\$39,699	\$ (9,407)
Assessments	89,393	89,932	539

NW POTRERO HILL		
22/23 Budget	YTD Actual	Actuals vs. Budget
715	696	(19)
\$ -	\$ 195	\$ 195
\$ 458	\$ 170	\$ (288)
\$ 26	\$ -	\$ (26)
\$ -	\$ 1,049	\$ 1,049
250	-	(250)
-	20	20
644	\$ 699	55
-	\$ -	-
\$ 108	\$ 124	16
\$ 96	\$ 80	(17)
-	26	-
\$ 3,226	\$ 3,890	\$ 639
\$ 715	\$ 318	\$ (397)
1,000	21	(979)
100	-	(100)
-	-	-
\$ 1,815	\$ 338	\$ (1,477)
\$ 27,643	\$ 23,342	\$ (4,327)
\$ 10,262	\$ 15,522	\$ 5,260
\$ 10,241	\$ 10,303	\$ 62
\$ 21	\$ 5,220	\$ 5,199
15%	17%	
\$ 7,299	\$6,354	\$ (945)
13,358	13,438	80

GBD TOTAL		
22/23 Budget	YTD Actual	Actuals vs. Budget
5,500	5,355	(145)
\$ -	\$ 1,500	\$ 1,500
\$ 3,520	\$ 1,307	\$ (2,213)
\$ 200	\$ -	\$ (200)
\$ -	\$ 4,758	\$ 4,758
500	-	(500)
-	150	150
4,950	\$ 5,625	675
-	\$ -	-
\$ 795	\$ 955	160
\$ 873	\$ 614	(259)
-	200	-
\$ 23,488	\$ 26,864	\$ 3,176
\$ 5,500	\$ 2,443	\$ (3,057)
7,000	2,116	(4,884)
600	-	(600)
-	-	-
\$ 13,100	\$ 4,559	\$ (8,541)
\$ 210,454	\$ 178,450	\$ (32,205)
\$ 78,956	\$ 119,931	\$ 40,976
\$ 78,776	\$ 79,251	\$ 475
\$ 180	\$ 40,681	\$ 40,500
17%	16%	
\$ 56,405	\$ 46,054	\$ (10,351)
102,751	103,371	620

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Assessments - Interest	-	275	275
Assessments (Allocated from ACTS)	24,500	24,500	-
Total Revenue	\$ 162,999	\$ 154,407	\$ (8,592)
EXPENSES			
Administrative Services			
ED Management & Oversight Wages	\$ 37,148	\$ 37,626	\$ 478
Bookkeeper Wages	24,169	21,394	(2,775)
Payroll Taxes & Other	5,119	5,743	625
Executive Search -25%	8,700	2,512	(6,188)
Sub-Total	\$ 75,136	\$ 67,276	\$ (7,859)
Board Development and Training	\$ 5,000	\$ 2,175	\$ (2,825)
Insurance	\$ 7,519	\$ 8,942	\$ 1,423
Office			
Office Hardware/Software	\$ 1,718	\$ 1,339	\$ (379)
Other Miscellaneous	765	664	(101)
Supplies	1,052	1,272	220
Mailbox rental	345	313	(32)
Sub-Total	\$ 3,880	\$ 3,588	\$ (292)
Professional Services			
Professional Services - Legal & Other	\$ 15,991	\$ 2,081	\$ (13,910)
Professional Services - Annual Assessment Report	-	3,999	3,999
CPA, Tax Prep, Audit/review	10,875	11,438	563
Sub-Total	\$ 26,866	\$ 17,519	\$ (9,347)
TOTAL: OPERATIONS	\$ 118,401	\$ 99,500	\$ (18,900)
Year-End Projected Carryover: Operations	\$ 44,598	\$ 54,906	\$ 10,308
Targeted Carryover	\$ 44,697	\$ 44,966	\$ 270
Variance	\$ (98)	\$ 9,940	\$ 10,038
NON-ASSESEMENT			
DONATION & OTHER			

	NW POTRERO HILL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
	-	41	41
	3,700	3,700	-
Total Revenue	\$ 24,357	\$ 23,534	\$ (823)
EXPENSES			
Administrative Services			
ED Management & Oversight Wages	\$ 5,551	\$ 5,622	\$ 71
Bookkeeper Wages	3,612	3,197	(415)
Payroll Taxes & Other	765	872	107
Executive Search -25%	1,300	375	(925)
Sub-Total	\$ 11,228	\$ 10,067	\$ (1,162)
Board Development and Training	\$ 700	\$ 325	\$ (375)
Insurance	\$ 1,127	\$ 1,336	\$ 209
Office			
Office Hardware/Software	\$ 257	\$ 200	\$ (57)
Other Miscellaneous	92	99	7
Supplies	114	204	90
Mailbox rental	51	47	(4)
Sub-Total	\$ 514	\$ 550	\$ 36
Professional Services			
Professional Services - Legal & Other	\$ 2,389	\$ 311	\$ (2,078)
Professional Services - Annual Assessment Report	-	598	598
CPA, Tax Prep, Audit/review	1,625	1,709	84
Sub-Total	\$ 4,014	\$ 2,618	\$ (1,397)
TOTAL: OPERATIONS	\$ 17,584	\$ 14,896	\$ (2,688)
Year-End Projected Carryover: Operations	\$ 6,773	\$ 8,638	\$ 1,865
Targeted Carryover	\$ 6,679	\$ 6,719	\$ 40
Variance	\$ 94	\$ 1,919	\$ 1,825
NON-ASSESEMENT			
DONATION & OTHER			

	GBD TOTAL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
	-	316	316
	28,200	28,200	-
Total Revenue	\$ 187,356	\$ 177,941	\$ (9,415)
EXPENSES			
Administrative Services			
ED Management & Oversight Wages	\$ 42,699	\$ 43,249	\$ 550
Bookkeeper Wages	27,781	24,591	(3,190)
Payroll Taxes & Other	5,884	6,616	732
Executive Search -25%	10,000	2,887	(7,113)
Sub-Total	\$ 86,364	\$ 77,343	\$ (9,021)
Board Development and Training	\$ 5,700	\$ 2,500	(3,200)
Insurance	\$ 8,646	\$ 10,278	1,632
Office			
Office Hardware/Software	\$ 1,975	\$ 1,539	\$ (436)
Other Miscellaneous	857	763	(94)
Supplies	1,166	1,476	310
Mailbox rental	395	360	(35)
Sub-Total	\$ 4,393	\$ 4,138	\$ (255)
Professional Services			
Professional Services - Legal & Other	\$ 18,380	\$ 2,392	\$ (15,988)
Professional Services - Annual Assessment Report	-	4,597	4,597
CPA, Tax Prep, Audit/review	12,500	13,147	647
Sub-Total	\$ 30,880	\$ 20,137	\$ (10,744)
TOTAL: OPERATIONS	\$ 135,984	\$ 114,396	\$ (21,587)
Year-End Projected Carryover: Operations	\$ 51,371	\$ 63,544	\$ 12,173
Targeted Carryover	\$ 51,376	\$ 51,685	\$ 310
Variance	\$ (4)	\$ 11,859	\$ 11,863
NON-ASSESEMENT			
DONATION & OTHER			

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
REVENUE			
PRIOR YEAR CARRYOVER - DONATION			
20th Street (UCSF)	\$ 32,000	\$ 32,000	\$ -
20th Street (Steelcase Inc.)	-	1,500	1,500
22nd Street (Bauman Contractor's Reserve)	28,078	28,078	-
Gateway Loop (Private Donor)	-	-	-
Iowa Street (California Barrel Co.)	40,000	40,000	-
Unrestricted (Private Donors)	1,179	1,206	27
Vermont Greenway (Private Donor)	-	-	-
Vermont Greenway (Spear Street Capital)	-	-	-
Prior Year Carryover Total: Donation	\$ 101,257	\$ 102,784	\$ 1,527
DONATIONS			
In-Kind Donation (IN)	\$ -	\$ 79,500	\$ 79,500
20th Street (California Barrel Co)	-	10,000	10,000
Dogpatch Music Series (California Barrel Co)	-	6,930	6,930
Dogpatch Music Series (DNA)	-	1,500	1,500
Unrestricted (Private Donors)	-	1,173	1,173
Sub-Total	\$ -	\$ 99,103	\$ 99,103
GRANTS & OTHER			
Dogpatch Community Events (Ave Greenlight)	\$ -	\$ 5,000	\$ 5,000
Dogpatch Music Series (SFCDMA)	-	10,000	10,000
Iowa Street (Community Challenge Grant)	75,000	75,000	-
Vermont Greenway (Community Challenge Grant)	-	-	-
Wayfinding (SFCDMA)	-	40,000	40,000
Sub-Total	\$ 75,000	\$ 130,000	\$ 55,000
Total Revenue	\$ 176,257	\$ 331,887	\$ 155,630
EXPENSES			
DONATIONS			
In-Kind Donation (OUT)	\$ -	\$ 79,500	\$ 79,500
20th Street (Private Donor)	1,000	-	(1,000)
22nd Street (Bauman Contractor's Reserve)	28,078	435	(27,643)
Dogpatch Music Series (Private Donor)	-	8,163	8,163
Gateway Loop (Private Donor)	-	-	-
Iowa Street (California Barrel Co.)	40,000	40,000	-

NW POTRERO HILL		
22/23 Budget	YTD Actual	Actuals vs. Budget
\$ -		\$ -
-	-	-
-	-	-
2,228	2,000	(228)
-	-	-
123	355	232
2,500	2,500	-
10,000	10,000	-
\$ 14,851	\$ 14,855	\$ 4
\$ -	\$ 18,847	\$ 18,847
-	-	-
-	-	-
-	-	-
-	130	130
\$ -	\$ 18,977	\$ 18,977
\$ -	\$ -	\$ -
-	-	-
-	-	-
149,987	-	(149,987)
-	-	-
\$ 149,987	\$ -	\$ (149,987)
\$ 164,838	\$ 33,832	\$ (131,006)
\$ -	\$ 18,847	\$ 18,847
-	-	-
-	-	-
-	-	-
2,228	-	(2,228)
-	-	-

GBD TOTAL		
22/23 Budget	YTD Actual	Actuals vs. Budget
\$ 32,000	\$ 32,000	\$ -
-	1,500	1,500
28,078	28,078	-
2,228	2,000	(228)
40,000	40,000	-
1,302	1,561	259
2,500	2,500	-
10,000	10,000	-
\$ 116,108	\$ 117,639	\$ 1,531
\$ -	\$ 98,347	\$ 98,347
-	10,000	10,000
-	6,930	6,930
-	1,500	1,500
-	1,303	1,303
\$ -	\$ 118,080	\$ 118,080
\$ -	\$ 5,000	\$ 5,000
-	10,000	10,000
75,000	75,000	-
149,987	-	(149,987)
-	40,000	40,000
\$ 224,987	\$ 130,000	\$ 141,174
\$ 341,095	\$ 365,719	\$ 260,785
\$ -	\$ 98,347	\$ 98,347
1,000	-	(1,000)
28,078	435	(27,643)
-	8,163	8,163
2,228	-	(2,228)
40,000	40,000	-

DOGPATCH & NORTHWEST POTRERO HILL GREEN
Fiscal Year 2022-2023 Budget
Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Vermont Greenway (Private Donor)	-	-	-
Vermont Greenway (Spear Street Capital)	-	-	-
Sub-Total	\$ 69,078	\$ 128,098	\$ 59,020
GRANTS & OTHER			
20th Street (UCSF)	\$ 32,000	\$ -	\$ (32,000)
Dogpatch Community Events (Ave Greenlight)	-	2,680	2,680
Dogpatch Music Series (SFCDMA)	-	10,000	10,000
Iowa Street (Community Challenge Grant)	75,000	75,000	-
Vermont Greenway (Community Challenge Grant)	-	-	-
Wayfinding (SFCDMA)	-	16,500	16,500
Sub-Total	\$ 107,000	\$ 104,180	\$ (2,820)
Total Expenses	\$ 176,078	\$ 232,278	\$ 56,200
Projected Year-End Carryover: Donation & Other	\$ 179	\$ 99,610	\$ 99,431
UCSF GRANT - Esprit			
UCSF GRANT INCOME - Esprit			
Grant Income - Carryover	\$ 224,065	\$ 224,065	\$ -
Grant Income	-	-	-
Total Income	\$ 224,065	\$ 224,065	\$ -
ESPRIT COSTS MANAGED BY THE GBD			
Landscape Architect and Subconsultants	\$ 160,587	\$ 108,449	\$ (52,138)
Arborist	5,944	2,538	(3,407)
Peer Review	-	-	-
Total Design	\$ 166,531	\$ 110,987	\$ (55,544)
GBD ADMINISTRATION			
Bookkeeping	\$ 5,475	\$ 6,333	\$ 858
CPA, Tax Prep, Audit/review	-	-	-
Contingency - Legal	-	-	-
Contingency (11 Concrete and Paving)	-	10,094	10,094
Total GBD Administration	\$ 5,475	\$ 16,427	\$ 10,952
Total Expenses	\$ 172,006	\$ 127,414	\$ (44,592)
Projected Year-End Carryover: Esprit	\$ 52,059	\$ 96,651	\$ 44,592

NW POTRERO HILL		
22/23 Budget	YTD Actual	Actuals vs. Budget
2,500	-	(2,500)
10,000	-	(10,000)
\$ 14,728	\$ 18,847	\$ 4,119
\$ -	\$ -	\$ -
-	-	-
-	-	-
-	-	-
149,987		(149,987)
-		-
\$ 149,987	\$ -	\$ (149,987)
\$ 164,715	\$ 18,847	\$ (145,868)
\$ 123	\$ 14,985	\$ 14,862
\$ -	\$ -	\$ -
-	-	-
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
-	-	-
-	-	-
-	-	-
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -
\$ -	\$ -	\$ -

GBD TOTAL		
22/23 Budget	YTD Actual	Actuals vs. Budget
2,500	-	(2,500)
10,000	-	(10,000)
\$ 83,806	\$ 146,945	\$ 63,139
\$ 32,000	\$ -	\$ (32,000)
-	2,680	2,680
-	10,000	10,000
75,000	75,000	-
149,987	-	(149,987)
-	16,500	16,500
\$ 256,987	\$ 104,180	\$ (152,807)
\$ 340,793	\$ 251,125	\$ (89,668)
\$ 302	\$ 114,595	\$ 350,453
\$ 224,065	\$ 224,065	\$ -
-	-	-
\$ 224,065	\$ 224,065	\$ -
\$ 160,587	\$ 108,449	\$ (52,138)
5,944	2,538	(3,407)
-	-	-
\$ 166,531	\$ 110,987	\$ (55,544)
\$ 5,475	\$ 6,333	\$ 858
-	-	-
-	-	-
-	10,094	10,094
\$ 5,475	\$ 16,427	\$ 10,952
\$ 172,006	\$ 127,414	\$ (44,592)
\$ 52,059	\$ 96,651	\$ 44,592

DOGPATCH & NORTHWEST POTRERO HILL GREEN
 Fiscal Year 2022-2023 Budget
 Financial Details as of 6/30/2023

	DOGPATCH		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Assessment Total			
Prior Year Assessment Carryover	\$ 357,356	\$ 366,681	\$ 9,325
Revenue: Assessments	595,951	599,825	3,874
Revenue: General Benefits	32,655	22,535	(10,120)
Expenditure: Assessments	654,956	586,494	(68,462)
Expenditure: General Benefits	32,655	22,535	(10,120)
Projected Carryover - Assessments	\$ 298,351	\$ 380,012	\$ 81,661
Grant & Donation Total			
Prior Year Carryover Grant & Donations	\$ 101,257	\$ 102,784	\$ 1,527
Revenue: Grants & Donations	75,000	229,103	154,103
Expenditure: Grants & Donations	176,078	232,278	254,733
Projected Carryover - Grants & Donations	\$ 179	\$ 99,610	\$ (99,103)
UCSF Grant Total			
Prior Year Carryover-UCSF Grant	\$ 224,065	\$ 224,065	\$ -
Revenue: UCSF Grant	-	-	-
Expenditure: UCSF Grant	172,006	127,414	(44,592)
Projected Carryover - UCSF	\$ 52,059	\$ 96,651	\$ 44,592
GRAND TOTAL			
Prior Year Carryover	\$ 682,678	\$ 693,530	\$ 10,852
Total Revenue	703,606	851,463	147,857
Total Expenses	1,035,695	968,721	(66,975)
Projected Carryover	\$ 350,589	\$ 576,272	\$ 225,683

	NW POTRERO HILL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Prior Year Assessment Carryover	\$ 68,473	\$ 68,497	\$ 24
Revenue: Assessments	89,051	89,629	578
Revenue: General Benefits	5,819	3,288	(2,531)
Expenditure: Assessments	112,857	86,657	(26,225)
Expenditure: General Benefits	5,819	3,288	(2,531)
Projected Carryover - Assessments	\$ 44,667	\$ 71,469	\$ 26,827
Prior Year Carryover Grant & Donations	\$ 14,851	\$ 14,855	\$ 4
Revenue: Grants & Donations	149,987	18,977	(131,010)
Expenditure: Grants & Donations	164,715	18,847	(145,868)
Projected Carryover - Grants & Donations	\$ 123	\$ 14,985	\$ 14,862
Prior Year Carryover-UCSF Grant	\$ -	\$ -	\$ -
Revenue: UCSF Grant	-	-	-
Expenditure: UCSF Grant	-	-	-
Projected Carryover - UCSF	\$ -	\$ -	\$ -
Prior Year Carryover	\$ 83,324	\$ 83,352	\$ 28
Total Revenue	244,857	111,894	(132,963)
Total Expenses	283,391	108,792	(174,599)
Projected Carryover	\$ 44,790	\$ 86,454	\$ 41,664

	GBD TOTAL		
	22/23 Budget	YTD Actual	Actuals vs. Budget
Prior Year Assessment Carryover	\$ 425,829	\$ 435,178	\$ 9,349
Revenue: Assessments	685,002	689,454	4,452
Revenue: General Benefits	38,474	25,823	(12,651)
Expenditure: Assessments	767,812	673,151	(94,661)
Expenditure: General Benefits	38,474	25,823	(12,651)
Projected Carryover - Assessments	\$ 343,019	\$ 451,481	\$ 108,461
Prior Year Carryover Grant & Donations	\$ 116,108	\$ 117,639	\$ 1,531
Revenue: Grants & Donations	224,987	248,080	23,093
Expenditure: Grants & Donations	340,793	251,125	(89,668)
Projected Carryover - Grants & Donations	\$ 302	\$ 114,595	\$ 114,293
Prior Year Carryover-UCSF Grant	\$ 224,065	\$ 224,065	\$ -
Revenue: UCSF Grant	\$ -	\$ -	-
Expenditure: UCSF Grant	\$ 172,006	127,414	(44,592)
Projected Carryover - UCSF	\$ 52,059	\$ 96,651	\$ (44,592)
Prior Year Carryover	\$ 766,002	\$ 776,882	\$ 10,880
Total Revenue	948,463	963,357	14,894
Total Expenses	1,319,086	1,077,513	(241,574)
Projected Carryover	\$ 395,379	\$ 662,726	\$ 267,348

ED Report

August 2023

8.16.2023

Ongoing Front Burner

IM Scott School Open Space

- Continued discussions with the SFUSD about the GBD possibly taking control of and improving the IM Scott hardscape facing Minnesota and its conversion to more neighborhood-serving uses.
- DOES THE BOARD WANT TO PURSUE DISCUSSIONS WITH THE CURRENT IM SCOTT TENANTS, NEIGHBORS, AND POTENTIAL PARTNERS ABOUT INCREASING NEIGHBORHOOD-SERVING AMENITIES AT IM SCOTT? If yes, we can start some investigations and schedule a full discussion at the next board meeting.

2023 Dogpatch Music Series

- Executed the contracts for the Avenue Greenlight grant that is funding the series, plus 2 MinneSLOWta events this fall and next spring,
- Booked preferred vendors – musicians, ice cream cart, Museum of Craft & Design, porta potties, etc..
- Worked with the graphic designer on event graphics.
- Set up the GBD website page for the series.
- Scheduled extra power washing and trash pick-ups.

Renewal

- Ordered display stands, assembled and processed images, and wrote text for a series of ten 2' x 3' display boards describing the GBD and its accomplishments to be used at the Music Series and beyond for GBD renewal promotion. Engaged our annual report designer to layout the boards and prepare print files. (This work is also pertinent to this year's annual report, which will mirror the display board messages and images.)
- Took our renewal consultants on an extensive tour of Dogpatch.
- Negotiated and executed the consultant's contract. Provided them with assessment data and other information to get started.
- Met with the renewal committee on boundaries, budget, and other prep for our first meeting with the consultants.
- Helped organize and attended the consultant kickoff meeting.

Minnesota Grove

- Public Works' purchase order for the work at Minnesota Grove and the 23rd and 25th St sidewalk improvements has been created. Work should begin shortly.
- Requested walk-throughs with the contractor and landscape sub to try to prepare for construction and minimize damage to the garden.
- Reached out to key property owners and tenants who will be impacted by construction - Andy Rappaport (MSP), Jim Fuller (large property owner), Dick Gentschel & staff (Holzmueller). Will try to interface with them, Public Works and Ronan, the contractor to reduce conflicts.

22/23 EOY Financials

- Worked with Anh to review and close out the books for the past fiscal year ending June 30.
- Sent our unaudited financial report or Public Works as required.

23/24 Assessments

- Worked with NBS to prepare the assessment rolls for 23/24. Review their data and made adjustments where needed. Checked occupancy status for buildings in progress.
- Submitted the assessment roles to the city controller's office before August 10, as required.

20th St

- Great news! One of the hurdles to the Amazon project was a damaged and "uniquely aligned" sewer line running diagonally from 20th St to the middle of Minnesota. Through a great deal of advocacy (wheedling) the line has been dug up, realigned and replaced. One more barrier removed.

- Continued working with Fletcher Studio and Juan Lainez on material and design details for the plaza so we can be ready to move if/when we, and Amazon, get approval to proceed.
- Continuing to communicate with Amazon and the city, attempting to clear the remaining hurdles blocking the project. Have now engaged the director of SFMTA, the manager of Public Works, and high level staff at the PUC.

Angel Alley

- The dispute with the electrical contractor has progressed. He had his lawyer send a demand for payment. I wrote a response detailing the lack of clear explanation for charges more than 50% over the approved budget, the lack of change orders, admitted errors in the billing, etc. The GBD's lawyer reviewed the response and approved it with a few minor changes. We responded to the attorney and now believe the lawyer may be declining to pursue the claim.

Gateway/ Vermont Greenway

- Sent schematics of the proposed Vermont hillside maintenance path to Caltrans.
- Did inventory of the materials in the GBD yard versus Surfacedesign's material take-offs.
- Met with our preferred material hauler to discuss the eventual movement of the materials – tree trunks, granite curb, cobblestone, field stone boulders – to the project site.
- Working with Juan Lainez to develop an updated budget for project construction.
- Meeting with a large equipment hauler to begin planning and budgeting the move of granite, cobblestones, and logs from the GBD yard to the project site.
- Coordinating with RecPark and Bauman about their remaining granite curb needs for Esprit.

23rd St @ Iowa Lighting & Sidewalk Extension

- Update on the request to Public Works regarding options for building the missing sidewalk section at the SW corner of 23rd and Iowa and relamping or other options for adding more light at that intersection:
- Lighting improvements are possible. The \$83k Remaining from the original Iowa St lighting project was reassigned for USOP Plaza lighting and must now be re-reviewed and its reassignment approved by Planning.
- The sidewalk addition is more complex as Caltrans claims rights to the adjacent lot all the way to the curb line. Public Works is willing to build the sidewalk, but an encroachment permit from Caltrans or transfer of property rights is required.

Iowa Street Garden

- Submitted the required reports and invoices and received the \$75,000 grant reimbursement from CCG.

Tennessee St Trees & Path

- Negotiated with FUF to be included in a September planting that will replace some of the dead/missing trees adjacent to Ryder Truck. Two missing trees on Indiana near Progress park will also be replaced

Esprit Park

- Worked with RecPark & the project arborist to address concerns about the condition of the trees at the park. The long delay between excavation and restoration of the ground plane is stressing the trees. The watering and tree protection protocols were reviewed and watering increased.
- Communicated with neighbors concerned about the trees and assured them of steps being taken.

DOGPATCH

22nd St Sidewalk gardens

- Still no irrigation on the east end.

25th St Garden & Path

- We continue to try to meet with the Rappaports regarding reconfiguring the Minnesota St encroachment area at 25th. Communicated again with Andy Rappaport about this. He will be back in the Bar Area in September.

Caltrain Station

- Infill planting is needed.
- Communicating with David Fletcher about replacement species.

Gears

- Needs infill planting and irrigation.

IM Scott Native Plant Sidewalk Gardens

- All normal.

Minnesota South Improvements

- As above.

Pennsylvania Avenue Garden & Path

- All good.

Progress Park

- When funding allows, the makeshift wood benches around the large olive tree should be replaced. A small amount of funds is proposed in the 23/24 budget towards repairs.

Progress Dog Run

- The bark chips are in dire need of replacement. Due to board budget directives, we will now have to raise \$4k to round out the replacement budget.

Tennessee St Trees & Path

- One of the planter boxes was damaged, perhaps by a vehicle. Juan will repair it.
- We have acquired a couple cans of the new paint for the building (now leased by MSP) to help control graffiti along Tennessee.
- I have filed a request with FUF to replace some of the dead/missing trees adjacent to Ryder Truck.

Tennessee St @ 25th

- All good.

Woods Yard Park

- We will do extra cleaning and power washing ahead of the music series.
- Will likely add a few more red chairs to replace broken ones and infill since some chairs were moved to the Dogpatch Arts Plaza.

POTRERO HILL

Benches Park & Dog Station

- The park's paths, already in need of repair, suffered further erosion in the recent storms. When funds are available, they should be repaired.

Fallen Bridge

- Audre and crew completed repainting the floor of the bridge due to heavy graffiti. The main support pylons were then graffitied. Working to get paint stock from Caltrans.
- We need to hold Rec Park to their promise to add some evergreen Ficus vines along the sound wall at the north side of the park. The vines on the south portion add greenery to the park and are a very effective deterrent to graffiti.

San Bruno Avenue

- Revised plans for the proposed sound wall and planted area have been completed. Clean CA grant awards will be announced in the fall.

COMMUNICATION & OUTREACH

GBD Park Signage

- Special signage (explanation of native plantings, acknowledgement of CCG grants, etc.) is needed for Iowa St and Vermont St.

Dogpatch Promotion & Wayfinding

- Continued working with Dogpatch Business Association on signs with the new Dogpatch logo and wayfinding map QR code.

Monthly

- Wrote text and processed images for the monthly blast
- Sent monthly item to the Potrero View

FINANCE

- Fiscal year-end accounting and annual financial review.
- Preparing quarterly grant report for Vermont to Community Challenge Grants.

**Dogpatch & NW Potrero Hill Green Benefit District
Project Evaluation & Categorization Criteria**

8.11.2023

A. Geographic location

- ND: North Dogpatch (North of 22nd)
- CD: Central Dogpatch (22nd to 23rd)
- SD: South Dogpatch (South of 23rd)
- PH: Potrero Hill

We aim to distribute projects equitably, so that all portions of the district benefit as evenly as possible. Potrero Hill assessments are only spent in that district, so that funding is restricted to PH projects. Dogpatch is loosely divided into 3 areas based on character, occupancy, use, natural barriers. But the areas are not equal in size or population. South Dogpatch lacks infrastructure at a much greater level than the other parts of the neighborhood, and there are/were more fallow parcels in South Dogpatch open to conversion. Some amenities may benefit the broader community, regardless of their location.

B. Project classification

Since many project aspects are interlaced (for example, larger projects tend to be more expensive and take longer), we have traditionally classified projects based on all four criteria: Size, cost, complexity, and time to complete. A few factors have pushed projects into higher categories: rising costs; the many impacts of the pandemic; more strict rules and less cooperation from Public Works; less funding available from waterfront development, grant programs, etc. We try to have a range of projects underway or in the planning stages, so there is a cadence of new, completed projects to report at the end of each fiscal year. Small, inexpensive, quick-build projects spread happiness around. But the larger, more expensive and complex projects make for more transformative, long-term – and more noticeable and appreciated - change.

	1	2	3	4
Size	Small Part of an area, repair, small addition or upgrade	Medium May be physically smaller, or just require or allow less intervention.	Large May either be a larger space, or a more complex one	Huge Massive makeover of a large area – a block, or street
Cost	Low Under \$30,000	Medium \$30k - \$150k	High \$150k - \$300k	Massive Over \$300k, into millions

	Usually achievable with assessment funds and or small donations	Requires some additional funding in addition to assessments	Requires the addition of funds from CCG or other major donors (UCSF, Power Station, etc.)	City or private entity pays
Complexity	Easy Planning and design usually handled in-house No, or simple, permissions required.	More complicated May involve some professional design assistance. May require some permission or permitting. More expensive projects require additional funding from grants or donations	Challenging/Complex Complicated permissions, including Caltrans, Caltrain, Public Works, UCSF, etc. Strenuous requirements – liability & insurance, training, reviews, etc. Likely requires design and engineering assistance, heavy equipment	Impossible for the GBD only Involves major city and perhaps state review and permissions. May require heavy equipment, soil and material disposal, road closures, etc.
Time	0-6 months	6 months – 2 years	2-5 years	4-6 years +
Examples	<p>Potential</p> <ul style="list-style-type: none"> IM Scott open area upgrades, Phase 1 (ND) Dogpatch Arts Plaza upgrades (ND) New street tree at Fallen Bridge sidewalk (PH) Path repair, new seating area at Benches garden <p>Completed</p> <ul style="list-style-type: none"> Red chairs and tables at Woods Yard Park (CD) Bike cut-through at Tennessee and 25th (SD) Walking labyrinth at Progress Park (SD) 	<p>Potential</p> <ul style="list-style-type: none"> IM Scott open area upgrades, Phase 2 <p>Completed</p> <ul style="list-style-type: none"> Iowa St native plant garden, including water service (\$120) Expansion of Benches plaza and opening and rehabbing the garden (\$125k) Progress fitness state-of-the-art street workout area (\$120k) 	<p>Potential</p> <ul style="list-style-type: none"> Gears Meadow conversion to recreational & other public uses (may be a 4) <p>In process</p> <ul style="list-style-type: none"> Vermont St Greening (\$180-\$200k) 20th St plaza <p>Completed</p> <ul style="list-style-type: none"> Angel Alley lighting (\$260k) Minnesota Grove Extension (\$132k) Augmented by great assistance from Public Works - both construction and 	<p>Potential</p> <ul style="list-style-type: none"> Completion of 23rd St sidewalk @ Iowa St (involves Caltrans, Public Works) (SD) San Bruno sound wall and garden (PH) Pedestrian improvements to the 18th and 20th St overpasses <p>In process:</p> <ul style="list-style-type: none"> Amazon work on 20th St - repaving, new sidewalk (ND) Public Works project at the Gateway that will enable the Vermont Greenway - Lane

	<ul style="list-style-type: none"> • Repairs to the built-in tables and benches at Woods Yard (CD) • Street trees and sidewalk gardens on Vermont St, with FUF (PH) • Minnesota Grove path northward path extension to connect to 24th St, install drainage (SD) • Low wood fence at the IM Scott gardens on Tennessee (ND) • New temporary pedestrian path on south side of 25th between Minnesota & Indiana (SD) • French drain at the Progress dog run (SD) • Temporary sidewalk on Tennessee St & 28 trees (SD) • Pennsylvania Ave temporary sidewalk and garden (SD) 		<p>permissions – that push it into this category. (SD)</p> <ul style="list-style-type: none"> • Shelved for now: USOP Plaza, 4,000sf space under the 18th St overpass (ND) (Est \$800k) • Caltrain station upgrades, scooter, motorcycle & bike parking (\$230k) (CD) 	<p>removal, new sidewalks, bike lane, retaining walls (\$3.5M) (PH)</p> <ul style="list-style-type: none"> • Rec Park Esprit Park renovation (\$7.5M) (ND) • Public Works upgrades to Minnesota Grove and surrounding sidewalks (SD) <p>Completed</p> <ul style="list-style-type: none"> • MSP's New sidewalk on Minnesota @ 25th (15' wide sidewalk, street trees) (SD) • Public Works 22nd St Greenway sidewalk upgrades – planters, benches, new paving (\$2.5M) GBD has an MOU to maintain. (CD)
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