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**Dogpatch & Northwest Potrero Hill Green Benefit District**

**Board of Directors General Meeting**

September 18th, 2019, 6:30– 8:30 PM

654 Minnesota Street, San Francisco, CA 94107

**Board Members In Attendance**: Jean Bogiages,Janet Carpinelli, Susan Eslick, Keith Goldstein, Jason Kelly Johnson, Terri McFarland, James Naylor, Kat Sawyer, Alison Sullivan, Loren Swanson

**Board Members Excused:** Mark Dwight, Kate Eppler, Bruce Huie

**City Staff in Attendance**:

**Executive Director:** Julie Christensen

**Minutes**

**1. Meeting Opened** by President Susan Eslick at 6:35

**2. Roll Call and Approval of Minutes (Alison Sullivan)**

Sullivan called roll.

**3. Minutes**

The August 2019 Minutes were approved by voice vote.

**4. Announcements/Public Comment/Agenda Building (All)**

No Announcements. No Public Comment.

**5. Introducing George Slack. Fill Board vacancy [VOTE]. (Alex Goretsky)** Alex Goretsky came to the meeting to introduce and recommend George Slack to fill his Board seat. Christensen added that Slack has contributed his time to numerous GBD activities, including biodiversity. Slack left the room while the Board discussed his appointment. Slack was unanimously voted onto the Board of Directors.

**6. Introducing Eric Tao. Fill Board Vacancy [VOTE] (Jesse Herzog)**

Eric Tao will not be able to fill Herzog’s seat because Herzog’s company just sold the property that would have allowed Tao to participate as a property owner. Herzog thanked the Board for his years of service. Eslick thanked Herzog for his service to Esprit Park and the UCSF agreement. There is still a seat open for Dogpatch Property Owner.

**7. Potrero Gateway Park Update (Jean Bogiages)**

Potrero Gateway Park Update. Daniel Sheeter and Steven Solomon attended the Update as members of the public. Bogiages explained “who does what” in the steering committee, and showed the BOD slides representing the perimeters of the project. Bogiages shared the Park’s funding sources for phase 1. Bogiages reported that the Committee was hoping to go through the SF Park Alliance to avoid much of the red tape involved in city contracting procedures. Bogiages wants the group to spend funds allocated by MOCHD to work on the Park design. Currently, GBD only spends 1.5 hours of clean-up time per week to the Gateway project. Julie has offered to bring GBD advocacy services help the project. Bogiages also reported that Potrero Gateway is looking toward SF Public Works to design the project—stipulated by funding. Jason Johnson suggested neighbors guide and approve city Landscape Architecture to assure quality. Terri McFarland has walked the space and made recommendations to Jean.

**8. ED Report (Christensen)**

Angel Alley: Eslick and neighbors are eager to improve the area, light it, and make a pedestrian right of way. Christensen showed V format and straight lighting configurations as options.

20th street: Christensen emphasized that this is an unaccepted street, meaning that it’s maintenance is the responsibility of the property owner(s). Christensen reviewed the current existing conditions and potential design that has so far been most favored.

Fallen Bridge: Christensen summarized the condition of the fencing, sight-line issues, encampments, and lack of irrigation. Bogiages suggested reducing height of the fencing to deter encampments. Another suggestion is to remove fence entirely, add soil, and plant the area. The GBD needs to negotiate with SF Public Works to extend the irrigation. SF Rec & Park will raise the soil level and execute planting.

Benches: The trellis above Benches fell down. The GBD is having estimates done to perform repairs.

Park Signage: SOM suggested using an etched steel material, but GBD is suggesting a screened steel to cut costs.

MN Grove extension: Christensen will meet with Mr. Woo to decide which tasks SF Public Works will take care of. Christensen has had no word from the Rappaports regarding this sidewalk.

Woods Yard: Julie and Janet suggested a 10” (inch) wood fence along the planting area. Muni has trimmed the sycamores along the park area.

Unaccepted streets: Julie Christensen and Jonathan Goldberg worked together to find a current map to identify the city’s unaccepted streets. They found no documents that show their current state. Christensen is working to figure this out.

USOP: UCSF design. A Grade Change will be necessary under USOP to create wheelchair accessibility. Julie showed rendering of space. UCSF is prepared to spend 75K to reinstall a perimeter fence with razor wire. Surface design looked at it and made 3 renderings. Julie would like to push maintenance of the space to UCSF. This Process expected to take MN at 23rd. Jason Johnson suggested commissioning Surface Design to render 20th Street so the 2 projects can evolve together.

Train Station: Christensen invited a Photographer (Craig Cozart) to shoot the train station (and the progress fitness) with real-time people. Great shots of GBD properties.

**9. Esprit Park Agreement (Christensen)**

Christensen summarized the three agreements at play with the Esprit Park renovation: GBD-UCSF, GBD-SF Rec & Park, and GBD-Fletcher. Fletcher will help with design, contractual bidding, and project oversight while the park while it is under construction. The budget is $700K. The GBD was clear about what role GBD would play and what role Rec Park would play. If Fletcher contract is approved, we retro-pay Fletcher $30K for his work already completed towards the Esprit Project. Bogiages reminded the Board that, technically, we are the client and SF Rec & Park is the project manager. An error regarding liability in the contract on line G, Page 13 was pointed out.. Christensen reported that GBD’s lawyers had reviewed the first phase on contractual negotiations at $800/hr. The final contract should be changed to reflect that the GBD should have no responsibility towards maintenance. Insurance: Goldstein expressed that the GBD needs a statement on indemnification to be part of the agreement. GBD needs to review indemnification verbiage. Keith suggested switching the client and consultant language on his contract. Keith suggested using an attorney. GBD will agree to consult Fiorella to review the questionable parts of the contract.

**10. Adjourn**.

Eslick adjourned the meeting at 8:24