



Dogpatch & Northwest Potrero Hill Green Benefit District

Board of Directors General Meeting

July 15, 2020 6:30– 8:30 PM

Virtual via GoToMeeting

Board Members In Attendance: Bruce Huie, Cori Chipman, George Slack, Janet Carpinelli, Jason Kelly Johnson, Jean Bogiages, Kanwar Kelly, Kat Sawyer, Kate Eppler, Kim Tercero, Kristel Craven, Monique Wallace, Susan Eslick, Terri McFarland

Board Members Absent: Keith Goldstein

Executive Director: Julie Christensen

Minutes

1. Meeting Opened by President Kanwar Kelley at 6:32

2. Roll Call (Secretary Kim Tercero)

Kim Tercero called roll.

3. Approve June Minutes (Secretary Kim Tercero)

VOTE: the June minutes were approved with an amendment to change Financials from July to August by voice vote.

4. Announcements (All)

None

5. Nominations for NW Potrero Tenant Seat (Vote)

Susan shared her perspective on John Alderman and noted he has a great project lens and is both engaging and interesting. Julie shared he has content experience along with being an author and has lived around the world. Bruce Huie shared he is a great conversationalist and supports his nomination.

VOTE: motion to nominate John Alderman to fill seat was approved

6. Announcement of Keith Goldstein resignation: Candidate Recruitment for Seat 12, Dogpatch Owner or Tenant (All)

Keith Goldstein formally resigned immediately after the June board meeting. Seat 12 was originally a Greenspace Advocate seat that was changed to achieve zone balance. Member must be from the Dogpatch but can be an Owner or Tenant. Member will serve through the remainder of this board year and then be up for election. It was suggested we consider candidates with a specific talent or skill. Some examples would be someone knowledgeable in Real Estate, Legal, or is a Business owner.

7. Approve the Engagement of Props2C: Progress Cow painting (Bruce Huie)

Progress Cow is in need of repair/repainting. Tony and Monique are partners at Props2C therefore could

be a conflict of interest since Monique is on the board. Props2C is a local business which we always try to support but want the board aware. Tony has submitted a quote for roughly \$5K. Janet Carpinelli inquired if board has solicited multiple bids. Julie Christensen does have another vendor but it would be 2 or 3x the cost. Janet Carpinelli asked if UV will be an issue and Julie Christensen clarified the issue is with the primer and fiberglass. We would strip, re-prime and use paint that will extend the life. Props2C has done similar process including an Ice cream cone that has not peeled. Bruce Huie has been fundraising to find alternate ways to cover the cost. In summary, the board has been informed of business, and if there is a board vote regarding this topic, Monique will recuse herself. The board is welcome to suggest other vendors to bid. A question was raised regarding the individual that donated the cow and if donor is still around. The donor is present but has confirmed is not going to maintain the cow.

5a. Induction of NW Potrero Tenant Seat (All)

John Alderman joined the meeting and was officially welcomed as a new member of the board.

8. Gateway Native Habitat Test Garden, the Eco Patch (Alex Harker)

Jean Bogiages gave history of project which started in 2018, explained the relationship between the Eco-Patch and the Potrero Gateway project, and introduced landscape architect Alexandra Harker. The location is uniquely situated on serpentine bedrock and soil which have unique ecology, plants and wildlife. Terri McFarland helped with the name Eco- Patch since Patch is used to reference a distinct landscape area. The patches interact to create a patch dynamic. We have a fragmented landscape and by showing how to use SF native plants and if folks adopt planting them in public space, we can facilitate a connection. Plant selection speaks to natural history of site. Plants native to SF that are tolerant of serpentine soil. Sought out low water use plants and wind tolerant. Plants selected with partnership with Terri McFarland, Native Plant Society and nurseries with experience with native restoration including the Mission Blue Nursery that works on San Bruno mountain that is similar.

Long term goal is to extend the successful plantings throughout the entire Gateway project.. There is no conflict with the planning that Public Works has started with the Potrero Gateway Program. Another focus is to engage the community and have it be a resource. The garden's success is dependent on volunteers being engaged. Will have signage in case folks want to try planting their own gardens.

Testing weed management strategies with 8 plant study areas. Have three strategies and are looking to plant more broadly in 2021. Looking to measure levels of carbon sequestration. Using tool iNaturalist which is crowd sourced science. Download app and document presence of wildlife. First phase is sheet mulching which was a couple days ago. Layers compost, cardboard and more compost. Suffocates weeds and pokes holes for plants to grow through. Stayed under threshold of 12 volunteers and kept it

under 2 hours. Met all Caltrans requirements for social distancing. iNaturalist – collecting within a quarter mile of site. Want folks to document to have a baseline. Also want to see what wildlife exists to help bolster what is present.

Last touches of project Michael Kerbow, artist, created an eco patch sign. Will also place sign adjacent with more details and diagrams of process. Cori Chipman asked about specific butterfly if still endangered. The butterfly is and has been working with Nature in the City to protect. Hopeful with education on what to plant. Cori Chipman suggested to use butterflies to garner more interest. Nature in the City created a backyard nursery network and engaged the community to grow specific plants in the neighborhood. Kanwar Kelley can reach out to Potrero Boosters to participate.

9. ED Report (Julie Christensen)

Janet Carpinelli raised a question regarding the Power Station donation and what it would be applied to. Susan Eslick, Bruce Huie and Julie Christensen have been working with them for quite some time and their newly formed foundation gave to GBD as first donation. Power Station impressed with our work and projects and are very interested in Iowa street. Janet Carpinelli is concerned that entire donation is going to one project and not being distributed across other projects. Julie Christensen replied that this application enticed the donor to contribute and that they were not interested in donating to other GBD capital projects. The application of the donation has been discussed in 2 previous board meetings, including in the 20/21 budget discussions. Julie encouraged Janet Carpinelli to solicit donors for projects she prefers. Bruce Huie and Julie Christensen provided context and history of donation.

Thanked Janet Carpinelli and will consider her thoughts for future fundraising efforts.

20th street – Amazon is considering idea of putting dog art on roof. Concept will need much more vetting. Fletcher engaged to look at activation of under/over pass area. Shared conceptual presentation. Three zones, which is wedge of overpass, area under overpass, stretch of 20th between esprit park and esprit homes. Proposing sidewalk with plants, memorials, artwork, and community engagement spaces. Underpass can be community room, for music, meetings, etc. Stretch between park and homes, they will alter and call it the “porch” and will create a North/South connection. Raised speed table/crossover will slow traffic and make a pedestrian connection.

Vermont Street – Julie has created a project flyer. Block captains have distributed the flyer and sent out the link to a digital survey and have received almost 30 responses. Creating Habitat was number one interest. No commitment from FUF, but Ray Schrieber, a constituent who is on their board is supporting. Looks like we will meet threshold for FUF planting minimums.

GBD signs – almost installed all parks and greenspaces.

Tennessee median – a group of folks have asked for help create a cut through to accommodate pedestrians and cyclists. Guests Peter Belden and Donovan Lacy spoke on why they brought the proposal

to the GBD. Tennessee has become a defacto bike route, helping connect Bayview to the rest of the city. Susan Eslick asked if all vehicles get removed or just a mid section? The idea is to have a cut 4 feet wide go through but not wide enough for cars. There are driveways in the three corners that we need to consider. Can resurface and paint no parking. We have no source for water there to sustain new plantings. But we can plant succulents and get creative and find other improvements. Janet Carpinelli asked if we have looked for other water sources. Julie Confirmed we have but neither business in area is interested. Soil is extremely poor which will make it difficult to green. Can put rock or mulch to improve but no one in area to appreciate. Will get a bid and update board on plan.

Jason Kelly commented on 20th street sharing David Fletcher is designing a mid-block passage way between Tennessee and Minnesota which will open shortly. It is first node of Dogpatch arts walk idea. Will commission a female artist to showcase work on the 5 vertical canvases. Woods yard can also be included as walk idea. Should think about incorporating art walk. Loves the idea of the undercover nature of Dogpatch and to discover it by walking. Doesn't like the dog on Amazon roof. Can it be converted to cash donation for something else? Cori Chipman agrees the dog is to "on the nose" and would like to have it used for something else. Janet Carpinelli believes neighbors should have a say. There have been 3 meetings with Amazon and they will be providing plans for DNA, 20th street neighbors and GBD review.

Minnesota grove – phase I almost finished. This week got new wood seats. Juan had a client that donated oak stumps which Juan made into cubes. Already in use.

Minnesota South – Parking on 23rd between Minnesota and 23rd is now 90 degree parking. Public Works is to install crosswalk at 25th and have asked GBD to support NTIP funds to put bulbout in on corners. DNA has already submitted support letter. Request board to approve GBD also submit letter and all agreed.

Vandalism – destruction all within 3 weeks by local resident. Working with DNA to find a solve as it is becoming costly to repair. Susan Eslick requested folks take photos or document what they witness. May need to get help from City Attorney. We need written invoices/estimate for repair.

Esprit park – ECAG meeting scheduled for July 23, followed by community meetings

Fallen bridge – Ramp fence replacement was scheduled for 7/21 has been delayed to early August
UCSF – grant report submitted

Progress Park - Volunteer event scheduled for 7/25.

Potrero View quarter page ad published and purchased to support the View in lean times

10. Maintenance Agreements Status Update (Julie Christensen)

Lainez, Inc. agreement for 20/21 was executed. ATP is on month to month until we iron out new schedule

11. Board committees and working group updates (Monique Wallace)

July 25th – volunteer event with opportunity to promote GBD

Art walk – folks go park to park and take photos and learn about GBD. Prosps2C can donate props
Birdhouse or native Plant planting

Events working group meets once a month on the 4th Monday at 530p

13. Confirmation of board completed docs: Board Commitment, Conflict of Interest and Roster (Kim Tercero)

All documents signed and received. Confirmed where documents are located. Will give John Alderman permission to Google drive and send board documents for signature.

12 Damage and destruction in GBD maintained spaces: What can the board do and how to take action (Bruce Huie)

8 weeks of issues. 3 police follow ups. Unsuccessful to mitigate problem as it keeps reoccurring.

Damage is being done to public property yet GBD is bearing the brunt of repairs/cleanup . Trying to leverage city resources to give us better advice. There are multiple transients along with one resident.

Be safe as violence toward property may be directed at people. Sergeant Hurley asked for witnesses. We sent matrix of 6 pages. Need written estimates and invoices to validate monetary amount. Susan Eslick is working on collecting invoices. What do we do after? Could work on stay-away order and get help from City Attorney. We need to bring in more agencies. Level of activity has spiked. Shared multiple stories, examples. Are there any other community organizations? We are casting wide net and leveraging our connections. Takeaway: damage occurring and it is an unexpected repair expense. Community safety is important – what ideas does the board have? Julie Christensen had conversation with ED of Tenderloin CBD – recipient of cameras to monitor. Should we add more cameras? Ring already creates a network.

Need to find residents willing to place cameras. Can install where it is not accessible and can be on solar to never run out of power. George Slack noted that damage also on Pennsylvania and is reluctant to install plants. What is outcome of having cameras of Tenderloin or Union Square? Inquired if concern with privacy violation and some commented it is inevitable.

Jean Bogiages shared incident with neighborhood youth that was identified after vandalizing. Camera can support stay away order. Citizens arrest can only be done if you personally see damage. We should also try to address his needs and his mental health. Attempted to get his family to help but not engaging.

14. Adjourn (Kanwar Kelley)

Kanwar Kelley adjourned the meeting at 8:33

Guests: Alexandra Harker, Peter Belden, Donovan Lacy, Kayla Hughes, Rudolph Breedt, John Alderman,

Ross Copley, Susan Wolf