



Dogpatch & Northwest Potrero Hill Green Benefit District
Board of Directors General Meeting
January 20, 2021 6:30 – 8:30 PM
Virtual via Zoom

Board Members In Attendance: Bruce Huie, Cori Chipman, Janet Carpinelli, Jason Kelly Johnson, Jean Bogiages, John Alderman, Kanwar Kelly, Kat Sawyer, Katherine Doumani, Kim Tercero, Monique Wallace, Susan Eslick, Terri McFarland

Board Members Absent: George Slack, Kristel Craven

Executive Director: Julie Christensen **City Staff:** Ramses Alvarez

Minutes

1. Meeting Opened by President Kanwar Kelley at 6:31p

2. Roll Call (Secretary Kim Tercero)

Kim Tercero called roll.

3. Approve September Minutes (Secretary Kim Tercero)

No comments. VOTE: the November minutes were approved

4. Announcements (All)

Bruce Huie - Volunteer event at Gears parcel, Saturday, January 30th from 10a-1230p. 8 folks have confirmed but could use more volunteers. Send email to [Julie Christensen](#) if folks want to be on volunteer list, email [Bruce Huie](#) to volunteer for this event.

5. Digital Media Metrics

Kim Tercero reviewed deck provided. Question regarding email click rate. Limited reporting on link data but working to gain visibility.

6. Committee Updates - Events Committee

Kat Sawyer conceptualized movie night that will screen “The Social Life of Urban Spaces” by William H. Whyte, followed by a panel of experts that includes Jason Kelly Johnson, Marcy Coburn, Patricia Fonseca, and Robin Abad Ocubillo. Event is Friday, February 12th at 5:00 pm and will connect conversation to GBD projects and how we activate spaces. Will send out an Eventbrite link for folks to RSVP and share.

7. 2021-22 Board Elections Update

Jean Bogiages, Susan Eslick, and Janet Carpinelli will be termed out in March 2022. Reviewed incumbents for this election year. Received one candidate application and identified as Bruce Huie’s neighbor. There are currently 1,279 property owners and votes are weighted based on assessment amounts. Property Owners will receive notification of the election with instructions as to how to vote online. via email and US mail. GBD contracts VoteNow to manage voting process that includes facilitating online voting,

customer support and distributing ballots. Mailer will include candidate headshots, 50-word biography. Inquiry regarding selection criteria, time commitment and how to follow up if folks are interested in joining board. Candidates must live in the district, represent corresponding zone, and based on seat, be a vetted owner or tenant. There are seats for at-large green space advocate that do not require folks to be in district. Commitment is 3-years that includes participating in monthly board meetings, and to participate in a committee or activities that further support the GBD.

8. Financial Update

Successful first assessment collection. Was unsure what Covid and shutdown would present but we fared well. This is half way point where we plan for the second half of year. Did not spend \$5-6K for Annual party which can roll over but must be within Accountability. Planned a \$90,000 cushion/buffer in Capital in case we took a hit due to Covid/shutdown. Unlike other CBDs that experienced significant decrease, we did not see a drop in payments. Surfaced importance of merging Maintenance and Capital which is currently under review. Management Plan did not have foresight on the future impact of having them separate. Maintenance budget is on track, with Accountability close due to not having in-person events. Operations is at 98% due to predictability. The biggest moving line is Capital. We are in great financial shape.

10. Esprit Park Survey Results

Alexis Ward, Project Manager, at Rec Park reviewed survey results deck. Currently at the end of concept plan phase. Will present to commission in February. Planning construction to start in Summer 2022. Community engagement has informed and influenced decision making. Survey had 433 respondents, 90% completion rate, was open for 3.5 weeks, taken by self-identified park neighbors. Survey had three parts which rated design and amenities common to all plans, plan differences and the plan options. 70% of respondents selected double meadow. 60% of respondents wanted off leash dog play which eliminated option U. Respondents equally preferred natural grass or combination of natural and synthetic grass. Options V, W, and X had the majority support. Based on dog options, Option X was eliminated. After all responses were calculated, RecPark is recommending Option W to the Commission . Next steps are to continue presentations to neighborhood groups, updating the Esprit website, and continuing community support by participating at the Rec Park Commission meetings and submitting letters of support. Public comment included support of natural grass and native plants. Inquiry raised regarding care of natural grass. Alexis Ward confirmed it will require additional maintenance and both targeted and partial closures. It was noted it was not clear selection of natural grass would come with park closures despite being included in survey. Drainage system exists underneath meadow and some areas will be rehabbed where damaged. Concerns raised about enforcement and requested Rec Park plan to address. Rec Park Operations working on steps to ensure success that includes public education. Maintenance will be a consistent issue. Park is currently used by mother groups with babies concerned about safety of off leash dogs. Safety is a concern. Option W is a conceptual design and is not final. There will be changes as part of design development phase. DNA endorsed Rec Park recommendation. There is a sense of urgency as project has been in works for 3 years but GBD must be mindful of enforcement and safety.

VOTE: motion to support Option W as long as there is sufficient enforcement of dog use

11. Project Request: IM Scott

Janet Carpinelli noted in previous meetings that Winter is time to plant. There was a Winter sale at a native plant nursery which Green Trust SF offered to by plants and signage. Already dug holes on Minnesota street side. Scheduled January 30th planting. Reviewed area to see what is growing. City came

by to uplift canopy on Minnesota side and hopefully Tennessee side soon. Will get better sun. Chose plants that access more shade than sun and woody/small bushes, ground covers. These plants are more successful and better for environment. Ask is to have Juan dig holes for planting in January and to maintain garden. Estimate is \$1,400 for moving signs (only 1 left) and digging holes. Terri walked through and area is looking good and strategy to add more of what is working. Move plants that are sturdier outside and delicate inside. Add an inch of soil for compost. Due to impact of people walking on it and dogs. Suggested plants that can be inserted into roots more. Problem areas where they are being trampled. Inquiry on why isn't there a retaining area. Some areas have fences but only on sidewalk side but on street side there will be cars knocking. Public comment raised concern with planting anything delicate as area has high human traffic including kid activities.

12. Project Request: Angel Alley Lighting

Important N-S pedestrian and bike connection. Project will improve lighting at night for walking and biking. Not many options to walk through area. Liability to add connections or power on houses. Solar vs Electrical – electrical is more reliable, no place to put collection arrays. Public Works will pay for electricity. Need to trench street. Construction and steel costs have risen. Original estimate of \$140K is now \$225K. This is an impactful project. This is a central Dogpatch project. Not an option to phase project but can reduce scope. DNA Livable Streets committee is working on North South routes and this lighting is critical to these efforts.

13. Project Request: Gears

Lease started January 1st. We have never had premises before so this is new for GBD. Had a hopeful conversation with person in charge of Caltran leases. Her comment is to not make money but have other entities to maintain. The board previously approved \$6,800 for GBD storage. As maintenance increases, we need to increase gear and storage to hold them. Approved south fence installation has been completed. We have been offered a new container (est. value is \$4,000). Year one would be “claiming space” then we would have option to obtain a longer term lease and to retain green space. Overall space is 24,000 sqft. Storage space will include Container, driveway and outdoor space to store barricades, pots, etc.

14. Executive Director Report

Budget - 20/21 Budget has \$310,000 for Dogpatch and \$24,000 for Potrero Hill capital expenses. GBD has spent \$78,000 in Dogpatch and \$10,000 in Potrero, which leaves \$220,00 and \$14,000 to spend.

Reviewed proposal for spend down for remaining fiscal year which includes reduction in cushion, fixed costs for establishment project, open projects for prioritization. Progress Park Cow with estimated cost of \$5,500 and IM Scott Planting estimated at \$1,400 added to review. VOTE: motion to fund IM Scott and Progress Park Cow and table Iowa Street to next fiscal year approved

Annual report - report has been mailed.

Annual Meeting - March meeting will be an annual meeting. Please submit ideas for agenda.

Juan - his dad died of a heart attack asked board for ideas on how to send condolences.

Carmen Chu - Chu has been appointed as City Administrator and asked GBD to submit letter of support.

Confirmed not political. Board agreed.

Picnic tables -requested board discuss picnic tables at Woods Yard at next board meeting

Remainder of ED report tabled until the February meeting.

15. Adjourn (Kanwar Kelley)

Kanwar Kelley adjourned the meeting at 8:45p

Guests: Alexis Ward, Brenda Beebe, Donovan Lacy, Nikki Radov, Scott Paterson, Susan