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

**Board of Directors General Meeting**

January 15, 2021 6:30– 8:30 PM

Online

**Board Members in Attendance**: Jean Bogiages, Janet Carpinelli, Susan Eslick, Barb Fritz, Jason Kelly Johnson, Kanwar Kelley, Michael Plater, Terri McFarland, Kat Sawyer, George Slack

**ED:** Julie Christensen

**Guests:** Scott Paterson, Peggy Lopiperno-Langmo, John Ramsbacher, Kevin Simmons, Donovan Lacy, Patricia Fonseca, JR Eppler

**1. Open Meeting**

Kanwar Kelley called the meeting to order at 6:35 pm.

**2. Roll call**

Kanwar Kelley establish quorum.

**3. November minutes**

Motion: Barb moved to approve, Susan seconded. November minutes approved.

**4. Announcements**

* Monique Wallace has resigned from the board due to a job change that makes her ineligible to serve.
* Jean MUNA trash pickup Feb 19, 10-11:30 Meet at Benches
* DNA trash pickup 5th or 6th of Feb, noon-2:00
* Vermont tree and sidewalk garden planting , Jan 29, 9:30-noon

**6. Elections**

* Candidate registration started Jan 10 and runs through Feb 5.
* Extra number of seats open due to resignations because of job changes (Cori, Monique, Kim). Three founding members termed out (Jean, Susan, Janet).
* Terms are 3 years, two consecutive terms are allowed
* Board size was expanded by 2 seats and one greenspace advocate seat was converted to a Dogpatch seat in 2017 to accommodate Dogpatch’s proportional growth in assessments while not retaining 3 representatives from Potrero Hill.
* Kanwar – quorum now an issue.
* Jean, Janet, Kat – board members should be more involved in committee work.
* Barb – each new board member should be assigned a buddy to better integrate them .
* Kanwar – board members should invite members of the public to board meetings and GBD events.

**7. Goldes & Hart Workshop Recap**

Question: Shall the GBD approve the proposal from Goldes and Hart for development of a GBD Mission and Vision statement and a strategic vision?

Proposal asks $4500 for Mission Vision facilitation, $9,000 for 2 sessions of strategic planning.

* 100% Participation in the December strategy workshop
* Individual board members reviewed:
* Outlining appropriate tasks for staff (ED) versus directors surprising and helpful
* Advice on how to regulate emotional or personal responses, to be clear on director vs committee vs personal issues extremely important. Board should be a think tank, focus on setting strategic direction.
* Importance of coordinating visions for the GBD’s mission
* Good to have these discussions with new board members are on-boarded
* Could have been more interactive, not as prescriptive
* Good to have an outside entity to facilitate the discussions
* How best to develop a strong strategic plan?
* Separate session good because there is never enough time in board meetings to discuss deeper issues.
* Eagerness to be able to meet in person again.

Future sessions?

* Concerns about cost, but first was a good investment.
* Work on the board and strategy setting is must be done.
* Best to do strategy when the new board is empaneled. But existing board should work om Mission & Vision.
* We might do Mission & Vision in house.
* Board might have a first shot at developing updated mission and vision
* There should be a committee to work with Goldes & Hart, or any similar facilitator.
* Are there other entities, even pro bono ones, we should consider.
* GBD to try to develop Mission & Vision statements inhouse.

Motion: Janet Carpinelli moved; Susan Eslick seconded. Allocate $4k in the 21/22 budget toward consultants to facilitate further board strategic planning training. Determine a subcommittee to vet and interface with consultants. Motion approved by acclimation.

**8. ED Report**

Top lines:

* Angel Alley lighting completed, Garden irrigation repair and planting underway
* Esprit renovation plans at 90%
* 20th St Amazon sidewalk and repaving permitting progressing, CCG grant application submitted
* Clean CA grant application for pylon murals difficult but progressing.
* Iowa St Greening project progressing. The GBD did get a $12k PUC grant for the water service
* There were fuller discussions about the 20th St and 22nd St Stair projects.
* Full ED report included with board packet.

**9. Midyear Financial Report/Spenddown plan**

Question: Review and approve proposed midyear spend down allocations, especially in Capital and Accountability.

* With assessments uncertain due to COVID, contingency funds were set aside ($80k for Dogpatch, $8k for NW Potrero Hill). But assessment collections were actually better than typical years.
* Expenditures are on track to be within the required limits by category.
* Maintenance is about $7k over budget. Accountability has $14k extra because we have not had events this year. So $7k from accountability can shore up the Maintenance budget.
* The $7k balance could be used for Goldes & Hart and/or to hire some admin help (website, meeting notices, etc.)
* Projected capital allocations were discussed:
* $20k for 20th St allocated in the 21/22 budget. Can be rolled over to 22/23. Needed as matching for CCG.
* Extra $10k allocated to Angel Alley to complete garden restoration after the lighting project.
* $32k previously allocated to Iowa St Greening. Needed to match CCG.
* $12k allocated for Progress, for the labyrinth and miscellaneous.
* $7k for Vermont trees and sidewalk gardens
* $19,500 for Vermont Greenway

**10. Potrero Gateway**

Question: Shall the GBD approve the proposed Memorandum of Understanding with Public Works regarding maintenance of the Gateway project?

Introduction by Jean Bogiages, presentation with Trent Tieger of Public Works.

* Removal of west lane of Vermont, relocation of a new fence line, the basis for the Vermont Greenway the GBD is to create.
* New, wide sidewalk along 17th St with corner bulbouts and crosswalks.
* Protected bike lanes on 17th
* Irrigation, including for the Vermont Greenway
* Drainage
* Planting, with largely native plants
* Rock blanket to stabilize the slope under 101

Neighbors spoke or chatted in support: JR Eppler, Peggy Lopiperno-Langmo, Patricia Fonseca, Donovan Lacy, Kevin Simmons

Janet likes the native plant aspect. Kat supports.

Motion: Katherine moved; Susan Eslick seconded. The GBD approves the proposed maintenance Memorandum of Understanding with Public Works for the Potrero Gateway project. Motion approved.

11. Meeting was adjourned at 6:41 pm.