



CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT

584 Castro Street #336; San Francisco CA 94114

www.CastroCBD.org 415/500-1181

Minutes of the Regular Monthly Board of Directors Meeting on April 14, 2016

Castro Community Meeting Room; 501 Castro Street, Second Floor; San Francisco, California

The meeting was called to order at 6:10 pm by Board President Scott James. A basic quorum was present and maintained throughout the meeting.

Directors Present: Joel Bubeck, Brian Gougherty, President Scott James, Treasurer Alan Lau, Jim Laufenberg, Secretary Pauline Scholten

Directors Absent and Excused: Alex Harken, Pat Sahagun, Shawn Vergara

Staff, Guests Present: Executive Director Andrea Aiello, (Taking Minutes) Members of the Public Present: Hubert Ban (CBD Board applicant and Finance Committee member)

Brown Act Notice

Scott summarized California's Brown Act, as its rules apply to the CBD's board meetings. They include provisions that meetings are publicly noticed in advance and are open to the public; for public comment before any vote is taken on each agenda item and following committee reports; and for general public comment, scheduled as Item 4 on the agenda for this meeting, to be called in order but no later than 6:55pm. Guests who interrupt or are otherwise disruptive of the meeting will be given a verbal warning. If a second interruption or disruption by the individual(s) occurs at the meeting, they will be asked to leave. A copy of the meeting agenda was publicly posted timely in advance, on-line at www.castrocbd.org and at the S.F. Public Library, 100 Larkin Street. A copy of the board package was available for public review at the meeting.

Introductions

Board members introduced themselves and noted any current, potential conflicts of interest. Guests were invited (but not required) to introduce themselves and to sign in.

Board Meeting Minutes from March 10, 2016

No changes to the board meeting minutes. **Motion** (M-JL, JB2) To approve March 10, 2016 minutes. No changes. A call for public comment was made on the draft March 10, 2016 minutes (there was none), those minutes were *approved*.

Executive Director's Report

Andrea reported that the three grants from OEWD (Jane Warner Plaza Improvement, Retail Strategy, and Castro Cares) will be signed and approved, it is just taking longer than expected. She has been in touch with Larkin St. Youth so they can hire the 2 Plaza Stewards as soon as we have a signed contract. She reported that about \$19,600 was raised from the 10 Year Anniversary and Inaugural Taste of the Castro. The event cost about \$500 over what was budgeted (between what we budgeted for the annual report and food for the event); this \$500 was charged to Castro Cares donations as a marketing/fundraising expense. \$14,200 of the funds raised were raised through the sponsorships in the annual report.

President's Report

Scott J. also reported on the Anniversary party as a successful event. Scott reported that Nick Humann is still waiting approval from corporate JP Morgan for him to participate on the board.

Executive Committee Report

Scott reported that the Executive Committee deemed the Anniversary event as successful and also the first try at the Taste of the Castro went well and was successful. He noted that if we want to do this again, it would have to be at a larger venue.

Finance Committee Report

Motion (JL1) motion from committee, no second. To approve a 3% increase in the assessment rate. Alan L. explained that the CBD management plan allows the board to approve an assessment increase up to the Bay Area CPI rate. The Castro CBD uses the month of February. The Finance Committee recommends to the board a 3% increase. To try to maintain our current clean team workers, the Finance Committee supports a 3% increase in this contract, and recommends that the board might want to consider a merit raise and/or COLA for it's current employees. Patrol Special is also asking for a 4% increase. To do any of these, mostly to maintain staffing, the assessment rate has to increase. Discussion. Call for public comment, there was none. Motion passed (PaulineS – opposed).

Land Use Committee Report

Motion (JL1) motion from committee, no second. To approve the DRM for The Apothecarium SF to move from 2095 Market to 2029 Market St. Discussion, Scott reported that this is just a half a block move down the street, Apothecarium is a model medical marijuana dispensary and the Land Use committee approves the application. Pauline expressed opposition and frustration with the multiple “pot clubs” east of Buchanan and in her neighborhood. Call for public comment, there was none. Motion passed (2 opposed).

Motion (JL1) To approve draft letter to Les Natalie re: Zapata. Letter was distributed at the meeting, motion from the Land Use Committee. Discussion, call for public comment, there was none. Motion approved.

District Identity and Streetscape Committee (DISI) Report

Committee Chair Brian Gougherty led the report. Discussed the proposals for the LED lighting element in JWP, link to all proposals was sent to board members in dropbox. Discussions are still underway with MTA and DPW and the individual designers.

Services Committee Report

Joel reported that the Services Committee is putting together a survey that will be sent to property owners, merchants and those who visit the commercial district. The survey will be comprehensive including questions about cleaning services, security services, castro cares, Live! In the Castro.

General Public Comment

At 7:15 pm the next Agenda item for General Public Comment was called. There were no public comments.

Adjournment

The meeting was adjourned at 7:15 p.m.

Minutes taken and prepared by Andrea Aiello

Date Approved May 12, 2016

A handwritten signature in cursive script that reads "Pauline Scholten".

Pauline Scholten, Secretary

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