

Ocean Avenue Association Board of Directors Meeting Minutes
Wednesday, October 19th, 6:30 p.m.
Lick Wilmerding High School
755 Ocean Avenue, San Francisco, CA 94112

Board Members present: Christine Godinez, Walee Gon, Henry Kevane, Alexander Mullaney, Janene Summerland, Rev. Roland Gordon, Shirley Lima

Others present: Dan Luis Licea, Neil Ballard, Veronica Bell, Nick Josefowitz, Kate Favetti, Maurice Rivers

1. Henry Kevane, Financial Report
 - At low point of revenue collection, about \$100k in the bank
 - Spending is largely under-budget
2. Business Committee Minutes Review
 - Loss of retail on corridor
 - Many new businesses coming in
 - Legacy Business applications moving forward.
3. BART Revenue Bond—Nick Josefowitz, Veronica Bell
 - BART has a \$350M bond measure on the November ballot
 - BART has aged since it was built in 1960's: "No longer state of the art."
 - BART has oldest train cars in the country, older than Chicago's by 4 years
 - Plan is already in place whereby will be replaced over a four year period
 - Will increase number of cars from 669 to 1080, which will accommodate higher ridership
 - Tracks are in disrepair, electrical system is "ancient," tunnels need "massive upgrades." Infrastructure improvements will be focus of bond
 - Computer system in need of upgrade
 - Upgrades from revenue bond will accommodate 200k more riders
 - Escalators, station access will receive funding
 - Upgrading pedestrian and bicycle infrastructure
 - Planning for new stations, environmental work system wide
 - BART bond will be repaid through 1% increase in property taxes
 - Seismic work has been fortunately under-budget, which has allowed for infrastructure improvements to date, but need has expanded
 - Lima: If money is expended system-wide, are only San Francisco property owners paying? Josefowitz: 29% of the property taxes come from San Francisco, and roughly the same percentage of improvements will impact San Francisco
 - Weaver: How does San Mateo County pay for BART improvements? Josefowitz: We're working on it.

- Kevane: What was the reason that this bond was structured as a parcel tax? Josefowitz: We could have looked at it as a sales tax, but sales taxes are more aggressive. BART as an asset contributes to property values.
 - Summerland: Will this bond address station cleanliness? Josefowitz: For a long time, BART was an organization of engineers with little thought to rider experience. Increased cleaning staff downtown and other highly-used stations. Also assembled teams of specialized cleaners. Pigeon abatement is a priority of cleaner teams. Developed new tools and techniques for station cleanliness. Homelessness is a related issue, and a regional issue. Hired two homeless outreach coordinators.
 - Weaver: Balboa Park station entrance smells of urine. Josefowitz: Will address. Opening bathrooms at underground stations. Staffed toilets make a huge difference.
 - Weaver: What's the relationship between tapping into Federal/State funding and this bond issue? Josefowitz: Federal money has largely gone away. We've put in a grant application, new cars will be funded by a Federal grant. Feds used to only fund expansion, but now they're funding improvement projects. Over the past decade, BART wages have tracked below inflation. BART has been spending on infrastructure improvements.
 - Lima: What is the long-term expansion plan for the system? Josefowitz: We don't want to expand faster than we can make needed improvements. For the next decade, other than going to San Jose, we've got to improve our existing system. Beyond that, we could add stations within our existing system, such as a 30th St Mission station.
 - Mullaney: Moves to support Proposition RR.
 - Rev. Gordon seconds motion.
 - Public Comment
 - Favetti: Supports Prop RR, BART is a great asset to the neighborhood and its contribution to the neighborhood fits OAA's purpose.
 - Rivers: I think BART needs to change the bathroom model from single-user to multi-users. Keeping restrooms open is also an important priority.
 - Motion passes unanimously
4. Minutes Review
- Under item 7, missing comment. Weaver invited board members "plus one" to annual meeting.
 - Mullaney: Moves to accept minutes as revised
 - Summerland: Seconds motion
 - No public comment
 - Motion passes unanimously
5. Executive Director's Report, Dan Weaver

- Events for the street: Annual Meeting, Unity Plaza opening—OAA honored John Katz for his role in the project.
- Unity Plaza is cleaned daily. Dept. of Real Estate will be installing trash cans. Drafting RFP for plaza stewardship is still being developed.
- Staff is brainstorming activation of plaza. Potentially Urban Air Market or Farmers Market. City College will potentially work with us to coordinate a farmers market.
- El Rey: new property owners have expressed interest in working with community. Property owner has inquired about building on parking lots behind building. Planning has encouraged that idea, offering the possibility of Federal historic tax credits to pay for development.
- Ingleside Presbyterian landmarking will be completed soon.
- Neighborhood theater foundation potentially involved in El Rey's future.
- Tomorrow is the hearing on NEMS project. We met with Johnson Wong, NEMS' development representative, proposed incorporating retail. If that request is met, OAA would support NEMS adding another story to project. He said he would take this idea to his board. Will recommend proposal be postponed at tomorrow's meeting.
 - Lima: Will storefront be more transparent? Mullaney: Design has improved, per Planning's directive.
- Gon: I could write a letter stating OAA's position as a property owner within 250 feet radius of this project.
- Favetti: There has been absolutely no compromise on NEMS' part.

6. Street Life Report: Alexander Mullaney

- Brigitte Maley and Shayne Watson, along with community members with knowledge of neighborhood history and architecture, discussed historic preservation strategy for our historic resource survey.
- Weaver: Bruce Bonacker advised that we can monitor our own historic district for local control.
- Dan reported on Ocean-Phelan-Geneva beautification
- Ed Reiskin, director of SFMTA, expressed desire for Balboa Park station area to become part of CBD
- Arts Alive Ingleside had a close-out party at City Hall
- At Balboa Park Station CAC, a City College representative reported on City College facilities plans.
- Rev. Gordon: A shuttle service could be implemented between City College parking lot and Ocean Avenue. Weaver: that and other issues will be addressed in Transit Demand Management process.
- Will be working with Woody LaBounty to do more Ocean Avenue history performance.
- Kate suggested bringing back "I Am OMI" play.
- Weaver: we have applied for an activation grant to partner with Livable City and Outside Lands (Woody LaBounty).
- Weaver: Ocean Avenue Octoberfest

7. Public Comment

- Weaver: Note meeting date of November meeting (Nov. 16) so as not to conflict with Thanksgiving.

8. Board member comments

- Mullaney: Did we invite DA, City Attorney, and police to talk about massage parlor issues? And corridor managers? Weaver: not yet, working on corridor manager invitation.
- Lima: Why does Officer Guerrero never show up? Weaver: Different reasons every time. Mullaney: I'd prefer if the Captain showed up. Summerland: Community watch might be a viable solution. Favetti: SF Safe is an option.
- Lima: What is going on with tracks in front of Lick-Wilmerding? Creates traffic congestion. Weaver: temporary re-railing.
- Rev. Gordon: Having 22nd Annual Black Tie event this weekend.
- Godinez: "On The Hill," about Alex Nieto shooting, film screening to take place on November 9th at 6:30 at Lick Wilmerding.

9. Meeting adjourned at 8:08 p.m.