Minutes

Board Members: Alexander Mullaney, Henry Kevane, Shirley Lima, Walee Gon, Miles Escobedo, Howard Chung, and Janene Summerland

OAA Staff: Dan Weaver, Neil Ballard

Others present: Christopher Corgas, Bruno Peguese, Jennifer Heggie, Mary Harris, Al Harris, Kate Favetti, Peter Tham, and Maurice Rivers

Meeting began at 6:31 p.m.

Community Benefit District Expansion
Christopher Corgas of OEWD discussed early reauthorization of the Ocean Avenue Community Benefit District, which is currently set to sunset in 2025. BART wants to join CBD. Corgas recommends early reauthorization because the economy is robust.

Corgas said that Supervisor Norman Yee envisions an OACBD expansion to extend to Junipero Serra Boulevard. Single family homes would be subject to an assessment, but those properties could be subject to a lower assessment because they would not receive the same level of service as commercial properties. That would be achieved by creating a residential zone, similar to OAA’s current education zone.

To pursue a renewal and expansion reauthorization, the OAA board would need to pass a motion to explore reauthorization, followed by conversations with Supervisor Yee regarding District 7 and Supervisor Safai regarding District 11, as Balboa Park BART station is in District 11. OAA can also decide how the reauthorization will impact the OAA, for instance whether the organization grows or has more resources.

We don't know what exactly the assessments will cost, we need the assessment formula first. If property owners are currently in the district, we can tell them what their current assessments are. Does the board want OAA to be bigger? More resources? For the board to decide.

Reauthorization will take approximately two years and will entail outreach meetings, the development of a management plan including an assessment formula, and an engineer’s report.

Kevane asked whether the CBD would be reauthorized for 15 additional years. Corgas said that there are two options: either the district would function as a renewed and expanded district for 15 years immediately upon successful reauthorization, or existing services could remain in place until 2025 and the new district would start at that point for 15 years, until 2040.

Lima asked what people would be involved. Corgas said that the involved parties would include management plan consultants, engineers, City team (OEWD), and the OAA board and staff.
When seeking support for reauthorizing, OAA could ask the City team to join in petitioning project, but to do so, there would have to be a substantial amount of City property within the proposed CBD.

Kevane asked what the issue is regarding OAA contracting with BART to clean the Balboa Park BART station as an interim arrangement until reauthorization occurs. Corgas said that there are concerns regarding putting the service contract out to bid. Peguese said that BART wants to get out of the maintenance business, and wishes to get involved in more arrangements like contracts and memberships with CBDs and other similar organizations.

Escobedo said that large corporations, governments and entities don’t perform adequate upkeep of their properties. Corgas said that BART’s willingness to offer support for petition and reauthorizing signifies a commitment to starting necessary upkeep.

Corgas said that eight “renewal and expansion” reauthorizations have successfully occurred in San Francisco.

Mullaney asked for a straw poll to gauge board support for reauthorization. All indicated support for reauthorization with the exception of Escobedo. Kevane said that reauthorization should be an item on next month’s agenda.

Call to Order
After late arrival of board members, Mullaney called the meeting to order at 7:25 p.m.

General Public Comment
Chung said that Supervisor Yee called him about a Lunar New Year celebration on February 9th. OAA is in contact with his staff and will be supporting the event.

Rivers asked about the status of the vacant storefront at 1760 Ocean Avenue. Mullaney said that we do not have any new information, and there is a non-disclosure agreement in place. No permits have been pulled, and no business registered.

Public Safety Update
Mullaney said that Ocean Avenue foot beat officer Mark Pineda has been reassigned and that there is a new police captain, Nicholas Rainsford. Mullaney will set up a meeting with him to request a second beat officer.

November 2018 Minutes Review
Lima moves to approve, Chung seconds, no public comment, no opposition, motion passed unanimously.

Budget Report
Ballard gave an overview of the updated grants budget. All current grants are now shown, with no expired grants remaining.

Executive Director’s Report
Weaver’s report included the subjects of CBD expansion, small business support services, gateway sculpture and other public art projects, commercial vacancies and the Lunar New Year celebration.

Mary Harris said that OAA should pursue reauthorization. Weaver said that OAA would seek supplemental grants to renew.
Business Committee Report
Ocean Avenue has 22 unavailable storefronts, 6 storefronts under construction and 6 available. OAA will be conducting another business survey. A Accessible Business Entrance seminar will be held in February.

Street Life Committee Report
OAA staff submitted two District 7 Participatory Budgeting applications—one for Ingleside Library programming, and one for Unity Plaza lighting. Ballard surveyed Street Life committee members about what they’d like to see from the Public Life Survey data. Ballard presented OAA’s 2019 events plan.

Board Member Comments
Lima asked how often boarding island trash cans are emptied on Ocean Avenue. Weaver said that Clear Channel empties trash cans daily.

Lima asked about whether a dedicated left turn could be added at Brighton & Ocean. Summerland said that Lee should be a thoroughfare and not a dead end. Mullaney said that Ocean Avenue Safety project will present in May. Mullaney suggested that Lima ask the Dorado Terrace HOA can write a letter about their concerns.

Lima asked about homeless interactions at 1760 Ocean Avenue. Summerland said that the police are stretched thin.

Meeting adjourned at 7:54 p.m.