

File No. 150035

Committee Item No. 4

Board Item No. 3

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight Date January 22, 2015

Board of Supervisors Meeting Date FEBRUARY 3, 2015

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
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- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
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- Grant Budget
- Subcontract Budget
- Contract/Agreement
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OTHER (Use back side if additional space is needed)

- OEWD Memo - Dated 010915
- CMCBD Memo - Dated 010815
- Central Market Annual Reports Calendar Yrs 2011-2013
- Central Market Financial Review 2011-2013
- Board Resolution No. 519-06
- Board Resolution No. 631-06
- Board Resolution No. 313-07
- Board Resolution No. 414-11
- REFERRAL FROM BOARD TO VARIOUS DEPTS - 01/16/2015
- REFERRAL FROM BOARD TO SMALL BUSINESS COMMISSION - 01/16/2015
- SEND POWER POINT - 01/22/2015

Completed by: Erica Major Date January 16, 2015
Completed by: ERICA MAJOR Date JANUARY 30, 2015

1 [Central Market Community Benefit District - Annual Reports to the City - Calendar Years
2 2010-2013]

3 **Resolution receiving and approving annual reports for the Central Market Community**
4 **Benefit District for calendar years 2010-2013, submitted as required by the Property**
5 **and Business Improvement District Law of 1994 (California Streets and Highways**
6 **Code, Sections 36600, et seq.), Section 36650, and the District's management**
7 **agreement with the City, Section 3.4.**

8
9 WHEREAS, On September 12, 2006, pursuant to the Property and Business
10 Improvement District Law of 1994 (the Act), California Streets and Highways Code Sections
11 36600 *et seq.*, as augmented by Article 15 of the San Francisco Business and Tax
12 Regulations Code, the Board of Supervisors adopted Resolution No. 519-06, expressing the
13 City's intention to establish the Central Market Community Benefit District (the Central Market
14 CBD); and

15 WHEREAS, On October 31, 2006, the Board of Supervisors adopted Resolution
16 No. 631-06 establishing the Central Market CBD (Resolution to Establish) for a period of 7
17 years, commencing FY2006-2007; and

18 WHEREAS, On June 19, 2007, the Board of Supervisors adopted Resolution
19 No. 313-07, authorizing an agreement with the owners' association for the
20 administration/management of the Central Market CBD, and a management agreement (the
21 Management Contract) with the owners' association, the Central Market Community Benefit
22 District Corporation, was executed accordingly; and

23 WHEREAS, A copy of the Management Contract is on file with the Clerk of the Board
24 of Supervisors in File No. 070673; and
25

1 WHEREAS, On September 27, 2011, the Board of Supervisors approved the Central
2 Market CBD's annual reports for calendar years 2007, 2008, 2009 and 2010 in Resolution
3 No. 414-11; and

4 WHEREAS, The Central Market CBD has submitted for the Board's receipt and
5 approval the Central Market annual reports for calendar years 2011, 2012 and 2013
6 (collectively, Annual Reports) as required by Section 36650 of the Act and Section 3.4 of the
7 Management Contract; and

8 WHEREAS, The Annual Reports are on file with the Clerk of the Board of Supervisors
9 in File No. 150035, and are incorporated herein by reference as though fully set forth; and

10 WHEREAS, Supporting documents, including, but not limited to, a transmittal letter and
11 memorandum report from the City's Office of Economic and Workforce Development, dated
12 January 13, 2015, and documentation from the Central Market CBD for the Annual Reports
13 are on file with the Clerk of the Board of Supervisors in File No. 150035; now, therefore, be it

14 RESOLVED, That the Board of Supervisors hereby receives and approves the annual
15 reports for the Central Market Community Benefit District for calendar years 2011, 2012, and
16 2013.

17
18
19 n:\legan\as2015\1500451\00981670.doc



Central Market Community Benefit District



Legislative Overview

**Community Benefit Districts (CBDs) /
Business Improvement Districts (BIDs) are
governed by:**

- State law
 - “1994 Act”
- Local law
 - “Article 15”

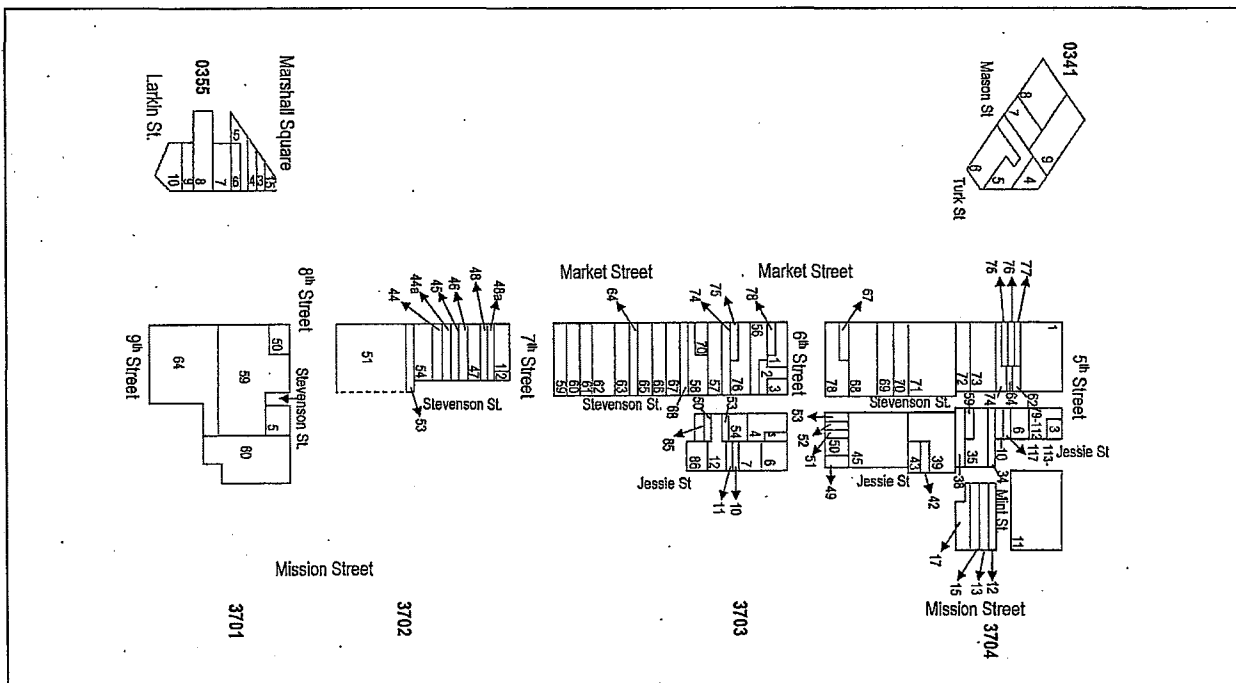
Review Process

This resolution covers Annual Reports for CY 2011, 2012, and 2013

- OEWD ensures that all CBDs/BIDs are meeting their management plans.
- OEWD staff conducts an annual review of Annual Reports and CPA Financial Reviews.
- OEWD provides the Board Supervisors with a summary memo.



Parcel Map



CMCBD Formation

CMCBD	Type	Assessment Budget*	Year Established	Expired
	Property-Based	\$ 653,586	2006	June 30, 2013

**budget identified in management plan*



CMCBD Operations

Staff

- Executive Director – Tracy Everwine (current) [Daniel Hurtado (former)]

Service Areas

- **Public Space Beautification and Safety (PSBS)**
 - This program includes street maintenance, beautification, and safety services.
 - Contracts with MJM Management Group to staff a "Clean Team" and Community Guides.
 - Hires 10 SFD 10B Officers.
- **District Identity and Street Improvements (DISI)**
 - This service area includes marketing, public relations and street enhancements in the Central Market district.
- **Administration and Corporate Operations**
 - Admin and operations includes oversight of service contract, implementation of major projects, staffing the Board of Directors and Committees, and general day to day operations.



BENCHMARKS

OEWD's staff reviewed the following budget related benchmarks for CMCBD:

Benchmark 1 – Whether the variance between the budget amounts for each service category was within 10 percentage points from the management plan.

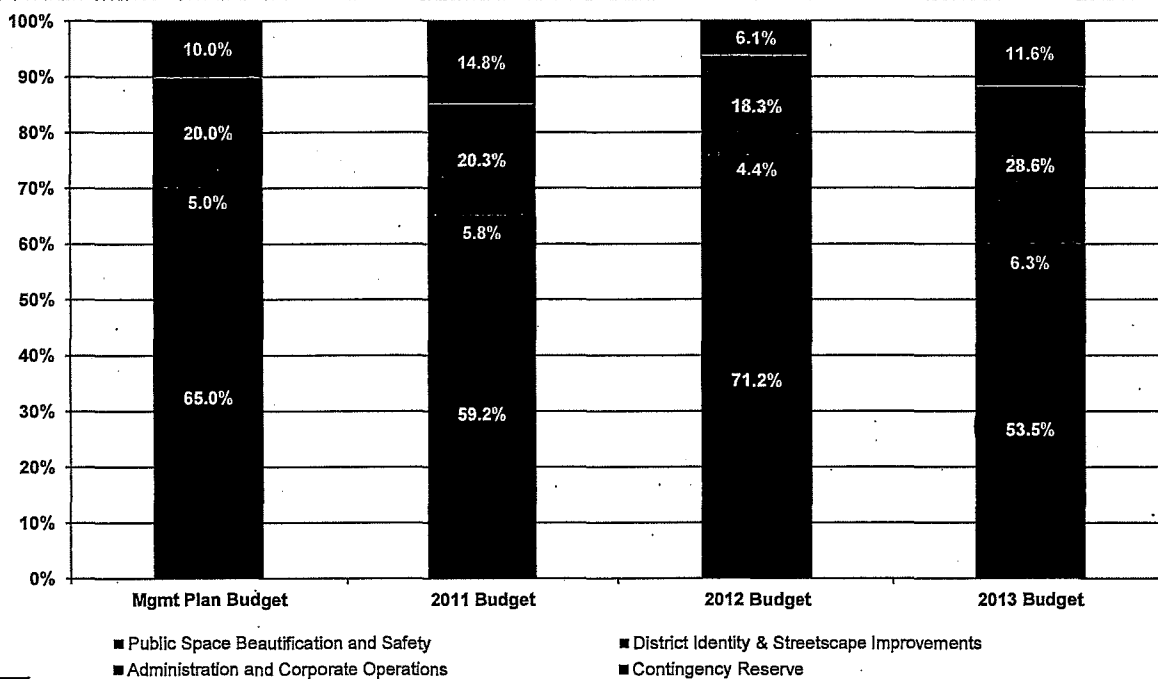
Benchmark 2 – Whether five percent (5%) of CMCBD's actuals came from sources other than assessment revenue.

Benchmark 3 - Whether the variance between the budget amounts for each service category was within 10 percentage points from the actuals.

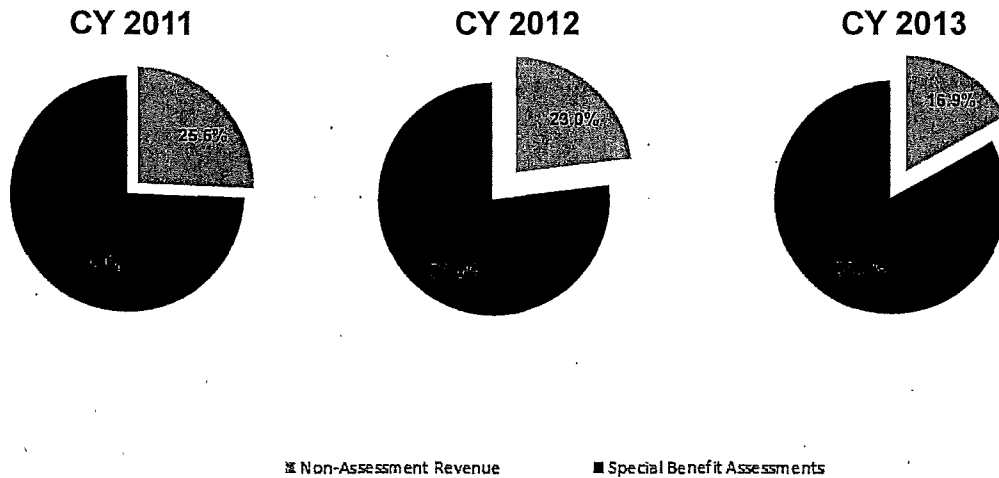
Benchmark 4 - Whether CBD is indicating the amount of funds carried over from the current fiscal year and designating projects to be spent in the upcoming fiscal year.



Management Plan vs. Annual Budgets



Assessment Revenue & Other Income



Budget vs Actuals

Service Category	CY 2011 Variance Percentage Points	CY 2012 Variance Percentage Points	CY 2013 Variance Percentage Points
Public Space Beautification & Safety	+21.7%	+2.7%	+14.7%
District Identity and Street Improvements	+5.0%	+2.0%	+3.1%
Administrative Expenses	-11.9%	+1.4%	+0.6%



Carryover

Designated Projects	CY 2011	CY 2012	CY 2013
Administration			
PSBS	\$32,006	\$43,519	
DISI		\$46,479	
General Fund			
Total Designated Amount	\$32,006	\$89,998	-\$3,068



Recommendations for CMCBD

- CMCBD should ensure that the CBD's annual budget is reasonably aligned with the budget originally outlined in the approved management plan
- CMCBD should ensure that no deficits are carried forward into the following fiscal year

Conclusion

CMCBD has performed well in implementing the service plan in the district:

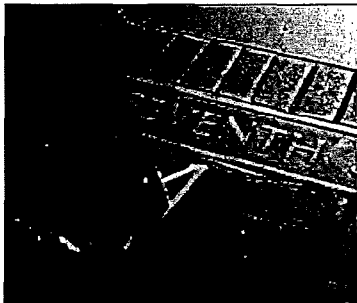
- Central Market CBD has continued to successfully market and produce events and projects such as Epicenter.org, Vacant Kiosk Reuse pilot program, and the San Francisco Arts Market on UN Plaza.
- Increased their opportunities in partnering with community stakeholders and numerous municipal agencies for the implementation of the Central Market Economic Strategy Evaluation.
- Maintained an active board of directors and robust subcommittees



CENTRAL MARKET COMMUNITY BENEFIT DISTRICT

Presentation to the San Francisco Board of Supervisors
Government Audit and Oversight Committee
January 22, 2015

CMCBD Ongoing Services 2011-2013



Clean Team

9 a.m. – 6 p.m.
Monday-Friday
+ Dispatch Call Center

- *Graffiti Abatement
- *Trash Removal
- *Landscape Maintenance
- *Pressure Washing



Community Guides

9 a.m. – 6 p.m.
Monday-Friday
+ Dispatch Call Center

- *Wayfinding
- *Social Service Assistance
- *Crime Deterrence
- *Event Monitoring



10B Officers

Uniformed SFPD
officers walking
the District with a focus
on high crime areas

- *Drug Dealing
- *Illegal Vending
- *Illegal Camping

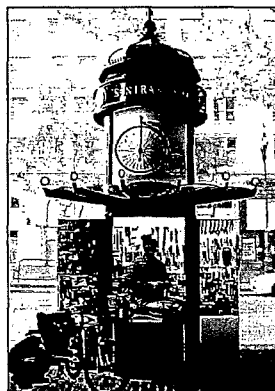


2011 Special Programs



Summer Concert Series

Produced FREE noon
concerts in Mint Plaza
every Friday
July – September.



Kiosk Activation

Activated 2 vacant
newspaper kiosks:

- *FREE Bicycle repair
- *Art Publisher



Stevenson Street Tree Planting

Planted 12 trees in
Stevenson alley
(between Sixth and
Seventh).



2011



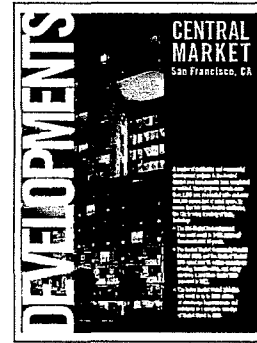
6th Street Community Guides Program

Provided Community Guides for 6th Street (Market to Howard) under contract with the San Francisco Redevelopment Agency.



Central Market Merchants Meetings

Convened merchant meetings with Market Street businesses in collaboration with the Tenderloin CBD.



Central Market Marketing

Supported business attraction by producing a marketing brochure highlighting District offerings.



2011 Business Improvement District of the Year Award



2012 Special Programs



Summer Concert Series

Produced FREE noon concerts in Mint Plaza every Friday July – September.



Central Market Networking Mixers

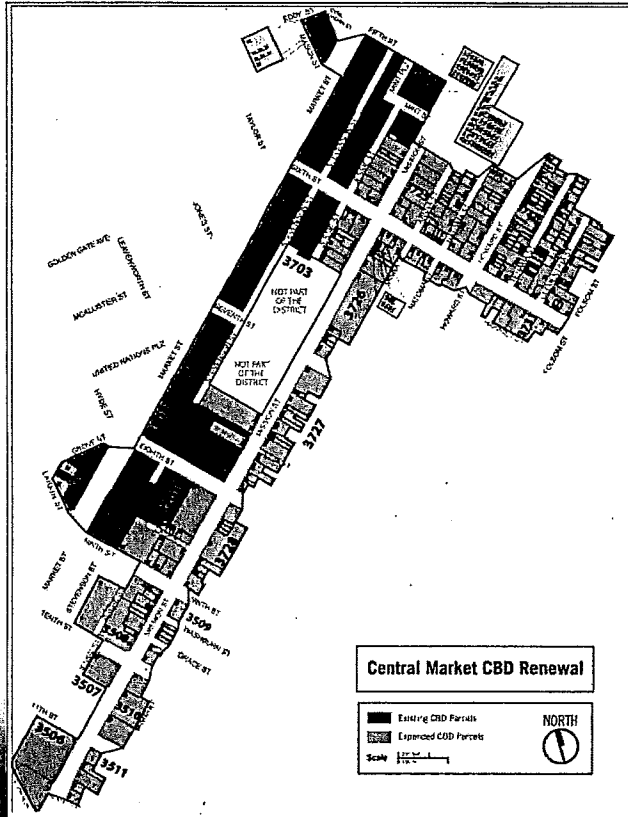
Hosted a series of neighborhood networking mixers in partnership with merchants and arts organizations.



SRO Hotel Support

Strengthened communications with hotel owners and managers to better work together.





**District Renewal & Expansion
APPROVED July 13, 2013**

- 29 Steering Committee and Community Meetings
- District expanded for a total of 98 acres/819 parcels
- Community Guide & Cleaning Crew services expanded to 12 hours a day 7 days per week
- Economic Development added to assist with business attraction, retention and expansion



BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

FROM: Erica Major, Assistant Committee Clerk, Government Audit and Oversight
Committee, Board of Supervisors

DATE: January 16, 2015

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Government Audit and Oversight Committee

The Board of Supervisors' Government Audit and Oversight Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 150035

Resolution receiving and approving annual reports for the Central Market Community Benefit District for calendar years 2010-2013, submitted as required by the Property and Business Improvement District Law of 1994 (California Streets and Highways Code, Sections 36600, et seq.), Section 36650, and the District's management agreement with the City, Section 3.4.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

No Comment

Recommendation Attached

Chairperson, Small Business Commission

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Ben Rosenfield, Controller, Office of the Controller
Todd Rufo, Director, Office of Economic and Workforce Development

FROM: Erica Major, Assistant Committee Clerk, Government Audit and Oversight
Committee, Board of Supervisors

DATE: January 16, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Government Audit and Oversight Committee has received the following proposed legislation, introduced by Supervisor Kim on January 13, 2015:

File No. 150035

Resolution receiving and approving annual reports for the Central Market Community Benefit District for calendar years 2010-2013, submitted as required by the Property and Business Improvement District Law of 1994 (California Streets and Highways Code, Sections 36600, et seq.), Section 36650, and the District's management agreement with the City, Section 3.4.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

C:
Todd Rydstrom, Office of the Controller
Peg Stevenson, Office of the Controller
Ken Rich, Office of Economic and Workforce Development

MEMO

To: Supervisor Jane Kim, District 6
CC: San Francisco Board of Supervisors
From: Crezia Tano, OEWD Senior Project Manager
RE: Central Market Community Benefit District
Date: January 9, 2015

This is a memo summarizing the performance of the Central Market Community Benefit District (CMCBD) and an analysis of their financial statements (based on their audit) for the period between January 1, 2011 and December 31, 2013.

Each year the CBD is required to submit a mid-year report, an annual report, and a CPA Financial Review or Audit. Central Market CBD has complied with the submission of all these requirements. OEWD staff, with assistance from the Controller's Office, reviewed these financial documents to monitor and report on whether they have complied with the rules per the Property and Business Improvement District Law of 1994, California Streets and Highways Code Sections 36600 Et Seq.; San Francisco's Business and Tax Regulations Code Article 15; the Central Market's Community Benefit District Management Contract with the City; and their Management Plan as approved by the Board of Supervisors in 2006.

Also attached to this memo are the following documents:

1. Annual Reports
 - a. CY 2011
 - b. CY 2012
 - c. CY 2013
2. CPA Financial Review Reports
 - a. CY 2011
 - b. CY 2012
 - c. CY 2013
3. Draft resolution from the Office of Economic and Workforce Development



Background

Central Market CBD extends from 5th to 9th Streets on Market Street and includes some areas of Stevenson Street, Jessie Street and Mission Street. The district contains 141 parcels including two BART/MUNI stations – Powell Street and Civic Center; the former US Mint building; and Mint Plaza.

- October 31, 2006: the Board of Supervisors approved the resolution that established the property-based district called the Central Market Community Benefit District (Resolution #631-06).
- June 19, 2007: the Board approved the contract for the administration and management of the Central Market Community Benefit District (Resolution # 313-07).
- January 2008: Central Market CBD started providing cleaning and security services.
- September 6, 2011: the Board of Supervisors approved CMCBD’s Annual Reports for CYs 2007, 2008, 2009, and 2010 (Resolution # 414-11).

Basic Info about Central Market CBD

Year Established	October 2006
Year Renewed	January 2014
Assessment Collection Period	(July 1, 2006 to June 30, 2013)
Services Start and End Date	January 1, 2007 – December 31, 2013
Initial Estimated Annual Budget	\$653,586
Fiscal Year	Jan 1 – Dec 31
Executive Director	Tracy Everwine (Previous ED Daniel Hurtado 2006-2013)
Name of Nonprofit Entity	Central Market Community Benefit District Corporation

The current CBD website, <http://www.central-market.org/>, includes all the pertinent information about the organization and their programs, a calendar of events, their Management Plan, Mid-Year Report, Annual Report and meeting schedules.

Summary of Service Area Goals

Public Space Beautification and Safety (PSBS)

The Sidewalk Operations, Beautification and Order service area includes street maintenance, beautification, and public safety services. CMCBD contracts with MJM Management Group to staff a “Clean Team” and Community Guides. The “Clean Team” provides services seven days a week, year round including but not limited to: sidewalk and gutter sweeps, quarterly sidewalk cleaning, graffiti abatement, and tree and vegetation maintenance and vegetation. “Community Guides” provide wayfinding and customer service to visitors while also supporting local law enforcement agencies, social service providers, residents, workers, merchants and property owners. In an effort to augment their pedestrian safety initiatives, CMCBD hires SFPD 10B officers. The CMCBD Management Plan calls for 65% of the budget to be spent on PSBS.

District Identity and Streetscape Improvements (DISI)

The District Identity and Streetscape Improvements program area includes marketing and promotion strategies, public space development and planning, and public right of way improvements. The CMCBD Management Plan allocates 5% of their funds to this service area.

Administration and Corporate Operations

CMCBD is staffed by a full-time Executive Director who serves as the focal point person and advocate for Central Market CBD and a Program Coordinator. The administrative staff creates and manages programs that 1) best respond to the top priorities of the districts stakeholders, 2) maximize coordination of the city and county agencies and nonprofit organizations, 3) avoid duplication of services, and 4) leverage resources. The CMCBD Management Plan calls for 20% of the budget to be spent on administration and corporate operations.

The CMCBD board has eleven (11) members, represented by residents, property owners, community organizations, non-profit arts organizations, government and educational institutions and businesses. Board member seats are determined using the following guidelines: Property Owners (50%) and Non-Property Owners (50%). Of the non-property owners, two seats (20%) are set aside for merchants with a preference for existing small businesses operating retail, restaurant and service and three seats (30%) are reserved for Community Based Organizations, art-related non-profits, and residents. This structure complies with Article 15 of the San Francisco Business and Tax Regulations Code. The full board meets on the second Tuesday of every month. The committees and meeting times are detailed below:

- **Executive** – every month. The Executive Committee meets to write upcoming board meeting agendas, review and help track the CMCBDs action plan and annual initiatives, and provide guidance to CMCBD staff.
- **Finance** – every month. The Finance Committee meets to review the organizations monthly financials, monitor the budget and prepare the end of year financial report.
- **Services** – bimonthly. The Services Committee meetings are designed as a roundtable discussion to address pedestrian safety, social service needs, quality of life concerns, and cleanliness issues.
- **Identity** – as needed. The Identity Committee develops and implements programs and projects to activate public space as well assists with fundraising efforts.

Summary of Accomplishments, Challenges, and Delivery of Service Areas

CY 2011

Public Space Beautification and Safety (PSBS)

- In partnership with the architecture community (HOK, American Institute of Architects – San Francisco, WSP Flack + Kurtz, and Public Architecture) CMCBD guided and implemented the Vacant Kiosk Reuse pilot program. The first vacant kiosk stationed a bike repair shop managed by Huckleberry Bicycles at Seventh and Market Street. Future opportunities include an artist-in-residence, a public-space performance use, and a book-lending library.
- Established the 10B Officer Pilot Program to augment the public safety services provided by CMCBD community guides.
- Collaborated with SF Department of Public Health, Department of Building Inspection, the City Attorney's Office and the Department of Alcohol Beverage Control, to lead a series of meetings and discussions addressing the sale of alcohol to both inebriated individuals and minors by some liquor stores in the Central Market area.

- Collaborated with the Central City SRO Collaborative to discuss shared concerns regarding safety of residents in SRO hotels and to advocate for the improved management of SRO hotels in the Sixth Street area.

District Identity and Streetscape Improvements (DISI)

- Sponsored the Central Market Summer Concert Series on Mint Plaza through People in Plazas. The summer concert series was held every Friday, 12 p.m. to 1 p.m., on Mint Plaza from July 1-September 30, 2011.
- Provided additional support and promotions throughout the year, for public space programming in the San Francisco Arts Market on UN Plaza and the weekly farmers' market on Mint Plaza.

Administration and Corporate Operations

- Supported business attraction efforts by producing and distributing a marketing piece that highlighted the districts restaurants, performance venues, retail shops, and arts destinations.
- Extended the grant agreement received from Office of Economic and Workforce Development that funded the coordination of Bimonthly Central Market Street Merchants Meetings.
- Awarded the "2011 Business Improvement District of the Year Award" by the Neighborhood Empowerment Network.

CY 2012

Public Space Beautification and Safety (PSBS)

- Through strategic coordinated efforts with area stakeholders, advocated for the replacement of the Civic Center BART walls on the south side of Market Street between Seventh and Eighth Streets.
- Partnered with area merchants and arts organization to hold networking events for merchants/tenants focused on pedestrian safety, cleanliness and quality of life issues.

District Identity and Street Improvements (DISI)

- Provided marketing, website development, advertising, design, and fundraising support for the third annual 24 Days of Central Market Arts, a festival featuring free live performances and art produced by multiple artistic and community groups from Central Market.
- Began developing an online community calendar and merchant directory (www.Epicenter-SF.org) for the region that includes Central Market, Civic Center, Tenderloin and SOMA neighborhoods.
- Coordinated a 13-week advertising campaign, from September through November, in partnership with the San Francisco Bay Guardian, allowing merchants to leverage their marketing dollars.

Administration and Corporate Operations

- Received a grant through OEWD for the Central Market Economic Strategy Evaluation for conducting resident, merchant, pedestrian, and stakeholder surveys.
- Served as the fiscal agent for the Central Market Design Charrette. The charrette was facilitated by the urban design firm, OMA. The project resulted in strategies for activating public space, creating streetscape activation and integrating public art.
- Established a Steering Committee to assist in creating a common vision for the development and management of the district and providing support and guidance in the renewal/expansion of the CMCBD.

CY 2013

Public Space Beautification and Safety (PSBS)

Note: The CMCBD CY 2013 Annual Report developed standardized metrics for measuring program performance.

- Safety & Security Services:
 - Ambulance/Fire/Police Called – 279
 - Mentally Disabled Assisted – 114
 - Referrals to Shelters – 387
 - Social Services Accepted – 238
 - Social Services Refused – 183
- Visitor/Merchant Services:
 - Meet and Greet with merchants/residents; Assist Merchants; Directions.
Total Visitor/Merchant Services: 3,506
- Cleaning/Maintenance Services
 - Responded to more than 769 requests for sidewalk sweeping, steam cleaning and spot cleaning.
 - Removed 3,104 graffiti tags, stickers and flyers.
 - Repainted 216 fixtures.
Total Cleaning/Maintenance Services: 5,894

District Identity and Streetscape Improvements (DISI)

- Major focus on district renewal.
 - Held four (4) community wide meetings and ten (10) presentations to Condominium HOAs and other groups discussing the CMCBD Management Plan.

Administration and Corporate Operations

- Major focus on district renewal.
 - Held eight (8) Steering Committee Meetings and six (6) Joint Steering Committee and CBD Board Meetings discussing the CMCBD Management Plan.

CMCBD Annual Budget Analysis

OEWD's staff reviewed the following budget related benchmarks for CMCBD:

- **BENCHMARK 1:** Whether the variance between the budget amounts for each service category was within 10 percentage points from the budget identified in the Management Plan (*Agreement for the Administration of the "Central Market Community Benefit District", Section 3.9 – Budget*).
- **BENCHMARK 2:** Whether five percent (5%) of actuals came from sources other than assessment revenue (*CA Streets & Highways Code, Section 36650(B)(6); Agreement for the Administration of the "Central Market Community Benefit District", Section 3.4 - Annual Reports*).
- **BENCHMARK 3:** Whether the variance between the budget amount and actual expenses within a fiscal year was within 10 percent (*Agreement for the Administration of the "Central Market Community Benefit District", Section 3.9 – Budget*).

- **BENCHMARK 4:** Whether CMCBD is indicating the amount of funds to be carried forward into the next fiscal year and designating projects to be spent in current fiscal year (*CA Streets & Highways Code, Section 36650(B)(5)*).

CY 2011

BENCHMARK 1: Whether the variance between the budget amounts for each service category was within 10 percentage points from the budget identified in the Management Plan

ANALYSIS: *CMCBD met this requirement. See table below.*

Service Category	Management Plan Budget	% of Budget	CY 2011 Budget	% of Budget	Variance Percentage Points
Public Space Beautification & Safety	\$366,257	65.0%	\$408,144	59.2%	-5.8%
District Identity and Streetscape Improvements	\$28,174	5.0%	\$39,960	5.8%	+0.8%
Administrative Expenses	\$112,695	20.0%	\$139,766	20.3%	+0.3%
Contingency Reserve	\$56,347	10.0%	\$102,043	14.8%	+4.8%
TOTAL	\$563,473	100%	\$689,913	100%	

BENCHMARK 2: Whether five percent (5%) of actuals came from sources other than assessment revenue

ANALYSIS: *CMCBD met this requirement. Assessment revenue was \$626,292 or 74.4% of actuals and non-assessment revenue was \$215,982 or 25.6% of actuals. See table below.*

Revenue Sources	CY 2011 Actuals	% of Actuals
Special Benefit Assessments	\$626,292	
Total assessment revenue	\$626,292	74.4%
Grants	\$195,282	
Donations	\$20,700	
Interest Earned	\$0	
Total non-assessment revenue	\$215,982	25.6%
Total	\$842,274	100%

Non-assessment revenue applied to 5% General Benefit requirement

BENCHMARK 3: Whether the variance between the budget amount and actual expenses within a fiscal year was within 10 percentage points

ANALYSIS: *CMCBD did not meet this requirement. The 21.7% variance in Public Space Beautification & Safety and 11.9% variance in Administrative Expenses is explained by their total non-assessment revenue exceeding the general benefit of 5% at 25.6% or (\$215,982).*

Service Category	CY 2011 Budget	% of Budget	CY 2011 Actuals	% of Actuals	Variance Percentage Points
Public Space Beautification & Safety	\$408,144	59.2%	\$615,603	80.9%	+21.7%
District Identity and Streetscape Improvements	\$39,960	5.8%	\$81,897	10.8%	+5.0%
Administrative Expenses	\$139,766	20.3%	\$63,688	8.4%	-11.9%
Contingency Reserve	\$102,043	14.8%			
TOTAL					

BENCHMARK 4: Whether CMCBD is indicating the amount of funds to be carried forward into the next fiscal year and designating projects to be spent in current fiscal year

ANALYSIS: *CMCBD met this requirement. Please note: There is a period between when the City collects assessment payment and when the City disburses the funds to the CBD. As a result, a CBD typically has a fund balance at the end of the fiscal year that is equal to about 6 months of their annual budget. See table below.*

CY 2011 Carryover Disbursement	\$32,006
Designated Projects for CY 2012	
Administration	
PSBS	\$32,006
DISI	
General Fund Contingency	
Total Designated Amount for CY 2012	\$32,006

CY 2012

BENCHMARK 1: Whether the variance between the budget amounts for each service category was within 10 percentage points from the budget identified in the Management Plan

ANALYSIS: *CMCBD met this requirement. See table below.*

Service Category	Management Plan Budget	% of Budget	CY 2012 Budget	% of Budget	Variance Percentage Points
Public Space Beautification & Safety	\$366,257	65.0%	\$495,144	71.2%	+6.2%
District Identity and Streetscape Improvements	\$28,174	5.0%	\$30,960	4.4%	-0.6%
Administrative Expenses	\$112,695	20.0%	\$127,310	18.3%	-1.7%
Contingency Reserve	\$56,347	10.0%	\$42,463	6.1%	-3.9%
TOTAL	\$563,473	100%	\$695,877	100%	

BENCHMARK 2: Whether five percent (5%) of actuals came from sources other than assessment revenue

ANALYSIS: *CMCBD met this requirement. Assessment revenue was \$587,134 or 77.0% of actuals and non-assessment revenue was \$175,828 or 23.0% of actuals. See table below.*

Revenue Sources	CY 2012 Actuals	% of Actuals
Special Benefit Assessments	\$587,134	
Total assessment revenue	\$587,134	77.0%
Grants	\$144,428	
Donations	\$31,400	
Interest Earned	\$0	
Total non-assessment revenue	\$175,828	23.0%
Total	\$762,962	100%

Non-assessment revenue applied to 5% General Benefit requirement

BENCHMARK 3: Whether the variance between the budget amount and actual expenses within a fiscal year was within 10 percentage points

ANALYSIS: *CMCBD met this requirement. See table below.*

Service Category	CY 2012 Budget	% of Budget	CY 2012 Actuals	% of Actuals	Variance Percentage Points
Public Space Beautification & Safety	\$495,144	71.2%	\$606,044	73.8%	+2.7%
District Identity and Streetscape Improvements	\$30,960	4.4%	\$53,164	6.5%	+2.0%
Administrative Expenses	\$127,310	18.3%	\$161,849	19.7%	+1.4%
Contingency Reserve	\$42,463	6.1%			
TOTAL	\$695,877	100%	\$821,057	100%	

BENCHMARK 4: Whether FWCBD is indicating the amount of funds to be carried forward into the next fiscal year and designating projects to be spent in current fiscal year

ANALYSIS: *CMCBD met this requirement. Please note: There is a period between when the City collects assessment payment and when the City disburses the funds to the CBD. As a result, a CBD typically has a fund balance at the end of the fiscal year that is equal to about 6 months of their annual budget. See table below.*

CY 2012 Carryover Disbursement	\$89,998
Designated Projects for CY 2013	
Administration	
PSBS	\$43,519
DISI	\$46,479
General Fund Contingency	
Total Designated Amount for CY 2013	\$89,998

CY 2013

BENCHMARK 1: Whether the variance between the budget amounts for each service category was within 10 percentage points from the budget identified in the Management Plan

ANALYSIS: *CMCBD did not meet this requirement. The 11.5% variance in Public Space Beautification & Safety is explained by the increased total budget of CY 2013. While CM CBD budgeted 53.5% towards PSBS, their spending amount in this program area was higher than their spending amount as identified in the management plan.*

Service Category	Management Plan Budget	% of Budget	CY 2013 Budget	% of Budget	Variance Percentage Points
Public Space Beautification & Safety	\$366,257	65.0%	\$425,744	53.5%	-11.5%
District Identity and Streetscape Improvements	\$28,174	5.0%	\$50,214	6.3%	+1.3%
Administrative Expenses	\$112,695	20.0%	\$227,620	28.6%	+8.6%
Contingency Reserve	\$56,347	10.0%	\$92,636	11.6%	1.6%
TOTAL	\$563,473	100%	\$796,214	100%	

BENCHMARK 2: Whether five percent (5%) of actuals came from sources other than assessment revenue

ANALYSIS: *CMCBD met this requirement. Assessment revenue was \$585,309 or 83.1% of actuals and non-assessment revenue was \$118,759 or 16.9% of actuals. See table below.*

Revenue Sources	CY 2013 Actuals	% of Actuals
Special Benefit Assessments	\$585,309	
Total assessment revenue	\$585,309	83.1%
Grants	\$108,164	
Donations	\$10,595	
Interest Earned	\$0	
Total non-assessment revenue	\$118,759	16.9%
Total	\$704,068	100%

Non-assessment revenue applied to 5% General Benefit requirement

BENCHMARK 3: Whether the variance between the budget amount and actual expenses within a fiscal year was within 10 percentage points

ANALYSIS: *CMCBD did not meet this requirement. The 14.7% variance in Public Space Beautification & Safety is explained by the low projected CY 2013 PSBS budget of \$425,744.*

Service Category	CY 2013 Budget	% of Budget	CY 2013 Actuals	% of Actuals	Variance Percentage Points
Public Space Beautification & Safety	\$425,744	53.5%	\$538,410	68.2%	+14.7%
District Identity and Street Improvements	\$50,214	6.3%	\$74,257	9.4%	+3.1%
Administrative Expenses	\$227,620	21.8%	\$176,995	22.4%	+0.6%
Contingency Reserve	\$92,636	11.6%			
TOTAL	\$796,214	100%	\$789,662	100%	

*Contingency Reserve is redeployed throughout the year to meet the needs of the CBD

BENCHMARK 4: Whether CMCBD is indicating the amount of funds to be carried forward into the next fiscal year and designating projects to be spent in current fiscal year

ANALYSIS: *CMCBD met this requirement. CMCBD carried forward a deficit budget.*

CY 2013 Carryover Disbursement	- \$3,068
Designated Projects for CY 2014	
Administration	
PSBS	
DISI	
General Fund Contingency	
Total Designated Amount for CY 2014	- \$3,068

Findings and Recommendations

Within the review periods of CY 2011, CY 2012, and CY 2013, the Central Market CBD generally met the expectations and requirements as set by the California Street and Highways Code Section 36650-36651; the Agreement for the Administration of the "Central Market Community Benefit District; and the Agreement for the Administration of the "Central Market Community Benefit District."

Per their management plan CMCBD is expected to allocate 65.0% of its budget to Public Space Beautification & Safety. In CY 2013, CMCBD proposed to allocate 53.5% of its budget to this program area. This percentage (11.5%) exceeds the variance of 10 percentage points.

In CY 2011, there was a variance of 21.7% between the Public Space Beautification & Safety budget amount (60.6%) and actual expense (80.9%); in CY 2011, there was a variance of 11.9% between the Administrative Expenses budget amount (20.3%) and actual expense (8.4%); in CY 2013, there was a variance of 14.7% between the Public Space Beautification & Safety budget amount (53.5%) and actual expense (68.2%). These numbers exceed variances of 10 percentage points.

While these percentage points exceed the allowable variance, further research shows that the variance in program area allocations is explained by their non-assessment revenue. For all of the years in review, Central Market CBD has exceeded its general benefit requirement of five percent (5%). As a result of these high non-assessment revenues, the percentages do not provide an accurate assessment of fund allocation. A better analysis of fund allocation, in this case, is to review the dollar amount spent towards each program area. Upon review, the dollar amount dedicated to each program year is appropriate. Moving forward Central Market CBD should work more diligently to identify assessment funds allocations and non-assessment expenditures

Central Market CBD was deficient in providing the following required information in its Annual Report: 1) CY 2011 and CY 2012 did not indicate carryover amounts and designated program areas and 2) CY 2013 did not state assessment methodology. In addition, in the CY 2013 Annual Report, CMCBD added a new line item its budget "Renewal/Expansion Fees," this budget amount has been collapsed into "Administrative Expenses". For this particular situation, CMCBD has prepared a memo outlining all of the amendments noted above (*Please refer to the attached letter*). In future CY Annual Reports we recommend that CMCBD fulfill the requirements of the state code (*CA Streets & Highways Code, Section 36650*).

Conclusion

Central Market CBD has performed well in implementing their service plan. Central Market CBD has continued to successfully market and produce events and projects such as Epicenter.org, Vacant Kiosk Reuse pilot program, and the San Francisco Arts Market on UN Plaza. Central Market CBD has increased their opportunities in partnering with community stakeholders and numerous municipal agencies for the implementation of the Central Market Economic Strategy Evaluation. Central Market CBD has an active board of directors and committee members; and OEWD believes the Central Market CBD will continue to successfully carryout their mission and service plans.



central market community benefit district

901 market street, suite 490
san francisco, ca 94103

e / info@central-market.org
w / www.central-market.org
t / 415.957.5985
f / 415.962.0403

January 8, 2015

Crezia Tano
Senior Project Manager
Mayor's Office of Economic and Workforce Development
1 Dr. Carlton B. Goodlett Place
City Hall, Room 448
San Francisco, CA 94102

Dear Ms. Tano:

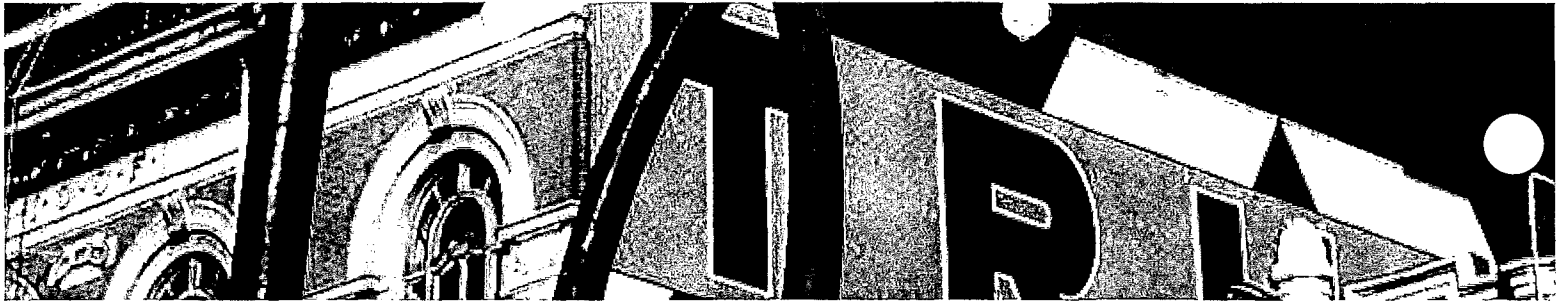
While not noted in the Annual Reports –

1. CY 2011 - Central market is confirming a carryforward of \$32,006 and all of these funds were used for PSBS.
2. CY 2012 – Central Market is confirming a carryforward of \$89,998 and \$43,519 was used for PSBS and \$46,479 was used for DISI.
3. CY 2013 – Renewal/Expansion Expenses of \$53,933 has been collapsed into administrative expenses.
4. CY 2013 – Special Benefit Assessments totaled \$585,309.00. *\$295,688 was recognized in 2012, \$289,621 was recognized in 2013.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tracy Everwine', is written over the typed name.

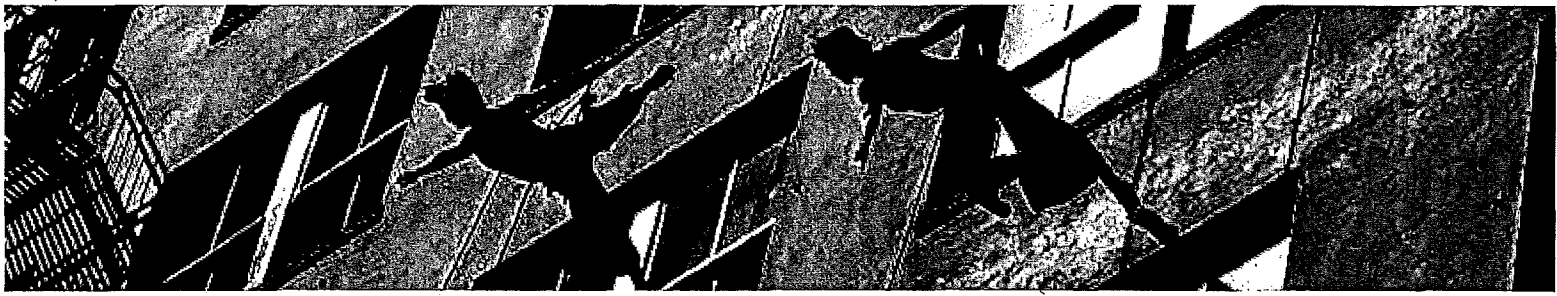
Tracy Everwine
Executive Director,
Central Market Community Benefit District



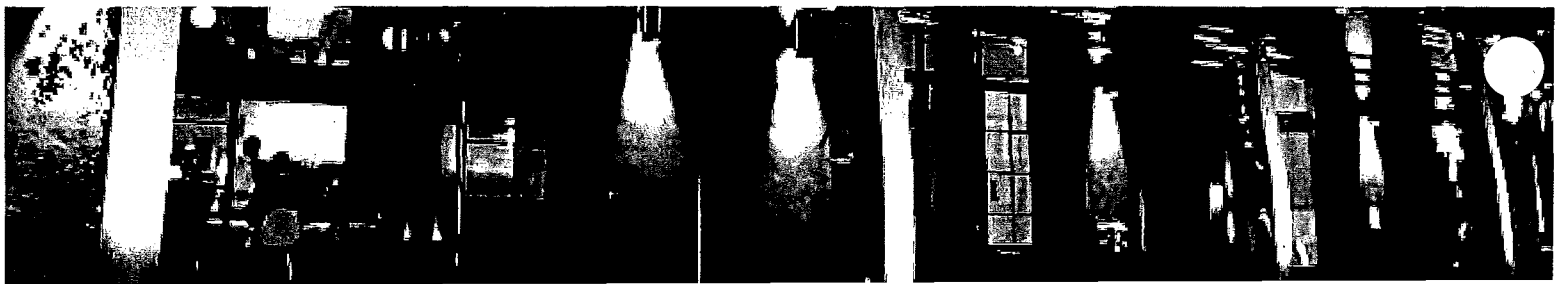
CENTRAL MARKET

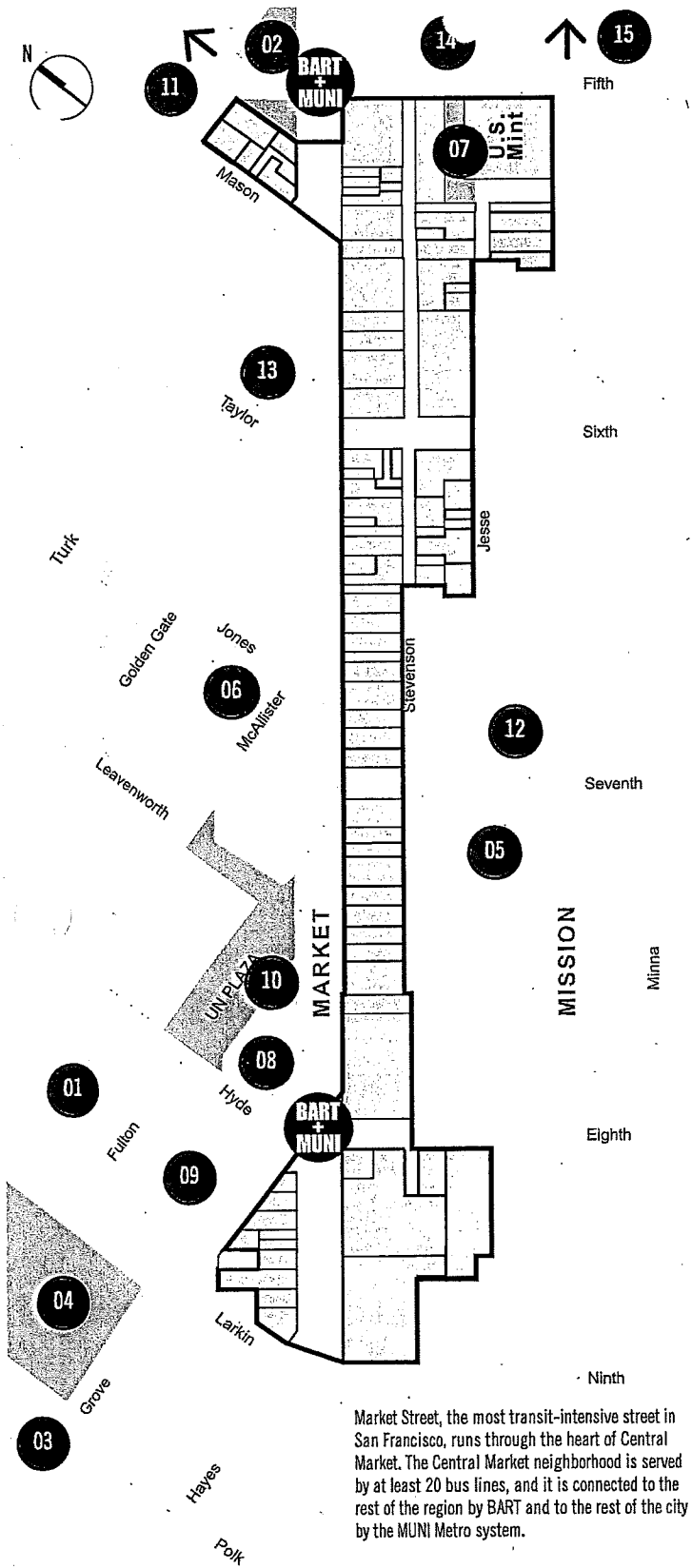


COMMUNITY BENEFIT DISTRICT



ANNUAL REPORT 2011

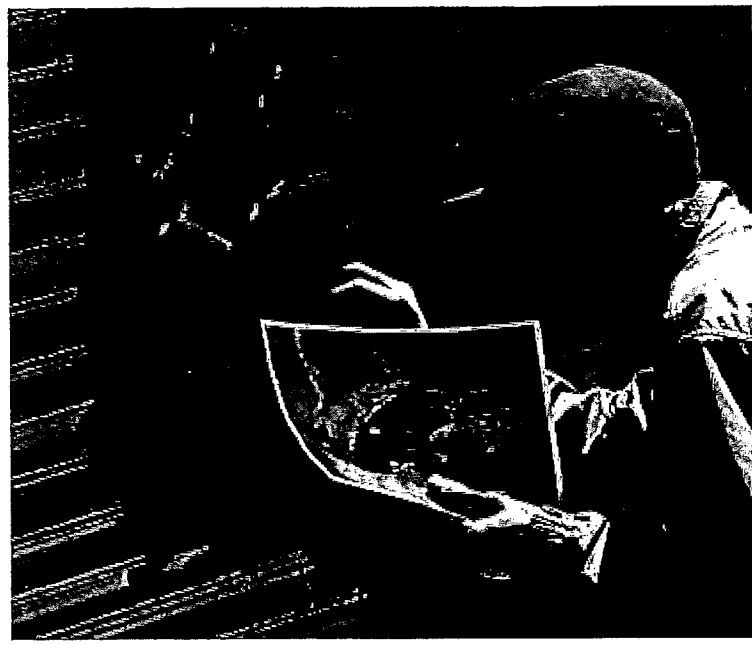




Market Street, the most transit-intensive street in San Francisco, runs through the heart of Central Market. The Central Market neighborhood is served by at least 20 bus lines, and it is connected to the rest of the region by BART and to the rest of the city by the MUNI Metro system.

Neighborhood Highlights and Area Attractions

- 01. Asian Art Museum (1 block)
- 02. Cable Car Turnaround (1 block)
- 03. City Hall (1 block)
- 04. Civic Center Plaza
- 05. General Services Administration Federal Building
- 06. Golden Gate Theater
- 07. Mint Plaza
- 08. Orpheum Theater
- 09. Public Library
- 10. The Art Institute of California, San Francisco
- 11. Union Square (1 block)
- 12. U.S. Court of Appeals
- 13. Warfield Theater
- 14. Westfield San Francisco Centre
- 15. Yerba Buena Gardens (1 block)



THE CENTRAL MARKET COMMUNITY BENEFIT DISTRICT

The Central Market Community Benefit District (CMCBD) is a non-profit, community-based organization that provides programs and services to improve the quality of life experienced in the public realm of San Francisco's Central Market.

The CMCBD believes that improving the overall cleanliness and safety of the district will increase pedestrian activity, strengthen existing small businesses and cultural institutions, attract new investment, and enhance the public right of ways for people of all incomes, ethnicities and ages, including residents, business and property owners, workers, and visitors in the area.

The CMCBD provides a range of services to help create a pedestrian environment that is cleaner, safer and more inviting. These services include public space beautification, pedestrian safety programs, social service outreach, marketing and community outreach, and public space programming.

THE DISTRICT

Making its way through San Francisco's Central Market area is Market Street, the city's main thoroughfare. Central Market Street knits together existing transit, cultural, civic, academic and neighborhood assets.

The mixed-use district is a thriving destination for entertainment, with the Warfield Theater, Orpheum Theater, Golden Gate Theater and Mezzanine concentrated along these few blocks of Central Market Street. The district also has an active existing and rising arts scene: Luggage Store Gallery, Alonzo KING LINES Dance Center, KUNST-STOFF arts, the International Art Museum of America, Gray Area Foundation for the Arts, The Art Institute of California – San Francisco, Satellite 66, the American Conservatory Theater's Costume Shop, and Bindlestiff Studios can all be found in and around Central Market.

The Central Market Community Benefit District extends from Fifth Street to Ninth Street along Market Street and includes areas of Stevenson Street, Jessie Street and Mission Street. The community benefit district was established in 2006 to improve the mixed-use district and help create a neighborhood that is a clean, safe and an inviting place to be for residents, workers, merchants and visitors.



PUBLIC SPACE BEAUTIFICATION & SAFETY

Central Market Community Guides Program:

The Central Market Community Guides continued to provide a friendly and welcoming presence in the public realm of San Francisco's Central Market district.

The Community Guides provide wayfinding and customer service to visitors while supporting local law enforcement agencies, social service providers, residents, workers, merchants and property owners in creating a clean, safe and welcoming Central Market neighborhood.

The Community Guides program integrates a three-prong approach to crime prevention through public safety, social service outreach, and hospitality and customer service. The Community Guides Program continued to operate Monday through Friday, 9 a.m. to 6 p.m. The CMCBD maintains a service contract with MJ M Management Group.

Sixth Street Community Guides Program:

The CMCBD continued to operate and manage the Sixth Street Community Guides Program for the Sixth Street corridor (from Market Street to Harrison Street) through a contract with the San Francisco Redevelopment Agency. The contract was renewed for an additional year through a unanimous decision by the San Francisco Redevelopment Commission and extends through June 30, 2012. The program provides two full-time Community Guides for the Sixth Street project area and Dispatch and Call Center service, Monday through Friday, 10 a.m. to 6 p.m. The CMCBD maintains a service contract with MJM Management Group.



Sixth Street and Central Market Community Guides with District 6 Supervisor Jane Kim

Central Market Clean Streets Program:

The CMCBD continued to provide enhanced cleaning and maintenance services within the public right of way and sidewalks in the Community Benefit District above and beyond the baseline level of service provided by the City of San Francisco.

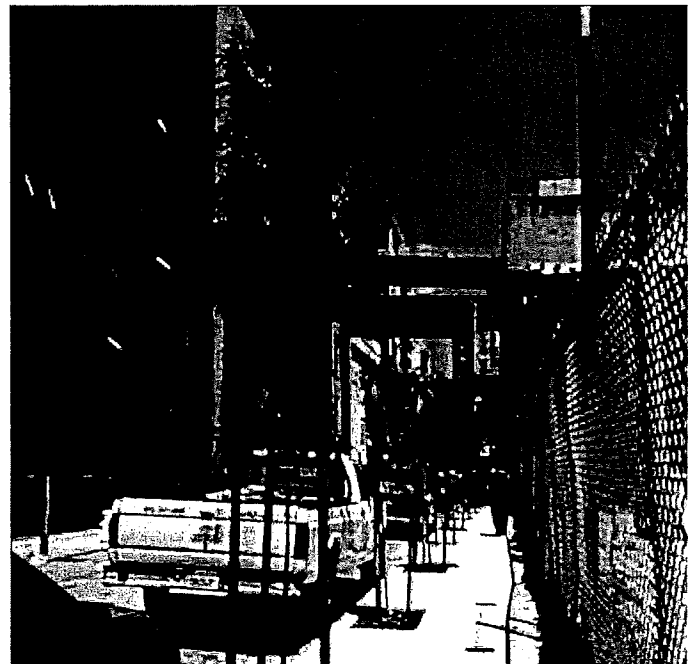
The Clean Streets services include sidewalk sweeping; monitoring public trash receptacle overflow and trash removal; weeding of tree basins, sidewalk cracks and landscape planters; reporting of bulky items for removal by the Department of Public Works; spot cleaning; quarterly steam cleaning; and graffiti abatement on public and private properties. The CMCBD maintains a service contract with MJM Management Group.

Dispatch and Call Center Service:

The CMCBD continued to provide Dispatch and Call Center service to the Central Market and Sixth Street communities. The service provides the community with the means to call for non-emergency safety, social service outreach, and cleaning/maintenance issues in the public realm of the Community Benefit District, and to request services through the Clean Streets Program, Community Guides, or City services. The Dispatch and Call Center Service (415.543.5223) operates daily from 9 a.m. to 6 p.m. CMCBD services are limited to the hours of operation for each program.

Central Market Tree Planting:

In 2011, the CMCBD partnered with Friends of the Urban Forest in the planting of 12 trees on Stevenson Street (between Sixth and Seventh Streets). The trees will be maintained by the CMCBD as part of its Clean Streets program. The project was intended to help beautify and green Stevenson Street, and help create a more inviting pedestrian passage.





Central Market 10B Officer Program:

The safety of people who live, work and visit Central Market is a top priority of the CMCBD. In 2011, the CMCBD rallied and engaged neighborhood stakeholders to support and fund a 10B Officer Pilot Program for Central Market at Seventh and Market Streets. The intersection continues to be inundated with chronic safety issues and crime, and has become an elevated “hot spot” for the CMCBD.

While the Central Market Community Guides Program continues to be effective in serving as “eyes and ears” for the community, providing social service assistance, and reporting crime and safety concerns to the San Francisco Police Department (SFPD), the Community Guides do not have the authority or law enforcement capability of a police officer.

The establishment of a 10B Officer Pilot Program for Central Market would be incorporated into the CMCBD’s Central Market Community Guides Program and would augment the CMCBD’s pedestrian safety initiatives.

The 10B officer would address crime and quality of life issues within the neighborhood and within the purview of SFPD, such as issuing citations for drinking, trespassing, permit violations, littering, and pedestrian safety infractions, the authority to make arrests, and the ability to request additional police presence when necessary. The 10B officer would be hired by the CMCBD and dedicated to this area of Central Market.

The pilot program is targeted to begin January 2012 and, if funding and support allow, continue through August 2012. This duration would coincide with the beginning of planned tenant improvements on the ground floor of the Odd Fellows Building at Seventh and Market Streets.

Vacant Kiosk Reuse Program:

The CMCBD partnered with the architecture community (HOK, American Institute of Architects - San Francisco, WSP Flack+Kurtz, and Public Architecture) in the fall of 2010 in a streetscape improvement exercise designed to identify potential solutions to improve Central Market that could be immediately actionable, scalable and sustainable. This exploration led to a proposal to reutilize and readapt vacant kiosks along Market Street in Central Market for micro-retail and arts/cultural uses.

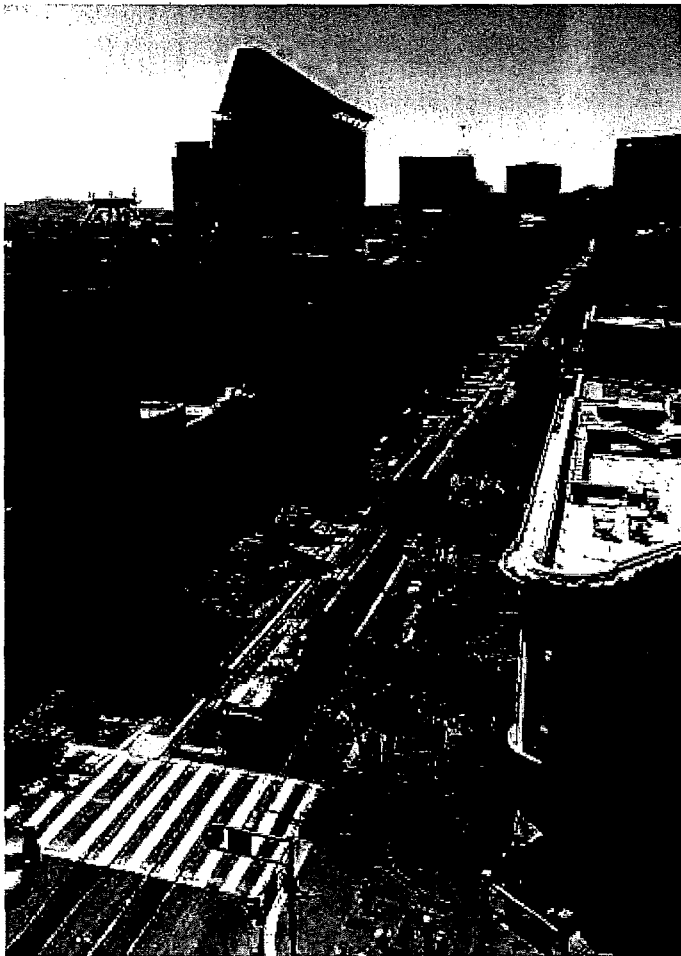
The CMCBD and HOK guided and implemented this pilot program in 2011 to include a bike repair stop managed by Huckleberry Bicycles at Seventh and Market Streets. Future opportunities include an artist-in-residence, a public-space performance use, and a book-lending library.

Pedestrian Safety and Quality of Life Initiatives:

In 2011, the CMCBD Services Committee led a series of meetings and discussions to improve efficient reporting of crime linked to the sale of alcohol to both inebriated individuals and minors by some liquor stores in the Central Market area. Meetings were held with the Department of Public Health, San Francisco Police Department (SFPD), Department of Building Inspection, the City Attorney's Office and the California Department of Alcohol Beverage Control (ABC). Through continued efforts by merchants and the Central Market and Sixth Street Community Guides, the CMCBD will work closely with the community to continue to monitor and report violations to ABC, SFPD and the City Attorney's Office.



The CMCBD Services Committee also held a series of meetings to better understand and begin to develop a strategy to address public space, pedestrian safety, cleanliness and social service outreach issues linked to the management of single-room occupancy (SRO) hotels along the Sixth Street corridor. The CMCBD held meetings with the Central City SRO Collaborative to discuss shared concerns regarding safety of residents in SRO hotels and to advocate for the improved management of SRO hotels in the Sixth Street area.



CMCBD Services Committee:

The Services Committee Meetings are designed as a roundtable discussion, focusing on pedestrian safety, social service needs, quality of life concerns, and cleanliness issues that impact the Central Market district's public realm. The Services Committee meets bimonthly to develop strategies to address these issues as well as assist in monitoring and guiding the CMCBD's Clean Streets and Community Guides programs.

DISTRICT IDENTITY & STREETScape IMPROVEMENTS

Public Space Programming:

The CMCBD is a founding member of Central Market Arts (CMA), a coalition comprised of organizations dedicated to a common vision of promoting San Francisco's Central Market as a vital arts district. CMA serves as a unified voice for arts of every discipline through promotion of arts, cooperative marketing, programming coordination, and the production of a yearly capstone event (www.CentralMarketArts.org).

In 2011, the CMCBD continued to provide marketing, design and media relations support for 24 Days of Central Market Arts, to be held September 23-October 16, 2011. The CMCBD also assisted in fundraising and securing sponsorships and in-kind contributions.

The CMCBD co-sponsored and promoted Bring Your Own Dog event, held on June 18, 2011 on Mint Plaza. Sponsors included PETCO, Friends of Mint Plaza, Northern California Family Dog Rescue, SF Puppy Prep, and Pets Are Wonderful Support.

For the fourth year, the CMCBD sponsored the Central Market Summer Concert Series on Mint Plaza through People in Plazas. The summer concert series was held every Friday, 12 p.m. to 1 p.m., on Mint Plaza from July 1-September 30, 2011.

The CMCBD also provided additional support and promotions for public space programming throughout the year, including the San Francisco Arts Market on United Nations Plaza, Art in Storefronts through the San Francisco Arts Commission, and the weekly farmers' market on Mint Plaza.



Central Market Community Events Promotion:

The CMCBD enhanced its online events calendar (www.Central-Market.org) in 2011 to more effectively promote community events and arts/cultural opportunities taking place in Central Market. The CMCBD will continue to strengthen its online events calendar with the objective of becoming an online destination for Central Market. The CMCBD worked to synchronize its online events calendar with Facebook to better promote and feature neighborhood happenings and entertainment opportunities in the Central Market district. The CMCBD also committed to engaging in specific outreach to the arts publications and media outlets to promote the arts in Central Market.

Cooperative Advertising Opportunities:

The CMCBD coordinated a cooperative advertising campaign for restaurants on Mint Plaza to promote dining opportunities in Central Market in conjunction with the summer concert series on the plaza. The full-page advertisement was included in the San Francisco Examiner and as part of a four-page insert for the People in Plazas-produced summer concert series. The advertisement was paid entirely by participating businesses.



mint PLAZA menu
CHEZ PAPA RESTO | THERMIDOR | 54 MINT | BLUE BOTTLE CAFÉ

CENTRAL MARKET
COMMUNITY BENEFIT DISTRICT

francis mint
of PLAZA

URBAN
PRESERVATION
FOUNDATION

Urban & Table
by J. S. Johnston

aknife a fork a bottle + a cork

mint plaza is hosting free lunchtime concerts all summer. come for the music, stay for much more. check out mint plaza's enticing menu of restaurants: french, classic american, italian, and the finest, freshly roasted coffee, served right here in central market's mint plaza. dine in, al fresco or take it to go.

weekly farmers' market, every friday starting july 22.

MintPlazaSF.org | Central-Market.org

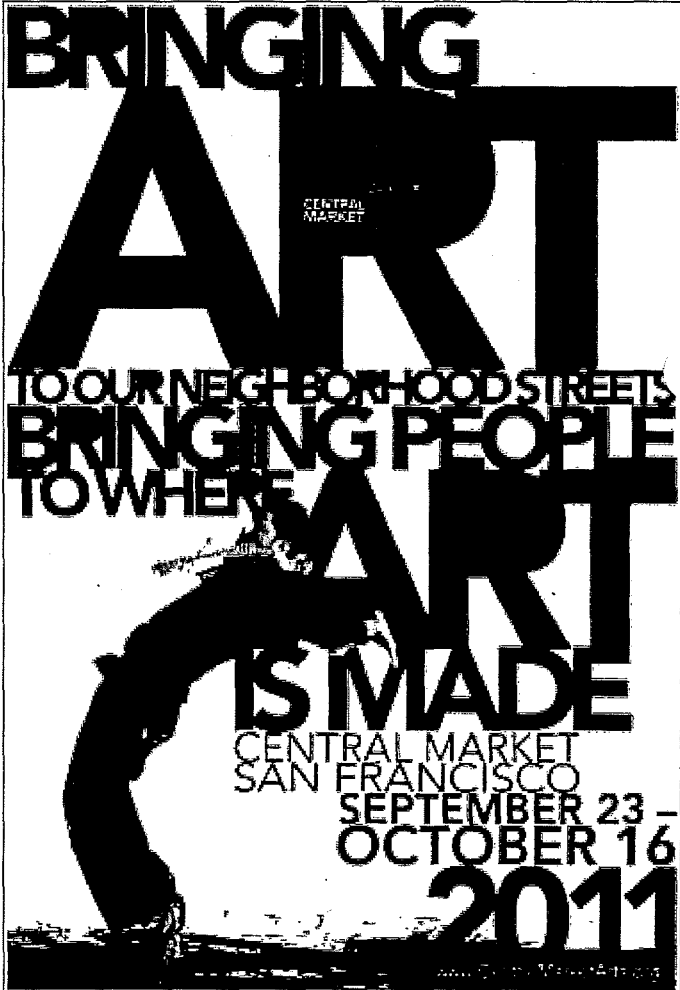
Mint Plaza - located in San Francisco's Central Market neighborhood at Fifth Street between Market and Mission Streets. Take BART/UNB to the Powell Street Station.

CMCBD Website Redesign:

The CMCBD redesigned and upgraded the CMCBD website (www.Central-Market.org) with a new look, additional web pages, and improved organization of CMCBD documents such as meeting agendas, meeting minutes and monthly service reports. The CMCBD also improved its calendar feature to synchronize with Facebook events and postings for Central Market. The redesign of the CMCBD website also carried over to the organization's e-newsletter, Central Market Matters.

CMCBD Identity Committee:

The CMCBD Identity Committee meets on an as-needed basis to develop and implement programs and projects to activate the public space. Current and past projects include a summer concert series, light pole banners, Art in Storefronts program, and streetscape improvement recommendations for Market Street. The Committee also assists with fundraising efforts for the CMCBD.



BRINGING

ART

TO OUR NEIGHBORHOOD STREETS
BRINGING PEOPLE
TO WHERE **ART**
IS MADE

CENTRAL MARKET
SAN FRANCISCO
SEPTEMBER 23 -
OCTOBER 16
2011

www.CentralMarket.org

ADMINISTRATIVE OPERATIONS

Business Attraction Program:

In 2011, the CMCBD supported business attraction efforts for Central Market by producing marketing materials to promote the district's assets, cultural attractions and resources. The CMCBD produced marketing pieces that showcased the diverse arts destinations, performance venues, cultural offerings, retail shops and restaurants in Central Market. The CMCBD also produced a marketing piece that highlights the development projects planned, underway or completed in the Central Market area. The Office of Economic and Workforce Development and Urban Solutions will incorporate these support materials as part of a business attraction and market strategy for the Central Market district.

The CMCBD also produced a 5-minute video to support business attraction efforts in Central Market. The video includes interviews with San Francisco City Mayor Ed Lee, Urban Solutions, the San Francisco Office of Economic and Workforce Development, and merchants and property owners in the Central Market area. The video highlights the opportunities and incentives available to prospective Central Market tenants.

Central Market Street Merchants Meeting:

In 2010, the CMCBD received a grant from the Office of Economic and Workforce Development for the coordination of bimonthly Central Market Street Merchants Meetings (for merchants on both sides of

DEVELOPMENTS

CENTRAL MARKET
San Francisco, CA

A number of residential and commercial development projects in the Central Market area have recently been completed or initiated. These projects include more than 2,500 new residential units and over 300,000 square feet of retail space. To ensure that this revitalization continues, the City is using a variety of tools, including:

- The Mid-Market Redevelopment Plan could result in \$400 million of investment over 30 years.
- The Central Market Community Benefit District (CBD) and the North of Market CBD spend over \$1 million annually on cleaning, beautification, and safety services; a new Civic Center CBD launched in 2011.
- The Better Market Street Initiative will result in up to \$150 million of streetscape improvements and culminate in a complete redesign of Market Street in 2015.

For more info contact
Elyn Parker
City of San Francisco
Office of Economic and Workforce Development
(415) 554-5185 www.centralmarketpartnership.org

Recently completed • Underway • Planned

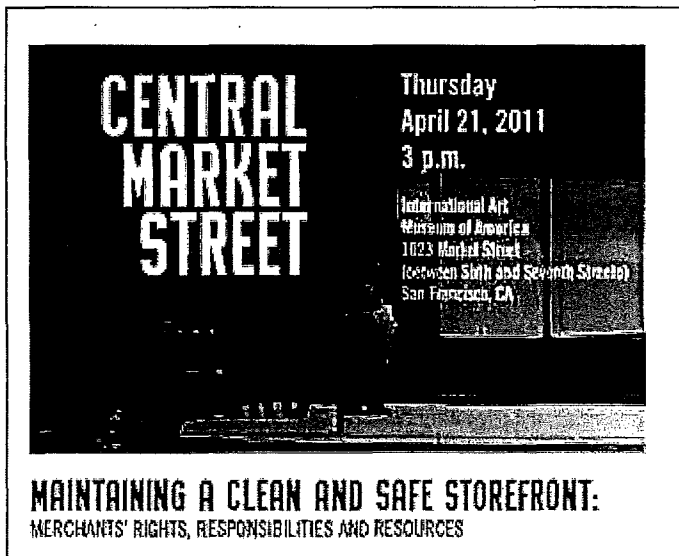
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- 01 Mixed-Use Theater Project**
 - Currently in pre-development
 - American Conservatory Theater as potential anchor
- 02 CityPlace Shopping Center**
 - 25K SF of value retail
 - VNI create over 600 jobs
 - Break ground early 2012
- 03 5M Project**
 - Redevelopment of the Chronicle Building and 4-acre site in an emergency program
 - Includes a new building (MOMA, TechShop and Information for the City)
- 04 1085 Market Street**
 - Upscale growth located with restaurant and club on ground floor, outdoor bar on roof
 - Break ground early 2012
- 05 SOMA Grand**
 - Grand let's January 2008
 - 175K SF of retail space
 - Fire Restaurant & Lounge
- 06 Trinity Place**
 - Up to 1,500 varying housing units
 - 40K SF of retail
 - Plan phase complete, second phase along 8th Street in progress
- 07 50 UN Plaza**
 - Renovation and seismic upgrade project broke ground in December 2010
 - Will include new cultural and economic activity on UN Plaza in 2013
 - 600 employees retraining for UN Plaza
- 08 Argenta**
 - Grand let's August 2009
 - 175 housing units, 40K SF of retail
- 09 Crescent Heights**
 - 753 housing units targeting young professionals
 - 15K SF of retail space
 - Break ground late 2011
- 10 Twitter**
 - Twitter will move to 1255 Market in mid-2012, breaking up to 40K SF
 - Anticipate growth to 2,000 employees over the next 3 years
 - Showrooms for inventing \$80M in products and insure the future for the Market

www.central-market.org
www.somafcbd.org
www.centralmarketpartnership.org

CENTRAL MARKET
COMMUNITY BENEFIT DISTRICT

SAN FRANCISCO



Market Street, between Fifth and Ninth Streets). The CMCBD requested to extend the duration of the grant agreement through the end of 2011. The CMCBD coordinated with the North of Market/Tenderloin Community Benefit District on the discussion topics and merchant outreach efforts. The meetings are designed to provide valuable information to storefront business owners on matters that affect them as merchants on Central Market Street, including pedestrian safety, quality of life, social service outreach, and cleaning/maintenance issues.

Community Representation:

The CMCBD participated on boards and committees in 2011 that shared similar goals to improve and revitalize the Central Market district. The CMCBD was represented on the Friends of Mint Plaza Board of Directors, the Market Street Association Board of Directors, the Central Market Arts, and the Mid-Market Project Area Committee. The CMCBD also regularly attended the Central Market Partnership and the South of Market Project Area Committee meetings, and other community meetings.

CMCBD Board of Directors Meetings:

The CMCBD Board of Directors meetings are generally held on the second Tuesday of every month, from 3-5 p.m. at Hotel Whitcomb, 1231 Market Street, Mezzanine Level. The CMCBD Board of Directors meets to review and discuss CMCBD projects, programs and services as well as issues that impact the Central Market area. All CMCBD meetings are open to the public.

CMCBD Executive Committee:

The CMCBD Executive Committee meets monthly with the CMCBD executive director to review upcoming board meeting agendas, imminent issues impacting the Central Market district, review and help track the CMCBD's action plan and annual initiatives, and to provide guidance to CMCBD staff. The CMCBD Executive Committee consists of the CMCBD Board President, Vice President, Treasurer and Secretary.

CMCBD Finance Committee:

The CMCBD Finance Committee continues to meet monthly to ensure that the CMCBD operates in a fiscally responsible manner. The CMCBD Board Treasurer, accountant and staff review the organization's financials monthly, monitors the budget versus actuals, and prepares monthly financial reports. Additionally, the CMCBD undergoes an annual financial review by a Certified Public Accountant and the report is published on the CMCBD's website and submitted to the Office of Economic and Workforce Development.

PREVIEW: 2012

Public Space, Beautification & Safety: Initiatives

- Continue to provide excellent core services to improve the public space for residents, commercial tenants, property owners and visitors.
- Advocate for replacement of BART Wall at Seventh and Market Streets through strategic coordinated efforts with SOMA Grand, Alonzo King LINES Dance Center and other area stakeholders.
- Hold monthly coordinated safety meetings with CBDs/BIDs, and SFPD, DPW and other City departments that provide service on Central Market Street.
- Launch and provide a 10B Officer Program for Central Market (Seventh and Market Street areas).
- Establish and develop communication with SRO Property Management/Owners on Sixth Street through quarterly meetings.
- Continue to address crime and quality of life issues related to liquor stores.
- Hold networking events for merchants/tenants focused on pedestrian safety/cleanliness/quality of life issues and collaborative marketing opportunities.
- Continue to expand the vacant kiosk reutilization program for Central Market in partnership with HOK.

District Identity & Streetscape Improvements: Initiatives

- Modify CM CBD's existing online calendar or develop a new district-wide calendar for Central Market in partnership with San Francisco Arts Commission, Central Market Partnership, Office of Economic and Workforce Development and other neighborhood community-based organizations to publicize neighborhood events, meetings and promotions.

District Identity & Streetscape Improvements: Initiatives (continued)

- Expand cooperative advertising for merchants and neighborhood branding opportunities through sponsorships and joint projects.

- Partner with HOK and San Francisco Beautiful in exploring and introducing strategic placement of public space seating in Central Market.
- Seek opportunities to partner with existing arts organizations and cultural institutions to program and activate the public spaces:
 - Central Market Arts Festival
 - Summer Concert Series on Mint Plaza
 - Additional public space programming through the San Francisco Arts Commission, Denia Dance, KUNST-STOFF arts and other Central Market dance organizations
- Facilitate the branding of the Central Market district as the premier performance and urban arts district in San Francisco and the Bay Area in partnership with San Francisco Arts Commission, Grants for the Arts, and Central Market-based arts organizations.

Administration/Operations: Initiatives

- Enhance and expand communications with merchants, tenants, property owners, residents and the Central Market community by developing and improving the CM CBD's contact list.
- Develop a "neighborhood watch" and merchant communications program in partnership with San Francisco SAFE.
- Partner with and provide support for community-based arts organizations such as Central Market Arts in strengthening communication with arts and cultural groups in Central Market.
- Undergo the process for renewal and expansion of the CM CBD.
- Expand fundraising and sponsorship opportunities to fund DISI projects and programming.
- Continue to support business attraction efforts in Central Market in partnership with the Office of Economic and Workforce Development and Urban Solutions.



FINANCIALS

2011

	BUDGET	ACTUALS
Income		
Assessments	\$526,471	\$473,771
Prior Year Assessments	\$0	\$0
Interest Income	\$0	\$0
Retained Revenue (carryover from previous year)	\$103,441	\$103,441
SFRASixth Street Community Guides Contract	\$10,417	\$175,000
Donations & Grants	\$35,000	\$40,982
Total	\$675,329	\$793,194
Expense		
Administrative / Operations	\$139,766	\$128,088
Public Space Beautification & Safety	\$408,144	\$561,083
District Identity & Streetscape Improvements	\$39,960	\$72,017
Total	\$587,870	\$761,187
Contingency	\$102,043	\$32,006
Total Cash	\$102,043	\$32,006

Assessment Methodology

The CMCBD is funded through an annual assessment from property owners within the district. The annual assessments are based on three property variables:

- 1) Linear frontage (sidewalk frontage)
- 2) Land area or lot size
- 3) Gross building square footage

Linear Frontage: \$14.60 per linear foot
 Lot Size: \$0.155 per square foot
 Building Square Foot: \$0.07 per square foot (not applicable to buildings owned or used by nonprofits)

Assessment Calculation

For example, a 5,000 square foot lot, with 50 feet of frontage and 4,000 square feet of retail building use would yield an annual assessment of:

5000 x \$.155 = \$775.00 in lot size
 50 x \$14.60 = \$730.00 in linear square footage, and
 4000 x \$.07 = \$280.00 in building square footage

Total Assessment: \$1,785.00

2012

BUDGET

Income	
Assessments	\$636,471
Retained Earnings (Carryover from previous FY)	\$32,006
Donations/Grants	\$27,400
Total	\$695,877
Expense	
Administrative / Operations	\$127,310
Public Space Beautification & Safety	\$495,144
District Identity & Streetscape Improvements	\$30,960
Total	\$653,414
Contingency	
Retained Revenue (Reserved for services in FY 2013)	\$42,463
Total	\$42,463

Notes & Comments*

Under 2011 "Actuals" for Public Space, Beautification & Safety, expenses were higher due to the Sixth Street Community Guides Services expense not having been factored into the initial operating budget. In 2011, The San Francisco Redevelopment Agency (SFRA) compensated the CMCBD for the administration of the Sixth Street Community Guides Program and services expenses for a total of \$185,500. The CMCBD will continue to be reimbursed monthly for this expense. The service contract continues through June 30, 2012.

Under 2011 Actuals, In-Kind Donations totaled \$17,874. This include:

- In-kind conference room space at Hotel Whitcomb for monthly CMCBD Board of Directors Meetings: \$5,274
- HOK consulting in-kind services for Central Market kiosk reutilization program and street furniture beautification project (280 hours @ \$45/hr): \$12,600

Under 2011 Actuals, Monetary Donations/Grants totaled \$40,982. This included:

- City & County of San Francisco/Office of Economic and Workforce Development Grant for Central Market Arts Festival: \$5,000
- Zellerbach Family Foundation Grant for Central Market Arts Festival: \$2,000
- City & County of San Francisco/OPG Grant for Central Market Arts Festival: \$7,200
- City & County of San Francisco/Grants for the Arts for Central Market Arts Festival: \$6,250
- Shorenstein Company LLC Sponsorship for Central Market Arts Festival: \$500
- Friends of Mint Plaza Sponsorship for Central Market Arts Festival: \$500
- Urban Solutions Sponsorship for Central Market Arts Festival: \$500
- Dick Blick Holdings, Inc. Sponsorship for San Francisco Arts Market MUNI/Titan Advertising Transit Campaign: \$10,000
- City & County of San Francisco/Office of Economic and Workforce Development Grant for Merchant & Property Owner Public Safety Organizing and Central Market Documentary Project: \$9,031.67

Additional Monetary Donations/Grants committed for and to be received by the CMCBD in 2012 for expenses incurred in 2011 include:

- City & County of San Francisco/OPG Grant for Central Market Arts Festival: \$4,800
- City & County of San Francisco/Grants for the Arts for Central Market Arts Festival: \$2,750

THE LEADERSHIP

CMCBD Executive Committee

David Fariello

CMCBD President
UCSF Citywide Case
Management Program
(Residents/Community-Based Organizations Board Seat)

Ralph Lee

CMCBD Vice President
Hotel Whitcomb
(Property Owner Board Seat)

Greg Johnson

CMCBD Treasurer
CAC Real Estate Management
(Property Owner Board Seat)

Sylvia Yi

CMCBD Secretary
Pearl's Deluxe Burgers
(Merchant Board Seat)

CMCBD Staff

Daniel Hurtado

Executive Director

CMCBD Board of Directors

Steve Barton

28 Sixth Street/Passion Cafe
(Property Owner Board Seat)

Katherine Bernitt

Resident
(Residents/Community-Based Organization Board Seat)

Jason Kletter

BAART Programs
(Residents/Community-Based Organizations Board Seat)

Carrie Lane

SF Office Lofts
(Property Owner Board Seat)

Kyle Pickett

Resident
(Property Owner Board Seat)

Brian Smith

Huckleberry Bicycles
(Merchant Board Seat)

C·E·N·T·R·A·L

COMMUNITY BENEFIT DISTRICT

901 Market Street, Suite 490, San Francisco, CA 94103
415.957.5985 | info@central-market.org | www.Central-Market.org



2011 BUSINESS IMPROVEMENT DISTRICT OF THE YEAR

Many thanks to our Board of Directors, Community Guides, Clean Team, community partners, the City and County of San Francisco, and the Central Market community.

COMMUNITY IMPROVEMENT. FORWARD MOVEMENT.

ANNUAL REPORT 2012

CENTRAL MARKET COMMUNITY BENEFIT DISTRICT



C·E·N·T·R·A·L
COMMUNITY BENEFIT DISTRICT

THE CENTRAL MARKET COMMUNITY BENEFIT DISTRICT

The Central Market Community Benefit District (CMCBD) is a non-profit, community-based organization that provides programs and services to improve the quality of life experienced in the public realm of San Francisco's Central Market.

The CMCBD believes that improving the overall cleanliness and safety of the district will increase pedestrian activity, strengthen existing small businesses and cultural institutions, attract new investment, and enhance the public right of ways for people of all incomes, ethnicities and ages, including residents, business and property owners, workers, and visitors in the area.

The CMCBD provides a range of services to help create a pedestrian environment that is cleaner, safer and more inviting. These services include public space beautification, pedestrian safety programs, social service outreach, marketing and community outreach, and public space programming.

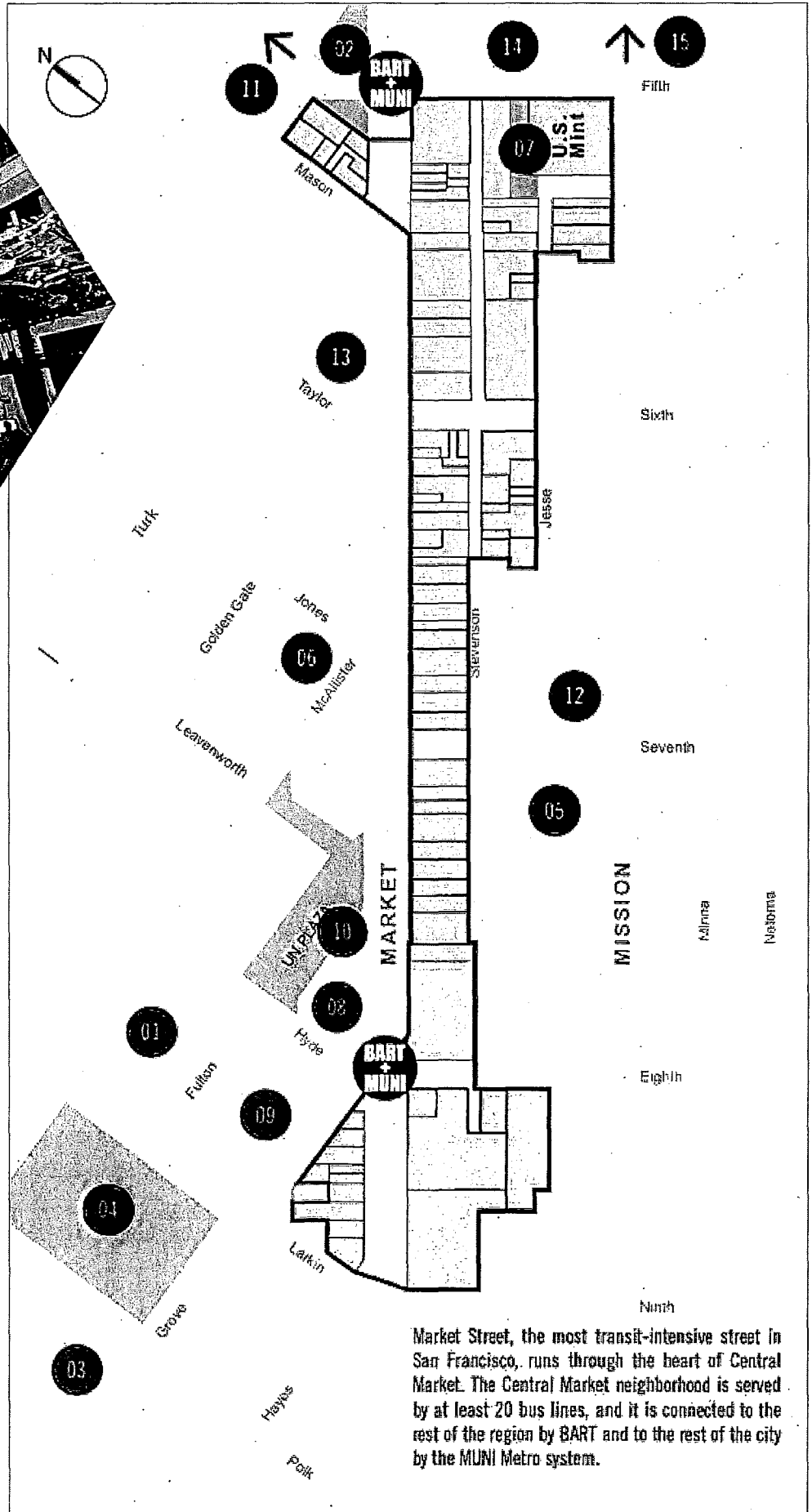
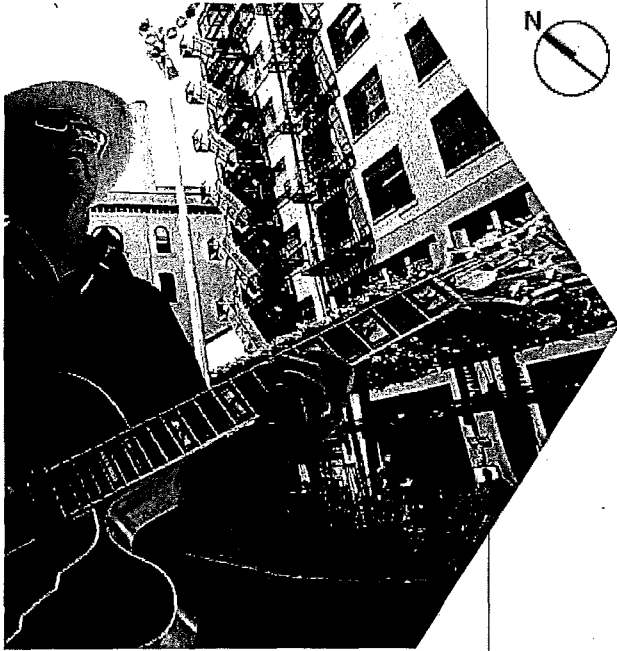


4 THE DISTRICT

Making its way through San Francisco's Central Market area is Market Street, the city's main thoroughfare. Central Market Street knits together existing transit, cultural, civic, academic and neighborhood assets.

The mixed-use district is a thriving destination for entertainment, with the Warfield Theater, Orpheum Theater, Golden Gate Theater and Mezzanine concentrated along these few blocks of Central Market Street. The district also has an active existing and rising arts scene: Luggage Store Gallery, Alonzo KING LINES Dance Center, KUNST-STOFF arts, the International Art Museum of America, Gray Area Foundation for the Arts, The Art Institute of California – San Francisco, Satellite 66, the American Conservatory Theater's Costume Shop, and Bindlestiff Studios can all be found in and around Central Market.

The Central Market Community Benefit District extends from Fifth Street to Ninth Street along Market Street and includes areas of Stevenson Street, Jessie Street and Mission Street. The community benefit district was established in 2006 to improve the mixed-use district and help create a neighborhood that is a clean, safe and an inviting place to be for residents, workers, merchants and visitors.



Neighborhood Highlights and Area Attractions

- 01 Asian Art Museum*
- 02 Cable Car Turnaround*
- 03 City Hall*
- 04 Civic Center Plaza
- 05 General Services Administration Federal Building
- 06 Golden Gate Theater
- 07 Mint Plaza
- 08 Orpheum Theater
- 09 Public Library
- 10 The Art Institute of California, San Francisco
- 11 Union Square*
- 12 U.S. Court of Appeals
- 13 Warfield Theater
- 14 Westfield San Francisco Centre
- 15 Yerba Buena Gardens*

*occupies 1 block

Market Street, the most transit-intensive street in San Francisco, runs through the heart of Central Market. The Central Market neighborhood is served by at least 20 bus lines, and it is connected to the rest of the region by BART and to the rest of the city by the MUNI Metro system.

PUBLIC SPACE BEAUTIFICATION & SAFETY

Central Market Community Guides Program

The Central Market Community Guides provide a friendly and welcoming presence in the public realm of San Francisco's Central Market district. The Community Guides focus on social service outreach, wayfinding and customer service, and pedestrian safety support.

Through their service to the district, the Community Guides support and work in partnership with local law enforcement agencies, social service providers, residents, workers, merchants and property owners in creating a clean, safe and welcoming Central Market neighborhood.

The Community Guides Program operates Monday through Friday, 9 a.m. to 6 p.m. The CMCBD maintains a service contract with MJM Management Group for this program.

Sixth Street Community Guides Program

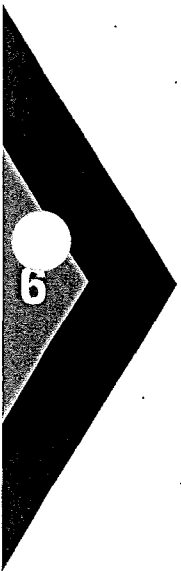
The CMCBD operated and managed the Sixth Street Community Guides Program for the Sixth Street corridor (from Market Street to Harrison Street) through a contract with the San Francisco Redevelopment Agency. The program operated from September 2009 through June 2012, following the dissolution of redevelopment agencies statewide.

The program provided two full-time Community Guides for the Sixth Street project area and Dispatch and Call Center service, Monday through Friday, 10 a.m. to 6 p.m. The CMCBD maintained a service contract with MJM Management Group for this program.

Central Market Clean Streets Program

The CMCBD provides enhanced cleaning and maintenance services within the public right of way, including sidewalks and plazas, in the district above and beyond the baseline level of service provided by the City of San Francisco.

The Clean Streets services include: sidewalk sweeping; monitoring public trash receptacle overflow and trash removal; weeding of tree basins, sidewalk cracks and landscape planters; reporting of bulky items for removal by the Department of Public Works; spot cleaning; quarterly steam cleaning; and graffiti abatement on public and private properties. The CMCBD maintains a service contract with MJM Management Group for this program.



1,998

number of cleaning
and maintenance
service requests
completed*

Many merchants, residents and property owners support the work of the CMCBD. Check out how we're working with our community to improve the quality of life and livability of San Francisco's Central Market area.

"The services provided by the CMCBD are vital in ensuring the safety and cleanliness of Central Market. The Community Guides are responsive, professional, and courteous whenever we call on them. I have yet to see graffiti on our windows because they take care of it promptly. The CMCBD's reaching out to us was a key factor in our decision to open at Sixth and Market Streets."

SYLVIA YI

Pearl's Deluxe Burgers



Dispatch Service

Through its dispatch service, the CMCBD provides the community with the means to call for non-emergency safety, social service outreach, and cleaning/maintenance issues in the public realm of the district, and to request services through the Clean Streets Program, Community Guides, or City services. The dispatch service (415.543.5223) operates daily from 9 a.m. to 6 p.m. CMCBD services are limited to the hours of operation for each program. The CMCBD maintains a service contract with MJM Management Group for this program.

Vacant Kiosk Reuse Program

The CMCBD and architectural firm HOK expanded the Vacant Kiosk Reuse Program in 2012 to include arts and cultural uses at two additional kiosk locations in Central Market.

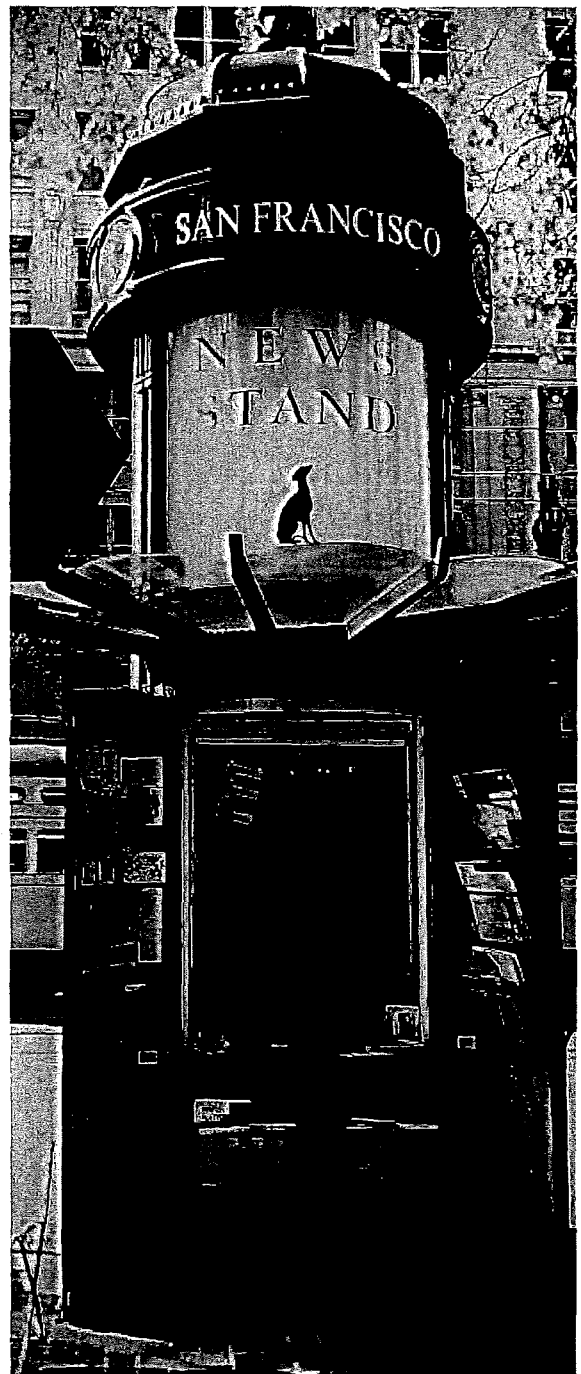
The CMCBD and HOK initiated the program in 2011 in partnership with JC Decaux and the Department of Public Works as a mechanism for reutilizing and readapting vacant kiosks within the district for a community-serving purpose and to help enhance the pedestrian experience in Central Market.

The program includes: a bike repair stop managed by Huckleberry Bicycles on Market Street near Seventh Street; an artist-in-residence kiosk called "Edicola" managed by Colpa Press at Sixth and Market Streets; and an artist-in-residence kiosk on Fifth Street between Market and Mission Streets managed by Intersection for the Arts.

10B Officer Program

The CMCBD provided a 10B Officer Program through the San Francisco Police Department (SFPD) in 2012 with the support of neighborhood stakeholders. The service, which operated from January through August, focused on the Seventh and Market Streets intersection within the district.

The CMCBD provided the 10B Officer Program in response to chronic safety issues and crime at the entrance to the Civic Center BART/MUNI station at Seventh and Market Streets.



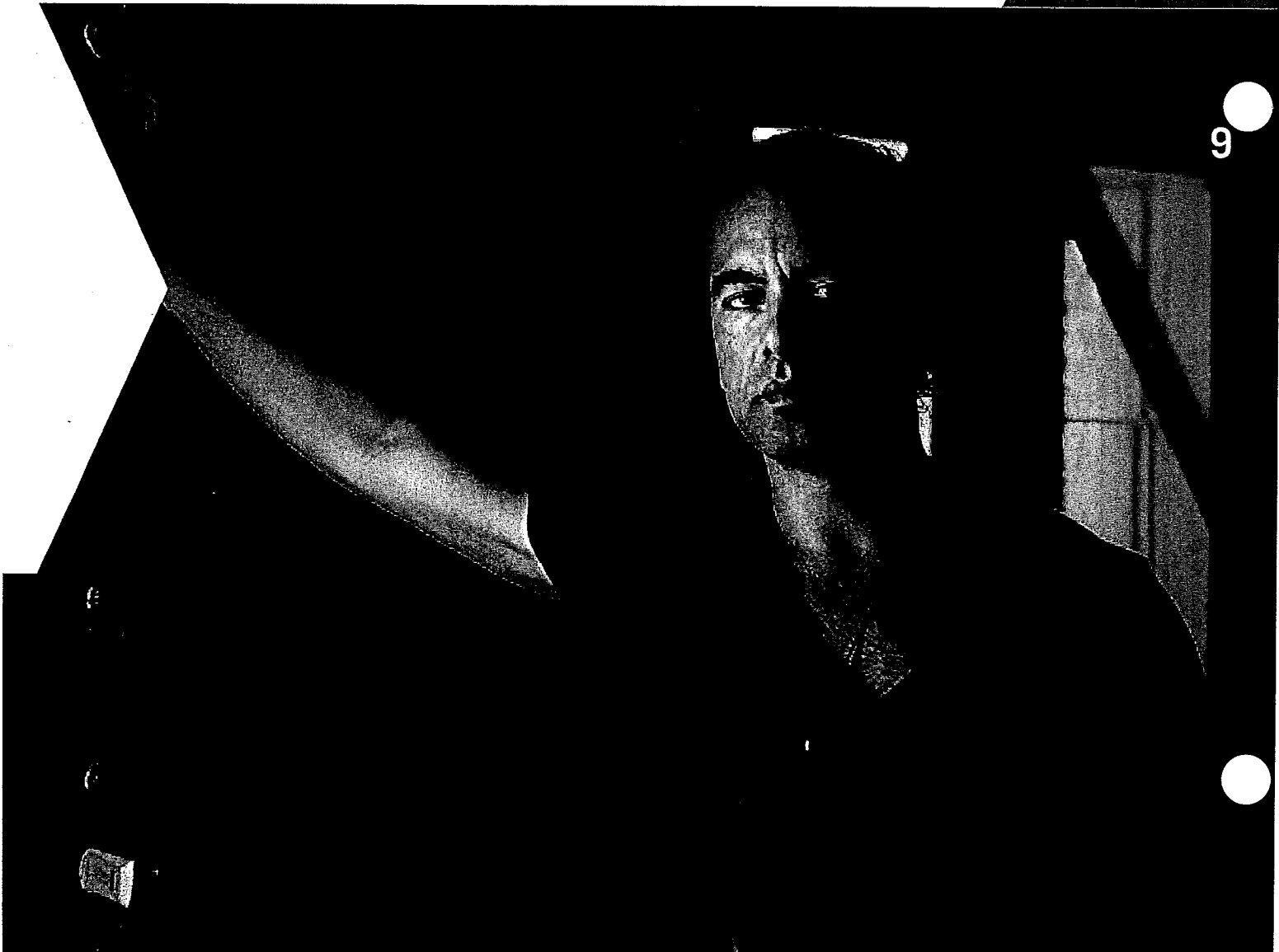
1,998

number of cleaning
and maintenance
service requests
completed*

“As an arts organization in the Central Market district, KUNST-STOFF arts has been incredibly supported by the CMCBD. We have felt tremendous benefits through the CMCBD’s programs, such as the Community Guides service, cleaning of our streets and plazas where we perform, and business support. We have also partnered with the CMCBD in producing special events for the public. Daily we see a difference in our neighborhood because of the work they do.”

YANNIS ADONIOU

KUNST-STOFF arts



The 10B officer addressed crime and quality of life issues within the neighborhood and within the purview of SFPD, such as issuing citations for drinking, trespassing, permit violations, littering, and pedestrian safety infractions, the authority to make arrests, and the ability to request additional police presence when necessary.

Community Outreach

SINGLE-ROOM OCCUPANCY HOTELS

The CMCBD partnered with Urban Solutions to strengthen communication with and engage property owners and managers of Single-Room Occupancy (SRO) Hotels in Central Market and, in particular, along the Sixth Street Corridor. The CMCBD, in partnership with Urban Solutions, held a series of meetings with property owners and staff of SRO hotels to begin dialogue concerning safety, cleanliness and quality of life issues impacting the public spaces in the areas bordering residential hotels. These meetings were also open to and attended by social service providers, the Central City SRO Collaborative, and residents of SRO hotels.

The CMCBD seeks to develop strategies to address shared safety, cleanliness and quality of life concerns of SRO hotel staff, residents, social service providers, property owners and merchants along the Sixth Street corridor and Central Market.

MERCHANT OUTREACH

The CMCBD continued to provide merchant outreach and safety presentations in coordination with San Francisco SAFE. These safety presentations and meetings were provided to commercial tenants in the Central Market area, including Burning Man staff and employees at McGinnis Chen Associates.

CENTRAL MARKET MIXERS.

The CMCBD hosted a series of Central Market Mixers in partnership with area merchants and arts organizations in Central Market. The mixers presented a networking opportunity for community members. The mixers were co-hosted by the ACT Costume Shop, Central Market Arts, International Art Museum of America, KUNST-STOFF arts, and MIDMA Media Artists at the Odd Fellows Building.

As an arts organization that has over 300 dancers coming into our studios on a daily basis, safety and cleanliness are key to our success.

Robin Anderson,
Alonzo King LINES
Dance Center

10

4,691

number of merchant and visitor assistance services*

“As an arts organization that has over 300 dancers coming into our studios on a daily basis, safety and cleanliness are key to our success. The CMCBD has been instrumental in addressing the needs of Seventh and Market. They have always been our advocate, supporting the power of arts to transform the neighborhood. We are grateful for their holistic approach to neighborhood revitalization and the sense of community they have created in Central Market.”

ROBIN ANDERSON

Alonzo King LINES Dance Center



Public Safety Advocacy

CIVIC CENTER BART STATION ENTRANCES

The CMCBD partnered with the Central Market community - including SOMA Grand residents, Alonzo King LINES Dance Center, Odd Fellows Building, BAART Programs and other community stakeholders – in a letter-writing campaign to advocate for the replacement of the concrete wall at the entrance to the Civic Center BART station at Seventh and Market Streets.

The southwest corner of this intersection has for many years been beleaguered by blatant criminal activity and unsanitary conditions. This area had been ridden with apparent and observable illegal activity including drug dealings and an open-air market of buying and selling of stolen property.

Support letters were directed to the Office of the Mayor, Department of Public Works, the Office of Economic and Workforce Development, BART, San Francisco Police Department, San Francisco Metropolitan Transportation Agency and District Six Supervisor Jane Kim.

The CMCBD and the Central Market community strongly believe that replacing the concrete walls encircling the entrances to the Civic Center BART station with railing would significantly aid efforts to improve safety and cleanliness at these entrances. This type of public right-of-way improvement has proven successful in strengthening safety and enhancing the pedestrian environment at the Civic Center transit entrance at United Nations Plaza and at Eighth and Market Streets. The railing allows for a clear view surrounding these entrances, allowing for safer access in and out of the transit stations while deterring criminal activity and behavior in the surrounding environment.

PREVIEW 2013

Public Space Beautification & Safety: Initiatives

- Community Guides/Clean & Maintenance/Dispatch Services: Continue to provide excellent core services to improve the public space for residents, commercial tenants, property owners and visitors.
- Civic Center BART Entrances: Advocate for the replacement of the BART walls on the south side of Market Street between Seventh and Eighth Streets through strategic coordinated efforts with area stakeholders and in coordination with the City.
- Community Partnership Meetings: Hold monthly coordinated meetings with Civic Center and North of Market Community Benefit Districts, San Francisco Police Department, Department of Public Works and other City departments in the improvement of the Central Market area.
- SRO Property Owner/Management Outreach: Establish and develop communication with SRO Property Management/Owners on Sixth Street through quarterly meetings.
- Central Market Mixers: Hold networking events for merchants/tenants focused on pedestrian safety/cleanliness/quality of life issues.

30

number of community events produced and sponsored by the CMCBD*

“People in Plazas and the CMCBD have been focused on revitalizing the Central Market area. Certainly bringing live music events to the area is one way to revitalize it. We want people to come out and use the public plazas, which creates an atmosphere of community as well as supports local businesses near the plazas.”

LYNN VALENTE

People in Plazas



DISTRICT IDENTITY & STREETSCAPE IMPROVEMENTS

Public Space Programming

CENTRAL MARKET ARTS

The CMCBD is a founding member of Central Market Arts (CMA), a coalition comprised of organizations dedicated to a common vision of promoting San Francisco's Central Market as a vital arts district. CMA serves as a unified voice for arts of every discipline through promotion of arts, cooperative marketing, programming coordination, and the production of a yearly capstone event (www.CentralMarketArts.org).

In 2012, the CMCBD provided marketing, website development, advertising, design, and fundraising support for the third annual 24 Days of Central Market Arts, held September 28–October 21. The festival featured free live performances and art produced by multiple artistic and community groups from Central Market.

SUMMER CONCERT SERIES

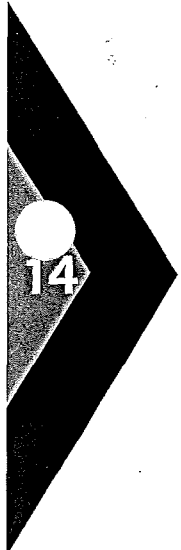
The CMCBD co-sponsored the fifth annual summer concert series on Mint Plaza with Friends of Mint Plaza. Produced by People in Plazas, the free noontime summer concerts were held every Friday from July through September, for a total of 13 shows. The concerts featured live performances by local artists, with music ranging from blues to jazz, and improvisational rap to rock.

Community Calendar & Directory Website

The CMCBD began developing an online community calendar and merchant directory for the region that includes Central Market, Civic Center, Tenderloin and SOMA neighborhoods. Through the website (www.Epicenter-SF.org), the CMCBD seeks to provide a valuable service to the community to promote the diverse range of events, special programs, community meetings and opportunities that happen in this area daily, and to strengthen the coordination of meetings and events among community partners.

The website will be maintained by a calendar and website coordinator funded in part by the CMCBD, the Civic Center Community Benefit District (CBD) and the North of Market/Tenderloin CBD.

The project is a partnership with the Civic Center and North of Market/Tenderloin CBDs, the Office of Economic and Workforce Development, and the San Francisco Arts Commission. The first phase of the website, which includes the online community calendar, is scheduled to launch in the first quarter of 2013. The second phase of the project, which includes the online merchant directory, will launch in the second quarter of the year.



1,172

number of social service outreach and assistance provided*

"We moved to SOMAGrand five years ago because we wanted to be in the middle of everything, and we have not been disappointed! We walk to the symphony, live theater and the movies, take MUNI to the ballpark and BART to Berkeley. The walk from our home down Market Street to downtown keeps getting better every month, and the renewal has been led by the CMCBD. The art festivals and noontime concerts, the Central Market Community Guides, and the cleaning crews all help make our neighborhood a fabulous place to live! Thank you CMCBD."

JANE WEIL

Central Market Resident



Cooperative Merchant Advertising Campaigns

CENTRAL MARKET MERCHANTS

The CMCBD also coordinated a 13-week advertising campaign, from September through November, in partnership with the San Francisco Bay Guardian. The campaign allowed individual merchants to stretch their marketing dollars by collaborating with other merchants while also helping to strengthen neighborhood branding and promote Central Market as a destination for arts, theater, dining and shopping. In addition, the campaign aligned with six weeks of extensive advertising and press opportunities through the 24 Days of Central Market Arts Festival. The advertisements were sponsored by participating businesses.

MINT PLAZA MERCHANTS & SUMMER CONCERTS

The CMCBD coordinated cooperative advertising campaigns for restaurants and merchants on Mint Plaza to promote dining opportunities in Central Market in conjunction with the summer concert series on the plaza. The full-page advertisement was included in the San Francisco Examiner and as part of a four-page insert for the People in Plazas-produced summer concert series. The advertisement was sponsored by participating businesses.

PREVIEW 2013

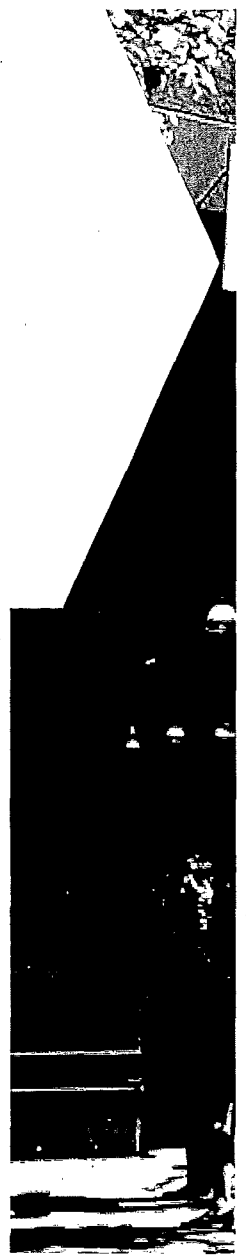
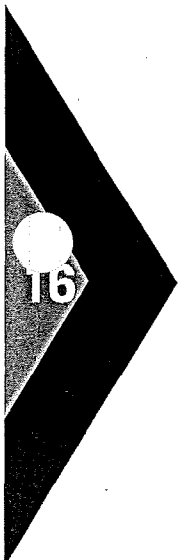
District Identity & Streetscape Improvements: Initiatives

- Community Calendar and Merchant Directory Website: Launch, promote and maintain Epicenter-SF.org, the online community calendar and merchant directory for Central Market, Civic Center and Tenderloin districts.
- Cooperative Advertising Campaigns: Expand cooperative advertising for merchants and neighborhood branding opportunities through sponsorships focusing on social media.
- Streetscape Improvements: Partner with HOK in development of uniform chess tables/seating for Central Market Street chess players.
- Public Space Programming: Seek opportunities to partner with existing arts organizations and cultural institutions to program and activate the public spaces:

Summer Concert Series on Mint Plaza: July – September

Central Market Arts Festival (funded through grants and sponsorships): September – October

Additional public space programming through the San Francisco Arts Commission, Denia Dance, KUNST-STOFF arts and other Central Market dance organizations (in-kind support, grants, and sponsorships)



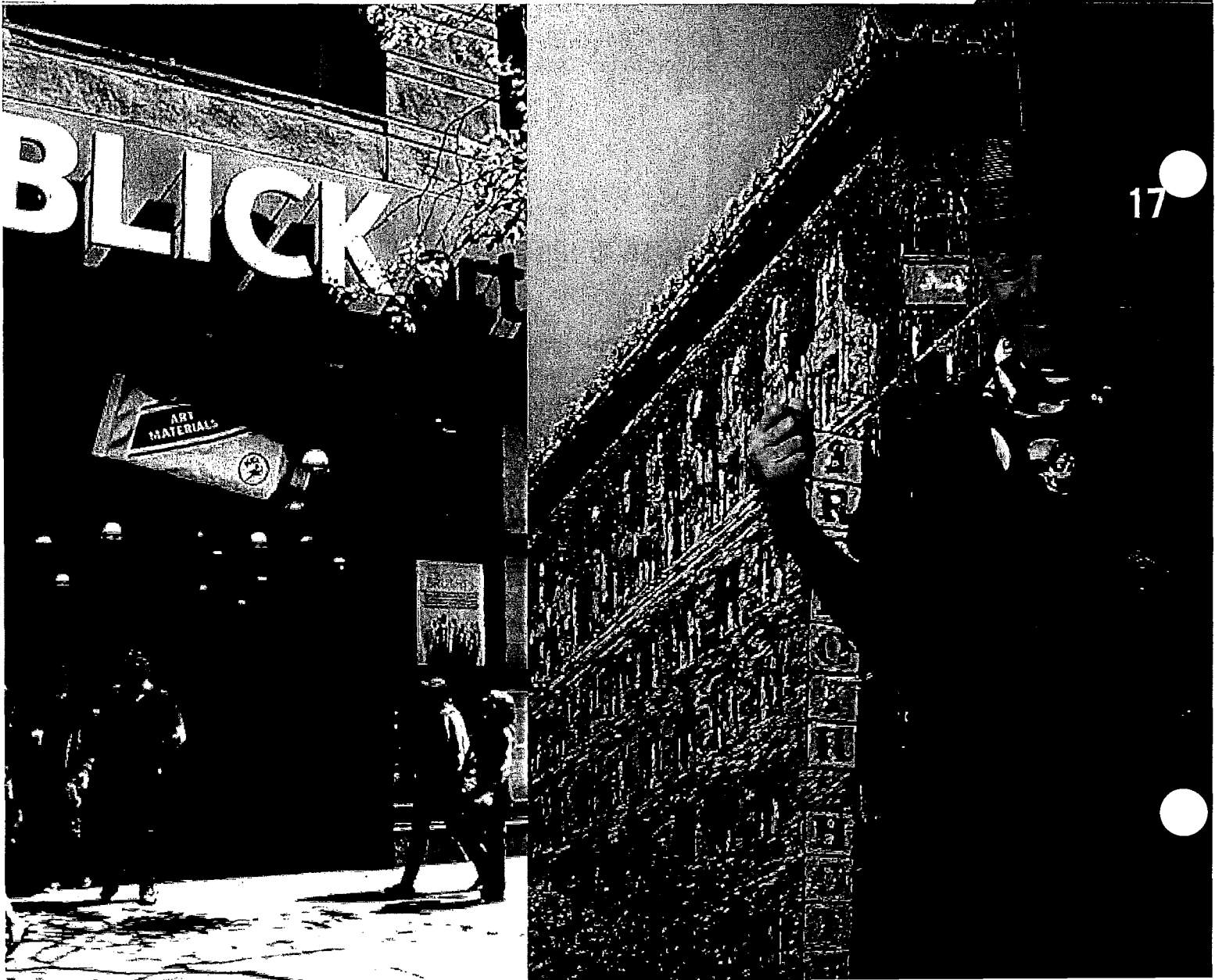
881

number of graffiti tags and stickers removed from public and private property*

“Being a Fine Arts Painter, I am passionate about art, so when I take a hike down Market Street and see the CMCBD is there doing a great job of cleaning the streets and contributing support to the artistic expression on the sidewalks, walls of buildings and construction barricades along Market Street, it’s exciting.”

RICHARD L. PERRI

Central Market Artist



ADMINISTRATIVE & OPERATIONS

CMCBD Renewal/Expansion Process

Since 2006, the CMCBD has funded and facilitated an array of activities that have made our neighborhood a cleaner, safer, and more welcoming place for everyone.

The CMCBD was established for a seven-year term that expires June 2013. The CMCBD began a campaign to ensure this Community Benefit District continued to provide the same valuable programs and services to the community just as it has over the last six years. Through a steering committee consisting of members of the Central Market community, the CMCBD is undergoing a process to renew and expand the district and its neighborhood programs and services for a subsequent term. The process will continue in 2013 to include ongoing monthly steering committee meetings, stakeholder meetings, petition and ballot phases, public hearings, and approval by the San Francisco Board of Supervisors.

Business Attraction Support

In 2012, the CMCBD produced and maintained marketing materials to support business attraction efforts in Central Market and to promote the district's assets, cultural attractions and resources. The CMCBD produced marketing pieces that showcased the diverse arts destinations, performance venues, cultural offerings, retail shops and restaurants in Central Market. The CMCBD also produced a marketing piece that highlights the development projects planned, underway or completed in the Central Market area.

Central Market Initiatives

CENTRAL MARKET ECONOMIC STRATEGY EVALUATION

The Central Market Economic Strategy Evaluation (CMES) is part of a longitudinal assessment of economic and community development efforts in the Central Market area. The five-year evaluation will review efforts and progress made toward objectives and action items established in the 2011 Central Economic Development Strategy, a collaboratively developed document led by the Office of Economic and Workforce Development (OEWD) and economic consultants AECOM. At this time, CMCBD consultants Noe Noyola and Claude Imbault are collecting year-one baseline data. The project timeframe is from late December 2012 to late June 2013 and involves conducting resident, merchant, pedestrian, and stakeholder surveys and analysis and culminating in a final report and presentations to city officials, the Central Market Partnership and the Central Market/Tenderloin Community Advisory Committee from May to June 2013. The CMCBD received a grant through OEWD for this project.

321

number of clean-ups and public trash receptacles topped off*

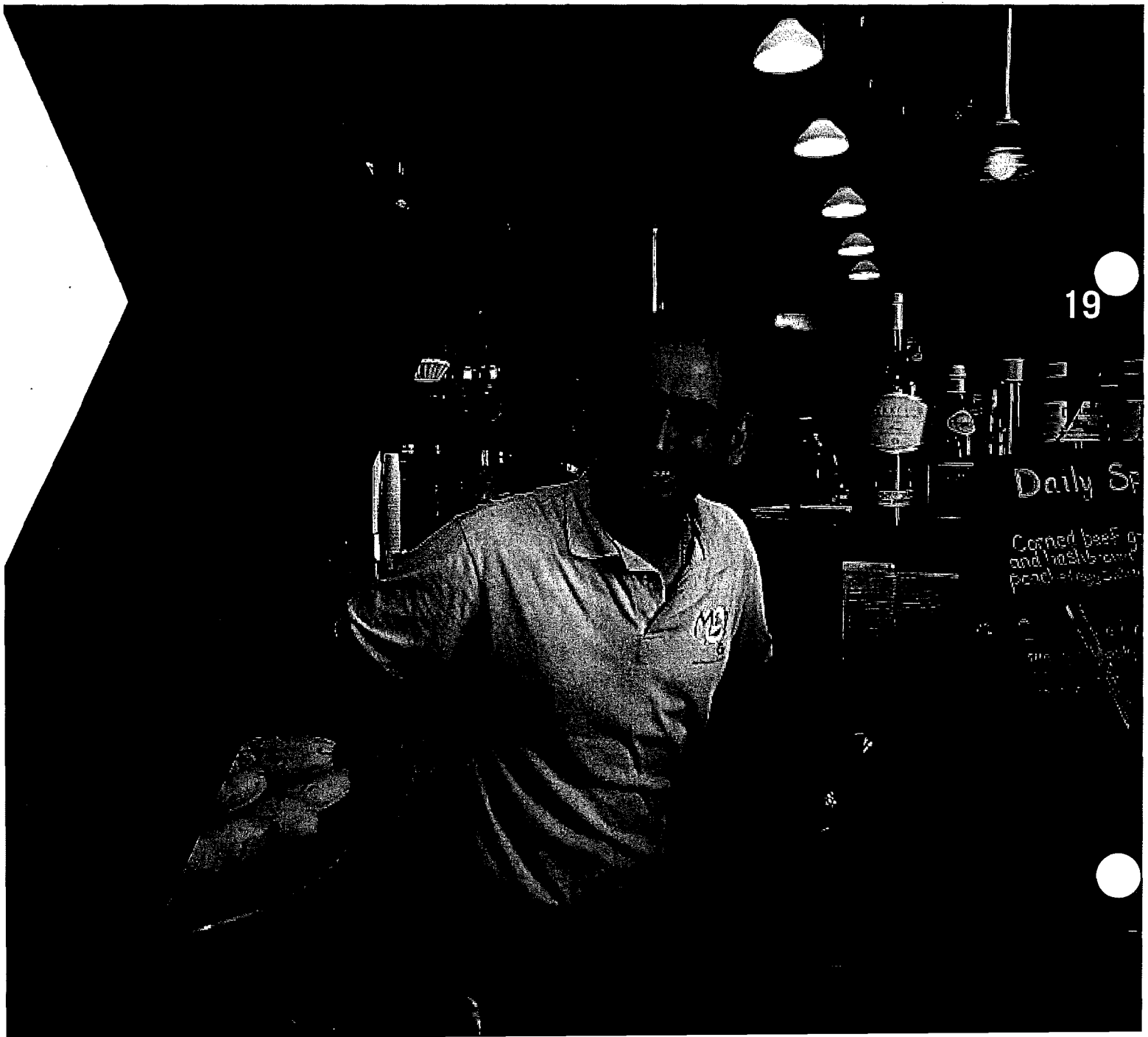
"I appreciate all the services the CMCBD provides. The CMCBD has played a big role in the revitalization of Central Market. The neighborhood is more welcoming. They also have tremendous support for small businesses. The staff is truly dedicated to improving Central Market."

167

number of needles removed*

MOHAMED ALHAKIM

Mo'z Cafe



CENTRAL MARKET DESIGN CHARRETTE

The internationally acclaimed New York-based design firm OMA, the urban design arm of Rem Koolhaas' architecture firm AMO, was requested by the Office of Economic and Workforce Development (OEWD) to facilitate two, two-day stakeholder meetings in September and October with city officials, property owners, and invited guests. OMA was tasked with developing strategies for activating public space, creating streetscape activation recommendations within the Central Market area, and providing new signage strategies for the innovative integration of public art. OMA's work resulted in a final concept report with streetscape activation recommendations to be presented to OEWD and community stakeholders in January 2013. The CMCBD served as the project fiscal agent, worked with OEWD and OMA providing logistical support, and also served a participative role in the stakeholder process. The CMCBD received a grant from OEWD for this project.

Community Representation

The CMCBD participated on boards and committees in 2012 that shared similar goals to improve and revitalize the Central Market district. The CMCBD was represented on the Friends of Mint Plaza Board of Directors, KUNST-STOFF arts Board of Directors, the Market Street Association Board of Directors, and Central Market Arts. The CMCBD staff and board members also regularly attended the Central Market Partnership, the South of Market Project Area Committee and other community meetings.

CMCBD Board and Committees

CMCBD BOARD OF DIRECTORS

The CMCBD Board of Directors meetings are generally held on the second Tuesday of every month, from 3-4:30 p.m. at Hotel Whitcomb, 1231 Market Street. The CMCBD Board of Directors meets to review and discuss CMCBD projects, programs and services as well as issues that impact the Central Market area. All CMCBD meetings are open to the public.

CMCBD EXECUTIVE COMMITTEE

The CMCBD Executive Committee meets monthly with the CMCBD executive director to review upcoming board meeting agendas, imminent issues impacting the Central Market district, review and help track the CMCBD's action plan and annual initiatives, and to provide guidance to CMCBD staff. The CMCBD Executive Committee consists of the CMCBD Board President, Vice President, Treasurer and Secretary.

CMCBD FINANCE COMMITTEE

The CMCBD Finance Committee continues to meet regularly to ensure that the CMCBD operates in a fiscally responsible manner. The CMCBD Board Treasurer, accountant and staff review the organization's financials monthly, monitors the budget versus actuals, and prepares monthly financial reports. Additionally, the CMCBD undergoes an annual financial review by a Certified Public Accountant and the report is published on the CMCBD's website and submitted to the Office of Economic and Workforce Development.



5,863

number of pedestrian
safety services
provided*

"I moved to Market Street 16 years ago. Through the years, with the focused efforts of the CMCBD and the Community Guides, the neighborhood is now a much cleaner and healthier place. Though there is still work to be done, the CMCBD has been responsible for much of the improvement and should be very proud. As a resident, I am grateful."

KATHERINE BERNITT

Central Market Resident



CMCBD RENEWAL/EXPANSION STEERING COMMITTEE

As part of the renewal and expansion process for the CMCBD, a Steering Committee was established to assist in creating a common vision for the development and management of the district and providing support and guidance in the renewal/expansion of the CMCBD. The CMCBD invited any interested members of the public both within the boundaries of the existing district to participate on the committee. The CMCBD seeks to form a steering committee that is broadly representative of the Central Market neighborhood

The steering committee will: develop a vision statement that will mobilize the community and help prioritize the work of the CMCBD; consider and propose boundaries for the district; provide recommendations for planned programs, services and improvements to the district; aid in the development of a project plan, and in meeting target dates for the completion of action items; and assist in community outreach (including public meetings and distribution of assessment surveys).

PREVIEW 2013

Administration & Operations: Initiatives

- CMCBD Renewal/Expansion Process: Continue the process for renewal and expansion of the CMCBD through completion
- Preparation for New CMCBD: Prepare for the renewed/expanded CMCBD to include:

Development of a five-year strategic action plan

Preparation of bylaws and other governance documents

Staff support

Additional board member recruitment

Selection process of service providers

Economic development services development

Services plan development and implementation

Updated website and collateral materials

- Business Attraction Support: Maintain and update business attraction support materials.
- Database Development & Maintenance: Enhance and expand communications with merchants, tenants, property owners, residents and the Central Market community by developing and improving the CMCBD's contact lists.

FINANCIALS

2012

	BUDGET	ACTUALS
Income		
Assessments	\$836,471	\$891,044
Prior Year Assessments	\$0	\$0
Interest Income	\$0	\$0
Retained Revenue (carryover from previous year)	\$12,006	\$31,750
Donations & Grants	\$27,400	\$174,329
Total	\$695,877	\$903,582
Expense		
Administrative / Operations	\$127,310	\$179,897
Public Space Beautification & Safety	\$495,144	\$531,129
District Identity & Streetscape Improvements	\$80,960	\$51,008
Total	\$587,870	\$761,187
CMCBD		
Renewal/Expansion Expenses*	—	\$71,611
Total	\$653,414	\$813,584
Contingency	\$12,453	\$89,998
Total Cash	\$42,463	\$89,998

Notes & Comments*

Under 2012 Actuals, Monetary Donations/Grants totaled \$136,618. This included:

- AvalonBay Communities Inc.: \$5,000
- City & County of San Francisco: \$9,968
- City & County of San Francisco: \$6,250
- City & County of San Francisco: \$3,000
- CRP/Cypress Market Street LLC: \$2,500
- Group 1: \$2,500
- Hudson 222 Kearney LLC: \$2,500
- Intersection for the Arts: \$2,000
- Forest City Enterprises: \$2,500
- North of Market/Tenderloin Community Benefit District: \$1,500
- Pacific Gas & Electric Co.: \$10,000
- Raintree Evergreen Mgmt LLC: \$1,000
- San Francisco Redevelopment Agency: \$75,000
- Shorenstein Realty: \$2,000
- Tenth and Market LLC: \$10,000
- Urban Solutions Sponsorship for Central Market Arts Festival: \$900

Under 2012 Actuals, In-kind Donations totaled \$33,314. This included:

- In-kind conference room space at Hotel Whitcomb for monthly CMCBD Board of Directors Meetings and Committee Meetings: \$8,350.
- HOK consulting in-kind services for Central Market streetscape improvement projects (260 hours @ \$45/hr): \$11,700.
- San Francisco Bay Guardian sponsorship of Central Market Merchant and Central Market Arts Advertising Campaigns: \$8,264.
- BaciPix (Rick Bacigalupi, Owner/Director) in-kind production of CMCBD/HOK video promoting Central Market streetscape improvements/beautification: \$5,000.

Under 2012 Actuals, the budget includes a line item for expenses related to the CMCBD Renewal/Expansion Process. The CMCBD proposed operating budgeted was designed to factor in the cost of expenses related to the renewal/expansion of the CMCBD, including, but not limited to, consulting services, mailing/postage, promotion/marketing, printing/reproduction, design, and community relations/outreach meetings.

2013

	BUDGET
Income	
Assessments	\$850,392
Retained Earnings (Carryover from previous FY)	\$89,998
Donations/Grants	\$155,394
Total	\$796,214
Expense	
Administrative / Operations	\$173,687
Public Space Beautification & Safety	\$425,744
District Identity & Streetscape Improvements	\$50,214
Total	\$619,645
CMCBD	
Renewal/Expansion Expenses	\$53,493
Total	\$673,578
Contingency	\$92,636
Retained Revenue (Reserved for services in FY 2014)	
Total Cash	\$92,636

Assessment Methodology

The CMCBD is funded through an annual assessment from property owners within the district. The annual assessments are based on three property variables:

- 1) Linear frontage (sidewalk frontage)
- 2) Land area or lot size
- 3) Gross building square footage

Linear Frontage:

- \$14.60 per linear foot Lot Size:
- \$.155 per square foot Building Square Foot:
- \$.07 per square foot (not applicable to buildings owned or used by nonprofits)

Assessment Calculation

For example, a 5,000 square foot lot, with 50 feet of frontage and 4,000 square feet of retail building use would yield an annual assessment of:

$$\begin{aligned}
 5000 \times \$14.60 &= \$73,000 \text{ in lot size} \\
 50 \times \$14.60 &= \$730.00 \text{ in linear square footage, and} \\
 4000 \times \$0.07 &= \$280.00 \text{ in building square footage} \\
 \text{Total Assessment: } &= \$1,785.00
 \end{aligned}$$

THE LEADERSHIP

CMCBD Executive Committee

David Fariello

CMCBD President
UCSF Citywide Case
Management Program
(Residents/Community-Based
Organizations Board Seat)

Ralph Lee

CMCBD Vice President
Hotel Whitcomb
(Property Owner Board Seat)

Katherine Bernitt

CMCBD Secretary
Resident
(Residents/Community-Based
Organization Board Seat)

Brian Smith

CMCBD Treasurer
Huckleberry Bicycles
(Merchant Board Seat)

CMCBD Staff

Daniel Hurtado

Executive Director

CMCBD Board of Directors

Jason Kletter

BAART Programs
(Residents/Community-Based
Organizations Board Seat)

Carrie Lane

SF Office Lofts
(Property Owner Board Seat)

Kyle Pickett

Property Owner/Resident
(Property Owner Board Seat)

Jim Sangiacomo

Trinity Properties/Trinity Management
(Property Owner Board Seat)

William Thatcher

Federal Realty Company
(Property Owner Board Seat)

Sylvia Yi

Pearl's Deluxe Burgers
(Merchant Board Seat)

As of December 31, 2012

For further information

Central Market Community Benefit District
901 Market Street, Suite 490, San Francisco, CA 94103
415.957.5985 | info@central-market.org

www.Central-Market.org

  CentralMarketSF

C·M·E·A·N·T·R·E·A·L
COMMUNITY BENEFIT DISTRICT

Central Market Community Benefit District 2013 Annual Report

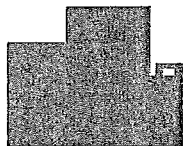
1,516

**Camping &
Trespassing
Calls**



922

**Social Services
Interventions**



1,392

**Emergency
Cleanups**



3,104

**Graffiti Tags
Removed**

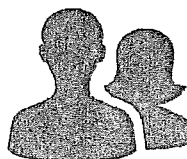
805

**Merchant
Assists**



574

**Needles
Disposed**



The Central Market Community Benefit District

The Central Market Community Benefit District (CMCBD) is a non-profit, community-based organization that provides programs and services to improve the quality of life experienced in the public realm of San Francisco's Central Market. These services include public space beautification, pedestrian safety programs, social service outreach, marketing and community outreach, and public space programming.

SERVICES PROVIDED BY THE CMCBD

Cleaning/Maintenance

- Sidewalk sweeping
- Monitoring public trash receptacle overflow and trash removal
- Weeding of tree basins, sidewalk cracks and landscape planters
- Reporting of bulky items for removal by the Department of Public Works
- Spot cleaning
- Graffiti abatement

In addition to the ongoing maintenance described above, services include quarterly steam cleaning of the public right-of-way.

Community Guides

Community Guides are specially trained to constructively engage with individuals in need on the street and connect them to local service providers. The Community Guides work in partnership with public and non-profit social service providers, safety agencies, and neighborhood organizations.

- Act as "eyes and ears" for the community, safety agencies, and service providers
- Help connect individuals in need of assistance to local service providers and refer those in need to social services
- Maintain open communications with police and safety agencies
- Assist pedestrians with directions and information
- Add a uniformed presence in Central Market to prevent undesirable behavior

The Major Focus of 2013 was District Renewal

The renewal and expansion of the CMCBD was approved in 2013 again with a substantial majority of those responding (67.15%) in favor of the special assessment. At a public hearing on July 23, 2013 the San Francisco Board of Supervisors reviewed the ballot results and adopted a resolution approving the renewal and expansion of the CMCBD for a 15-year term. The CBD conducted a total of 28 public renewal meetings to inform members of the District on the expansion of the District.

Steering Committee Meetings

April 16, 2012, May 22, 2012, June 19, 2012, July 24, 2012, August 21, 2012, September 18, 2012, October 3, 2012, October 17, 2012

Joint Steering Committee and CBD Board Meetings

November 13, 2012, December 11, 2012, January 15, 2013, February 19, 2013, March 12, 2013, April 9, 2013

Community-Wide Meetings

October 25, 2012, October 26, 2012, March 19, 2013, March 26, 2013

Presentations to Condominium HOAs and Other Groups

June 13, 2012, June 20, 2012, June 27, 2012, July 27, 2012, July 31, 2012, August 7, 2012, September 4, 2012, September 13, 2012, October 2, 2012, October 9, 2012

CMCBD Overview of Monthly Service Statistics for 2013

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
Safety & Security Services													
Ambulance/Fire/Police	3	4	6	9	13	6	45	13	14	44	87	35	279
Aggressive Panhandling	54	50	24	33	45	36	15	32	59	71	30	19	468
Camping/Trespassing	101	91	55	104	132	184	163	134	281	119	44	108	1,516
Drunk and Disorderly	21	5	10	18	17	50	59	20	37	38	15	13	303
Illegal Vendors	41	17	33	57	36	61	32	42	119	67	54	94	653
Mentally Disabled Assisted	20	20	8	9	6	6	7	7	9	8	5	9	114
Referrals to Shelters	77	68	18	11	16	18	18	58	31	28	19	25	387
Social Services Accepted	18	27	11	11	14	16	14	39	19	27	15	27	238
Social Service Refused	57	36	7	0	2	30	30	5	4	0	4	8	183
Total Safety & Security	392	318	172	252	281	407	383	350	573	402	273	338	4,141

Visitor/Merchant Services													
Meet & Greet	39	23	20	32	13	115	43	140	273	382	211	418	1,709
Tourist Assistance/Directions	334	231	40	10	35	180	182	159	283	187	50	106	1,797
Total Visitor/Merchant Services	373	254	60	42	48	295	225	299	556	569	261	524	3,506

Cleaning/Maintenance Services													
Shopping Cart	5	2	13	21	7	6	12	13	18	9	12	12	130
Illegal Dumping	7	2	6	12	6	14	14	33	18	13	37	35	197
Vandalism	1	0	0	10	0	0	8	12	32	9	12	2	86
Graffiti Tags Removed	77	71	95	83	105	124	259	296	530	608	214	642	3,104
Fixtures Repainted	2	6	1	9	6	2	2	12	19	6	12	139	216
Emergency Clean-Ups	62	51	162	141	157	58	107	193	188	149	92	32	1,392
Extra Sweep/Steam Cleaning Requests	46	15	26	73	61	53	63	98	94	78	128	34	769
Total Cleaning/Maintenance	200	147	303	349	342	257	465	657	899	872	507	896	5,894

Non-Classified Activities													
Merchant Assists	79	109	71	36	32	137	57	40	55	77	57	55	805
Cardboard	6	0	6	4	3	5	5	4	0	21	6	5	65
Needles Disposed	7	7	137	34	24	32	115	75	67	35	17	24	574
Non-emergency	2	5	6	31	12	21	51	47	52	46	85	47	405
Total Non-Classified Activities	94	121	220	105	71	195	228	166	174	179	165	131	1,849

Central Market Community Benefit Corporation

Statement of Activities For the Year Ended December 31, 2013

(Last Year of Initial Term, 2006-2013)

	Total
SUPPORT AND REVENUES:	
Local property assessments	\$289,621
Grants	\$108,164
Donations	\$10,595
Total Support and Revenues	\$408,380
EXPENSES:	
Public Space	\$538,411
District Identity & Streetscape Improvements	\$74,257
Administrative/Operations	\$176,995
Total Expenses	\$789,662
Change in Net Assets	-\$381,282
Net Assets, Beginning of Year	\$378,214
Net Assets, End of Year	-\$3,068

Statement of Financial Position December 31, 2013

(Last Year of Initial Term, 2006-2013)

ASSETS:	
Cash	\$25,314
Other Receivables	\$31,937
Total Assets	\$57,251
LIABILITIES & NET ASSETS:	
Accounts Payable	\$60,319
Net Assets	-\$3,068
Total Liabilities & Net Assets	\$57,251

Assessment Methodology

The CMCBD is funded through an annual assessment from property owners within the district. The annual assessments are based on three property variables:

- 1) Linear frontage (sidewalk frontage)
- 2) Land area or lot size
- 3) Gross building square footage

Linear Frontage:

\$14.60 per linear foot Lot Size:
 \$.155 per square foot Building Square Foot:
 \$.07 per square foot (not applicable to buildings owner or used by nonprofits)

Assessment Calculation

For example, a 5,000 square foot lot, with 50 feet of frontage and 4,000 square feet of retail building use would yield an annual assessment of:

5000 x \$.155	=	\$755.00 in lot size
50 x \$14.60	=	\$730.00 in linear square footage, and
4000 x \$.07	=	\$280.00 in building square footage

Total Assessment: \$1,785.00

Central Market Community Benefit District
 901 Market Street, Suite 490 San Francisco, CA 94103

Office: 415.957.5989
 Email: info@central-market.org
 Website: www.Central-Market.org

CENTRAL
 COMMUNITY BENEFIT DISTRICT

**CENTRAL MARKET COMMUNITY
BENEFIT CORPORATION**

REVIEWED FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
DECEMBER 31, 2011**

**CENTRAL MARKET COMMUNITY
BENEFIT CORPORATION
FOR THE YEAR ENDED DECEMBER 31, 2011**

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MAZE & ASSOCIATES

ACCOUNTANCY CORPORATION
3478 Buskirk Ave. - Suite 215
Pleasant Hill, California 94523
(925) 930-0902 • FAX (925) 930-0135
maze@mazeassociates.com
www.mazeassociates.com

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Directors
Central Market Community Benefit Corporation
San Francisco, California

We have reviewed the accompanying statement of financial position of Central Market Community Benefit Corporation (a California nonprofit benefit organization) as of December 31, 2011, and the related statements of activities, cash flows and functional expenses for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of organization management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statement taken as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modification that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States.

Our review was made for the purpose of expressing limited assurance that there are no material modifications that should be made to the financial statements in order for them to be in conformity with generally accepted accounting principles.

Maze & Associates

March 15, 2012

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF FINANCIAL POSITION

December 31, 2011

ASSETS

Cash	\$31,953
Due from City and County of San Francisco (Note 2D)	<u>404,356</u>
Total Assets	<u><u>\$436,309</u></u>

LIABILITIES

Accounts Payable	<u>\$46,429</u>
Total Accounts Payable	<u>46,429</u>

NET ASSETS (Note 2B)

Unrestricted	290,995
Temporarily restricted	<u>145,314</u>
Total Net Assets	<u><u>\$436,309</u></u>

See accountant's review report and notes to financial statements.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2011

	Unrestricted	Temporarily Restricted	Total
Support and revenues:			
Local property assessments		\$626,292	\$626,292
Grants	\$195,282		195,282
Donations	20,700		20,700
Net assets released from restrictions:			
Satisfaction of purpose (Note 3)	689,170	(689,170)	
Total Support and Revenues	905,152	(62,878)	842,274
Expenses:			
Program	697,500		697,500
Support services:			
Management and general	63,688		63,688
Total Expenses	761,188		761,188
Change in Net Assets	143,964	(62,878)	81,086
Net Assets, Beginning of Year	147,031	208,192	355,223
Net Assets, End of Year	\$290,995	\$145,314	\$436,309

See accountant's review report and notes to financial statements.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2011

CASH FLOWS FROM OPERATING ACTIVITIES:

Change in net assets	\$81,086
Adjustments to reconcile support and revenue over expenses to net cash provided (used) by operating activities:	
Increase/decrease in:	
Due from City and County of San Francisco	(152,574)
Total adjustments	<u>(152,574)</u>
Net cash used for operating activities	<u>(71,488)</u>
Net decrease in cash	(71,488)
Cash and cash equivalents, beginning of year	<u>103,441</u>
Cash and cash equivalents, end of year	<u><u>\$31,953</u></u>

See accountant's review report and notes to financial statements.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF FUNCTIONAL EXPENSES

For the Year Ended December 31, 2011

	Program Services			Totals	Management and General	Total
	Clean Streets	Community Guides	District Identity & Streetscape Improvements			
Salaries	\$32,200	\$25,760	\$6,440	\$64,400	\$16,100	\$80,500
Payroll taxes					6,543	6,543
Employee benefits					846	846
Dispatch services	53,170	150,000		203,170		203,170
Banners and artwork			2,240	2,240		2,240
Promotional items			8,530	8,530		8,530
Special events			40,704	40,704		40,704
Website and IT communication			4,178	4,178		4,178
Design and printing			7,699	7,699		7,699
Community relations			1,600	1,600		1,600
Advertising and sponsorship			9,306	9,306		9,306
Administrative services					6,019	6,019
Rent (Note 4)					5,400	5,400
Bank service charges					142	142
Outside services	154,673	199,800	1,200	355,673		355,673
Education, meetings and travel					180	180
Professional fees					21,126	21,126
Licenses and permits					1,642	1,642
Insurance					5,690	5,690
	<u>\$240,043</u>	<u>\$375,560</u>	<u>\$81,897</u>	<u>\$697,500</u>	<u>\$63,688</u>	<u>\$761,188</u>

See accountant's review report and notes to financial statements.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2011

NOTE 1 – ORGANIZATION AND PROGRAMS

A. Reporting Entity

Central Market Community Benefit Corporation (CMCBC) (the Organization) is a California nonprofit, community-based organization incorporated in February 2007, to provide programs and services to improve the overall cleanliness and safety of the Central Market district's public realm in San Francisco, California. The goal of CMCBC is to increase pedestrian activity, strengthen existing small businesses and cultural institutions, attract new investment and improve quality of life in the district's public realm.

Funding is provided primarily from special assessments collected from every property owner in the district through the City and County of San Francisco. The annual budget for CMCBC is allocated into the following spending categories: 65% public space beautification and safety, 5% district identity and streetscape improvement, 20% administrative and 10% contingency.

B. Programs

Clean Streets – enhances the attractiveness of San Francisco's Central Market district by providing daily cleaning services and responding to on-call maintenance issues in the neighborhood's public realm. The Clean Streets Program is provided through a contract with MJM Management Group.

Community Guides – provides a friendly and welcoming presence in the public realm of San Francisco's Central Market district. The Community Guides provide way-finding and customer service to visitors while supporting social service providers, residents, workers, merchants and property owners in creating a clean, safe and welcoming Central Market neighborhood. This service is provided through a contract with MJM Management Group.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Income Taxes

The Internal Revenue Service and the California Franchise Tax Board have determined that the Organization is exempt from federal and State income taxes under Internal Revenue Code Section 501 (c) (3) and the California Revenue and Taxation Code Section 23701(d). In addition, the Organization has been determined by the Internal Revenue Service not to be a "private foundation" within the meaning of Section 509(a) of the Internal Revenue Code.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2011

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

As required by the Income Taxes Topic of the Financial Accounting Standards Board Accounting Standards Codification, the Organization recognizes the effect of income tax positions only if those positions are more likely than not of being sustained. The Organization does not believe its financial statements include any uncertain tax positions.

B. *Basis of Presentation*

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with generally accepted accounting principles. Net assets and revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Organization and changes therein are classified and reported as follows.

Unrestricted Net Assets - Unrestricted net assets consist of resources over which the Board of Directors has discretionary control and are available for daily operations of the Organization.

Temporarily Restricted Net Assets - Net assets subject to donor-imposed stipulations that may or will be met, either by actions of the Organization and/or passage of time. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Statement of Activities as net assets released from restrictions.

C. *Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

D. *Due from City and County of San Francisco*

No allowance for uncollectible accounts has been recorded as all amounts due from the City and County of San Francisco are deemed collectible by management as of December 31, 2011.

E. *Statement of Cash Flows*

For purposes of the statement of cash flows, the Organization considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2011

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

F. Functional Expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among the programs and supporting services benefitted based on management's estimates.

G. Support and Revenue Recognition

Support and revenue are recognized when the donor or grantee makes a promise to give to the Organization that is, in substance, unconditional. Support that is restricted by donor is reported as an increase in unrestricted net assets if the restriction expires in the reporting period in which the support is recognized. All other donor-restricted support is reported as an increase in temporarily restricted net assets depending on the nature of the restriction. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets.

H. Advertising

The Organization follows the policy of expensing advertising costs as incurred.

NOTE 3 – TEMPORARILY RESTRICTED NET ASSETS

During the year ended December 31, 2011, net assets of \$689,170 were released due to the fulfillment of the purpose restriction to provide improvement district services.

NOTE 4 – LEASE COMMITMENT

The Organization entered into a month to month lease agreement with CFRI/Urban 901 Market, LLC on December 10, 2008. Total rent is \$450 per month.

NOTE 5 – RETIREMENT PLAN

The Organization sponsors a defined contribution plan for its full-time employees. The Organization did not contribute to the plan during the year ended December 31, 2011.

NOTE 6 – SUBSEQUENT EVENTS

The Organization evaluated subsequent events for recognition and disclosure through March 15, 2012, the date which these financial statements were available to be issued. Management concluded that no material subsequent events have occurred since March 15, 2012 that require recognition or disclosure in such financial statements.

**CENTRAL MARKET COMMUNITY
BENEFIT CORPORATION**

REVIEWED FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
DECEMBER 31, 2012**

**CENTRAL MARKET COMMUNITY
BENEFIT CORPORATION
FOR THE YEAR ENDED DECEMBER 31, 2012**

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Directors
Central Market Community Benefit Corporation
San Francisco, California

We have reviewed the accompanying statement of financial position of Central Market Community Benefit Corporation (a California nonprofit benefit organization) as of December 31, 2012, and the related statements of activities, cash flows and functional expenses for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of organization management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statement taken as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modification that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States.

Our review was made for the purpose of expressing limited assurance that there are no material modifications that should be made to the financial statements in order for them to be in conformity with generally accepted accounting principles.

A handwritten signature in cursive script that reads 'Maze + Associates'.

April 19, 2013

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF FINANCIAL POSITION

December 31, 2012

ASSETS

Cash	\$82,526
Due from City and County of San Francisco (Note 2D)	<u>295,688</u>
Total Assets	<u><u>\$378,214</u></u>

NET ASSETS (Note 2H)

Unrestricted	378,214
Temporarily restricted	<u>0</u>
Total Net Assets	<u><u>\$378,214</u></u>

See accountant's review report and notes to financial statements.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2012

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
Support and revenues:			
Local property assessments		\$587,134	\$587,134
Grants	\$144,428		144,428
Donations	31,400		31,400
Net assets released from restrictions:			
Satisfaction of purpose (Note 3)	732,448	(732,448)	
Total Support and Revenues	908,276	(145,314)	762,962
Expenses:			
Program	659,208		659,208
Support services:			
Management and general	161,849		161,849
Total Expenses	821,057		821,057
Change in Net Assets	87,219	(145,314)	(58,095)
Net Assets, Beginning of Year	290,995	145,314	436,309
Net Assets, End of Year	\$378,214		\$378,214

See accountant's review report and notes to financial statements.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2012

CASH FLOWS FROM OPERATING ACTIVITIES:

Change in net assets	(\$58,095)
Adjustments to reconcile support and revenue over expenses to net cash provided (used) by operating activities:	
Increase/decrease in:	
Due from City and County of San Francisco	155,097
Accounts payable	<u>(46,429)</u>
Total adjustments	<u>108,668</u>
Net cash used for operating activities	<u>50,573</u>
Net increase in cash	50,573
Cash and cash equivalents, beginning of year	<u>31,953</u>
Cash and cash equivalents, end of year	<u><u>\$82,526</u></u>

See accountant's review report and notes to financial statements.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF FUNCTIONAL EXPENSES

For the Year Ended December 31, 2012

	Program Services			Totals	Management and General	Total
	Clean Streets	Community Guides	District Identity & Streetscape Improvements			
Salaries	\$34,414	\$27,531	\$6,883	\$68,828	\$17,207	\$86,035
Payroll taxes	3,442	2,753	688	6,883	1,721	8,604
Employee benefits	2,767	2,214	553	5,534	1,384	6,918
Dispatch services	48,000	34,882		82,882		82,882
Banners and artwork	277			277		277
Promotional items			9,219	9,219		9,219
Special events			11,256	11,256		11,256
Website and IT communication			409	409		409
Design and printing			13,842	13,842		13,842
Community relations		199,700	4,408	204,108		204,108
Advertising and sponsorship			5,906	5,906		5,906
Administrative services					17,961	17,961
Rent (Note 4)					5,400	5,400
Outside services	162,564	87,500		250,064		250,064
Education, meetings and travel					171	171
Professional fees					111,863	111,863
Licenses and permits					201	201
Insurance					5,941	5,941
	<u>\$251,464</u>	<u>\$354,580</u>	<u>\$53,165</u>	<u>\$659,208</u>	<u>\$161,849</u>	<u>\$821,057</u>

See accountant's review report and notes to financial statements.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2012

NOTE 1 – ORGANIZATION AND PROGRAMS

A. Reporting Entity

Central Market Community Benefit Corporation (CMCBC) (the Organization) is a California nonprofit, community-based organization incorporated in February 2007, to provide programs and services to improve the overall cleanliness and safety of the Central Market district's public realm in San Francisco, California. The goal of CMCBC is to increase pedestrian activity, strengthen existing small businesses and cultural institutions, attract new investment and improve quality of life in the district's public realm.

Funding is provided primarily from special assessments collected from every property owner in the district through the City and County of San Francisco. The annual budget for CMCBC is allocated into the following spending categories: 65% public space beautification and safety, 5% district identity and streetscape improvement, 20% administrative and 10% contingency.

B. Programs

Clean Streets – enhances the attractiveness of San Francisco's Central Market district by providing daily cleaning services and responding to on-call maintenance issues in the neighborhood's public realm. The Clean Streets Program is provided through a contract with MJM Management Group.

Community Guides – provides a friendly and welcoming presence in the public realm of San Francisco's Central Market district. The Community Guides provide way-finding and customer service to visitors while supporting social service providers, residents, workers, merchants and property owners in creating a clean, safe and welcoming Central Market neighborhood. This service is provided through a contract with MJM Management Group.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Accounting

The financial statements have been prepared on the accrual basis of accounting. The Organization reports information regarding its financial position and activities according to the three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Temporarily restricted net assets consist of assets with time and purpose restrictions related the capital campaign.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2012

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Contributions and grants received are recorded as unrestricted, temporarily restricted, or permanently restricted support, depending on the existence and/or nature of any donor restrictions. Support that is restricted by the donor is reported as an increase in unrestricted net assets if the restriction expires in the reporting period in which the support is recognized. All other donor-restricted support is reported as an increase in temporarily or permanently restricted net assets, depending on the nature of the restriction. The Organization considers that all contributions for long-lived assets have implied time restrictions and classifies this support as temporarily restricted until the purpose restriction is met. When a restriction expires, that is, when a stipulated time restriction ends or the purpose restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

B. *Income Taxes*

The Organization is exempt from income tax under Section 501(c)(3) of U.S. the Internal Revenue Code. Accordingly, no provision for income taxes has been provided in these financial statements. In addition, the Organization qualifies for the charitable contribution deduction under Section 170(b)(1)(a) and has been classified as an organization that is not a private foundation under Section 509(a)(1). Unrelated business income, if any, may be subject to income tax. The Organization paid no taxes on unrelated business income for the year ended December 31, 2012.

Generally accepted accounting principles require the recognition, measurement, classification, and disclosure in the financial statements of uncertain tax positions taken or expected to be taken in the organization's tax returns. Management has determined that the Organization does not have any uncertain tax positions and associated unrecognized benefits that materially impact the financial statements or related disclosures. Since tax matters are subject to some degree of uncertainty, there can be no assurance that the Organization's tax returns will not be challenged by the taxing authorities and that the Organization will not be subject to additional tax, penalties, and interest as a result of such challenge. Generally, the Organization's tax returns remain open for federal income tax examination for three years from the date of filing.

C. *Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

D. *Due from City and County of San Francisco*

No allowance for uncollectible accounts has been recorded as all amounts due from the City and County of San Francisco are deemed collectible by management as of December 31, 2012.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2012

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. *Statement of Cash Flows*

For purposes of the statement of cash flows, the Organization considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

F. *Functional Expenses*

The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among the programs and supporting services benefitted based on management's estimates.

G. *Support and Revenue Recognition*

Support and revenue are recognized when the donor or grantee makes a promise to give to the Organization that is, in substance, unconditional. Support that is restricted by donor is reported as an increase in unrestricted net assets if the restriction expires in the reporting period in which the support is recognized. All other donor-restricted support is reported as an increase in temporarily restricted net assets depending on the nature of the restriction. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets.

H. *Net Assets Classifications*

The Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

Unrestricted Net Assets: Unrestricted net assets include expendable resources over which the CMCBC Board of Directors has discretionary control and are used to carry out operations in accordance with its bylaws. Included in unrestricted net assets are funds used to account for fixed asset acquisitions, improvements and related activities.

Temporarily Restricted Net Assets: Temporarily restricted net assets include resources expendable only for those purposes specified by the donor or grantor. The restrictions are satisfied either by the passage of time or by actions of the Organization.

Permanently Restricted Net Assets: Permanently restricted net assets include resources subject to donor-imposed stipulations that they be maintained permanently by the Organization.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2012

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

I. Fair Value Measurements

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Accounting standards set a framework for measuring fair value using a three tier hierarchy based on the extent to which inputs used in measuring fair value are observable in the market.

Level 1: Quoted prices in active markets for identical assets or liabilities.

Level 2: Observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active, or inputs (interest rates, currency exchange rates, commodity rates and yield curves) that are observable or corroborated by observable market data for substantially the full term of the assets or liabilities.

Level 3: Inputs that are not observable in the market and reflect the management's judgment about the assumptions that market participants would use in pricing the asset or liability.

J. Advertising

The Organization follows the policy of expensing advertising costs as incurred.

NOTE 3 – TEMPORARILY RESTRICTED NET ASSETS

During the year ended December 31, 2012, net assets of \$732,448 were released due to the fulfillment of the purpose restriction to provide improvement district services.

NOTE 4 – LEASE COMMITMENT

The Organization entered into a month to month lease agreement with CFRI/Urban 901 Market, LLC on December 10, 2008. Total rent is \$450 per month.

NOTE 5 – RETIREMENT PLAN

The Organization sponsors a defined contribution plan for its full-time employees. The Organization did not contribute to the plan during the year ended December 31, 2012.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2012

NOTE 6 – SUBSEQUENT EVENTS

The Organization evaluated subsequent events for recognition and disclosure through April 19, 2013, the date which these financial statements were available to be issued. Management concluded that no material subsequent events have occurred since April 19, 2013 that require recognition or disclosure in such financial statements.

**CENTRAL MARKET COMMUNITY
BENEFIT CORPORATION**

REVIEWED FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
DECEMBER 31, 2013**

**CENTRAL MARKET COMMUNITY
BENEFIT CORPORATION
FOR THE YEAR ENDED DECEMBER 31, 2013**

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Directors
Central Market Community Benefit Corporation
San Francisco, California

We have reviewed the accompanying statement of financial position of Central Market Community Benefit Corporation (a California nonprofit benefit organization) as of December 31, 2013, and the related statements of activities, cash flows and functional expenses for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of organization management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statement taken as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modification that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States.

Our review was made for the purpose of expressing limited assurance that there are no material modifications that should be made to the financial statements in order for them to be in conformity with generally accepted accounting principles.

Maze & Associates

April 30, 2014

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF FINANCIAL POSITION

December 31, 2013

ASSETS

Cash	\$25,314
Other Receivables	<u>31,937</u>
Total Assets	<u><u>\$57,251</u></u>

LIABILITIES

Accounts Payable	<u>\$60,319</u>
Total Accounts Payable	<u>60,319</u>

NET ASSETS (Note 2H)

Unrestricted	433,131
Temporarily restricted	<u>(436,199)</u>
Total Net Assets	<u><u>(\$3,068)</u></u>

See accountant's review report and notes to financial statements.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2013

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
Support and revenues:			
Local property assessments		\$289,621	\$289,621
Grants	\$108,164		108,164
Donations	10,595		10,595
Net assets released from restrictions:			
Satisfaction of purpose (Note 3)	<u>725,820</u>	<u>(725,820)</u>	
 Total Support and Revenues	 <u>844,579</u>	 <u>(436,199)</u>	 <u>408,380</u>
 Expenses:			
Program	612,667		612,667
Support services:			
Management and general	<u>176,995</u>		<u>176,995</u>
 Total Expenses	 <u>789,662</u>		 <u>789,662</u>
Change in Net Assets	54,917	(436,199)	(381,282)
Net Assets, Beginning of Year	<u>378,214</u>		<u>378,214</u>
Net Assets, End of Year	<u><u>\$433,131</u></u>	<u><u>(\$436,199)</u></u>	<u><u>(\$3,068)</u></u>

See accountant's review report and notes to financial statements.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2013

CASH FLOWS FROM OPERATING ACTIVITIES:

Change in net assets	(\$381,282)
Adjustments to reconcile support and revenue over expenses to net cash provided (used) by operating activities:	
Increase/decrease in:	
Due from City and County of San Francisco	295,688
Prepaid Expenses	(31,937)
Accounts Payable	<u>60,319</u>
Total adjustments	<u>324,070</u>
Net cash used for operating activities	<u>(57,212)</u>
Net increase in cash	(57,212)
Cash and cash equivalents, beginning of year	<u>82,526</u>
Cash and cash equivalents, end of year	<u><u>\$25,314</u></u>

See accountant's review report and notes to financial statements.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION

STATEMENT OF FUNCTIONAL EXPENSES

For the Year Ended December 31, 2013

	Program Services			Totals	Management and General	Total
	Clean Streets	Community Guides	District Identity & Streetscape Improvements			
Salaries	\$37,481	\$29,984	\$7,496	\$74,961	\$18,741	\$93,702
Payroll taxes	3,089	2,471	618	6,178	1,545	7,723
Employee benefits					4	4
Dispatch services	52,000	971		52,971		52,971
Banners and artwork			2,000	2,000		2,000
Special events			15,553	15,553		15,553
Website and IT communication			11,971	11,971		11,971
Design and printing			22,899	22,899		22,899
Community relations			4,157	4,157		4,157
Advertising and sponsorship			9,563	9,563		9,563
Administrative services					13,172	13,172
Rent (Note 4)					5,400	5,400
Outside services	195,639	216,775		412,414		412,414
Education, meetings and travel					1,158	1,158
Professional fees					130,133	130,133
Licenses and permits					56	56
Insurance					6,786	6,786
	<u>\$288,209</u>	<u>\$250,202</u>	<u>\$74,257</u>	<u>\$612,667</u>	<u>\$176,995</u>	<u>\$789,662</u>

See accountant's review report and notes to financial statements.

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CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2013

NOTE 1 – ORGANIZATION AND PROGRAMS

A. Reporting Entity

Central Market Community Benefit Corporation (CMCBC) (the Organization) is a California nonprofit, community-based organization incorporated in February 2007, to provide programs and services to improve the overall cleanliness and safety of the Central Market district's public realm in San Francisco, California. The goal of CMCBC is to increase pedestrian activity, strengthen existing small businesses and cultural institutions, attract new investment and improve quality of life in the district's public realm.

Funding is provided primarily from special assessments collected from every property owner in the district through the City and County of San Francisco. The annual budget for CMCBC is allocated into the following spending categories: 65% public space beautification and safety, 5% district identity and streetscape improvement, 20% administrative and 10% contingency.

B. Programs

Clean Streets – enhances the attractiveness of San Francisco's Central Market district by providing daily cleaning services and responding to on-call maintenance issues in the neighborhood's public realm. The Clean Streets Program is provided through a contract with MJM Management Group.

Community Guides – provides a friendly and welcoming presence in the public realm of San Francisco's Central Market district. The Community Guides provide way-finding and customer service to visitors while supporting social service providers, residents, workers, merchants and property owners in creating a clean, safe and welcoming Central Market neighborhood. This service is provided through a contract with MJM Management Group.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Accounting

The financial statements have been prepared on the accrual basis of accounting. The Organization reports information regarding its financial position and activities according to the three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Temporarily restricted net assets consist of assets with time and purpose restrictions related the capital campaign.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2013

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Contributions and grants received are recorded as unrestricted, temporarily restricted, or permanently restricted support, depending on the existence and/or nature of any donor restrictions. Support that is restricted by the donor is reported as an increase in unrestricted net assets if the restriction expires in the reporting period in which the support is recognized. All other donor-restricted support is reported as an increase in temporarily or permanently restricted net assets, depending on the nature of the restriction. The Organization considers that all contributions for long-lived assets have implied time restrictions and classifies this support as temporarily restricted until the purpose restriction is met. When a restriction expires, that is, when a stipulated time restriction ends or the purpose restriction is accomplished, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

B. *Income Taxes*

The Organization is exempt from income tax under Section 501(c)(3) of U.S. the Internal Revenue Code. Accordingly, no provision for income taxes has been provided in these financial statements. In addition, the Organization qualifies for the charitable contribution deduction under Section 170(b)(1)(a) and has been classified as an organization that is not a private foundation under Section 509(a)(1). Unrelated business income, if any, may be subject to income tax. The Organization paid no taxes on unrelated business income for the year ended December 31, 2013.

Generally accepted accounting principles require the recognition, measurement, classification, and disclosure in the financial statements of uncertain tax positions taken or expected to be taken in the organization's tax returns. Management has determined that the Organization does not have any uncertain tax positions and associated unrecognized benefits that materially impact the financial statements or related disclosures. Since tax matters are subject to some degree of uncertainty, there can be no assurance that the Organization's tax returns will not be challenged by the taxing authorities and that the Organization will not be subject to additional tax, penalties, and interest as a result of such challenge. Generally, the Organization's tax returns remain open for federal income tax examination for three years from the date of filing.

C. *Estimates*

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2013

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Due from City and County of San Francisco

The Organization decided to change the way that they will recognize Assessment revenue. Beginning in the year ended December 31, 2013 and going forward the Organization will recognize revenue from the City and County of San Francisco in the year it is received. In previous years the Organization was accruing the revenue.

No allowance for uncollectible accounts has been recorded as all amounts due from the City and County of San Francisco are deemed collectible by management as of December 31, 2013.

E. Statement of Cash Flows

For purposes of the statement of cash flows, the Organization considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

F. Functional Expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of activities. Accordingly, certain costs have been allocated among the programs and supporting services benefitted based on management's estimates.

G. Support and Revenue Recognition

Support and revenue are recognized when the donor or grantee makes a promise to give to the Organization that is, in substance, unconditional. Support that is restricted by donor is reported as an increase in unrestricted net assets if the restriction expires in the reporting period in which the support is recognized. All other donor-restricted support is reported as an increase in temporarily restricted net assets depending on the nature of the restriction. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2013

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. Net Assets Classifications

The Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

Unrestricted Net Assets: Unrestricted net assets include expendable resources over which the CMCBC Board of Directors has discretionary control and are used to carry out operations in accordance with its bylaws. Included in unrestricted net assets are funds used to account for fixed asset acquisitions, improvements and related activities.

Temporarily Restricted Net Assets: Temporarily restricted net assets include resources expendable only for those purposes specified by the donor or grantor. The restrictions are satisfied either by the passage of time or by actions of the Organization.

Permanently Restricted Net Assets: Permanently restricted net assets include resources subject to donor-imposed stipulations that they be maintained permanently by the Organization.

I. Fair Value Measurements

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Accounting standards set a framework for measuring fair value using a three tier hierarchy based on the extent to which inputs used in measuring fair value are observable in the market.

Level 1: Quoted prices in active markets for identical assets or liabilities.

Level 2: Observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active, or inputs (interest rates, currency exchange rates, commodity rates and yield curves) that are observable or corroborated by observable market data for substantially the full term of the assets or liabilities.

Level 3: Inputs that are not observable in the market and reflect the management's judgment about the assumptions that market participants would use in pricing the asset or liability.

J. Advertising

The Organization follows the policy of expensing advertising costs as incurred.

CENTRAL MARKET COMMUNITY BENEFIT CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2013

NOTE 3 – TEMPORARILY RESTRICTED NET ASSETS

During the year ended December 31, 2013, net assets of \$725,820 were released due to the fulfillment of the purpose restriction to provide improvement district services.

NOTE 4 – LEASE COMMITMENT

The Organization entered into a month to month lease agreement with CFRI/Urban 901 Market, LLC on December 10, 2008. Total rent is \$450 per month.

NOTE 5 – RETIREMENT PLAN

The Organization sponsors a defined contribution plan for its full-time employees. The Organization did not contribute to the plan during the year ended December 31, 2013.

NOTE 6 – SUBSEQUENT EVENTS

The Organization evaluated subsequent events for recognition and disclosure through April 30, 2014, the date which these financial statements were available to be issued. Management concluded that no material subsequent events have occurred since April 30, 2014 that require recognition or disclosure in such financial statements.

1. [Resolution of Intention to form the Central Market Community Benefit District]
2

3 **Resolution (1) declaring the intention of the Board of Supervisors to establish a**
4 **property-based business improvement district (community benefit district) to be known**
5 **as the "Central Market Community Benefit District" and levy a multi-year assessment**
6 **on identified parcels in the district, (2) approving the management district plan and**
7 **engineer's report for the district, (3) ordering and setting a time and place for a public**
8 **hearing thereon, (4) approving the form of the Notice of Public Hearing and**
9 **Assessment Ballots, and (5) directing the Clerk of the Board of Supervisors to give**
10 **notice of the public hearing as required by law.**
11

12 WHEREAS, The Property and Business Improvement District Law of 1994, Part 7 of
13 Division 18 of the California Streets and Highways Code, commencing with Section 36600
14 (the "Law"), authorizes cities to establish property and business improvement districts within
15 business districts to promote the economic revitalization and physical maintenance of such
16 business districts; and

17 WHEREAS, Section 36603 of the Law recognizes the authority of Charter cities to
18 adopt ordinances providing for different methods of levying assessments for similar or
19 additional purposes from those set forth in the Law; and

20 WHEREAS, Article 15 of the San Francisco Business and Tax Regulation Code
21 ("Article 15") augments certain procedural and substantive requirements relating to the
22 formation of property and business improvement districts and the assessments on real
23 property or businesses within such districts; and

24 WHEREAS, The Law and Article 15 authorize the City to levy and collect assessments
25 on real property within such districts for the purpose of providing improvements and promoting

1 activities and property-related services that specially benefit identified parcels of real property
2 located within such districts; and

3 WHEREAS, Article XIID of the California Constitution and Section 53753 of the
4 California Government Code impose certain procedural and substantive requirements relating
5 to assessments on real property; and

6 WHEREAS, The Law and Article 15 impose additional procedural and substantive
7 requirements relating to assessments on real property within a proposed property and
8 business improvement district, also known as a community benefit district ("CBD"); and

9 WHEREAS, The Board of Supervisors finds that the property-related services, activities
10 and improvements to be funded with assessments on real property within the proposed district
11 will confer substantial special benefits on the assessed properties over and above the general
12 benefits to the public at large from such services, activities and improvements; and

13 WHEREAS, The property owners who will pay more than 30 percent of the total
14 amount of assessments on properties within the proposed district signed and submitted to the
15 Clerk of the Board of Supervisors a petition (the "Petition") requesting that the Board of
16 Supervisors establish a property-based community benefit district to be named the "Central
17 Market Community Benefit District," and to levy assessments on properties located in the
18 proposed district to fund property-related services, activities and improvements within the
19 district; and

20 WHEREAS, A Management District Plan entitled the "Central Market Community
21 Benefit District Management District Plan" containing information about the proposed district
22 and assessments required by Section 36622 of the Law, including but not limited to a map
23 showing all identified parcels located in the district, a description of the boundaries of the
24 district, the name of the district, the amount of the proposed assessment for each identified
25 parcel, the total annual amount chargeable to the entire district, the duration of the payments,

1 the property-related services, activities and improvements to be funded by the assessments
2 for each year and the maximum cost thereof, the method and basis upon which the
3 assessments are calculated in sufficient detail to allow each property owner to calculate the
4 amount of the assessment to be levied against his or her property, a statement that no bonds
5 will be issued, the time and manner of collecting the assessments, and a list of the properties
6 to be assessed (including assessor parcel numbers), has been submitted to the Clerk of the
7 Board of Supervisors; and

8 WHEREAS, A detailed engineer's report supporting the assessments within the
9 proposed district, prepared by Edward V. Henning, California Registered Professional
10 Engineer # 26549, Edward Henning & Associates, dated June 21, 2006, and entitled "Central
11 Market Community Benefit District, City and County of San Francisco, California, District
12 Assessment Engineer's Report" has been submitted to the Clerk of the Board of Supervisors;
13 now, therefore, be it

14 RESOLVED, That the Board of Supervisors declares as follows:

15 Section 1. Pursuant to section 36621(a) of the Law and Article 15, the Board of
16 Supervisors declares its intention to form a property and business improvement district to be
17 designated as the "Central Market Community Benefit District " (the "District") for a period of 7
18 years, and to levy and collect assessments against all identified parcels of real property in the
19 District for a period of 7 years, commencing with fiscal year 2006-2007, subject to approval by
20 a majority of the property owners in the District who cast assessment ballots, which ballots
21 shall be weighted according to the proportional financial obligations of the affected properties.
22 No bonds will be issued. District operations will commence on or about January 1, 2007,
23 following collection of the assessments for fiscal year 2006-2007 and disbursement of the
24 assessment proceeds to the nonprofit owners' association that will administer the property-

1 related services, activities and improvements in the District pursuant to Section 36651 of the
2 Law and a written agreement with the City.

3 Section 2. The Board of Supervisors hereby approves the Management District Plan
4 (as amended by the Board September 12, 2006 on the record) and District Assessment
5 Engineer's Report (as the Engineer's Report will promptly be amended on page 10 to conform
6 to the Management District Plan description of "Service Plan" by renaming the "Sidewalk
7 Operations, Beautification and Order" component to be "Public Space, Beautification and
8 Safety"), including the estimates of the costs of the property-related services, activities and
9 improvements set forth in the plan, and the assessment of said costs on the properties that
10 will specially benefit from such services, activities and improvements. A copy of the
11 Management District Plan and the District Assessment Engineer's Report are on file with the
12 Clerk of the Board of Supervisors in File No. 060860. The Clerk of the Board shall make the
13 Management District Plan, District Assessment Engineer's Report and other documents
14 related to the District and included in the record before the Board of Supervisors available to
15 the public for review during normal business hours, Monday through Friday 8:00 a.m. through
16 5:00 p.m., excluding legal holidays.

17 Section 3. The exterior boundaries of the District are as set forth in the map
18 contained in the Management District Plan on file with the Clerk of the Board of Supervisors in
19 File No. 060860, and incorporated herein by reference. The District contains 141 identified
20 parcels in the Central Market area. The exterior boundaries of the District include all parcels
21 on both sides of the street unless otherwise noted, as follows:

22 5th St. from Market St. to Mission St. (West side only);

23 6th, from Market St. to Jessie St.; (East and West sides);

24 7th St. from Market St. to Stevenson St; (East and West Sides);
25

1 8th St. on the East side of the street from Market St. to approximately 185 feet from the
2 southeast corner of Market St. and 8th St. - in which the lot line is drawn to a point equidistant
3 with the balance of the depth of the parcels on that block between 7th Street and 8th Street (as
4 if there was a continuation of Stevenson Street to 8th St.); also on the West side of 8th St.
5 southward from the southwest corner of 8th St. and Market St. including the four parcels but
6 not including parcel # 3701-053/PGE parcel at the corner of 8th St. and Mission St.;

7 9th St. just including the parcel at the southeast corner of the Market St. and 9th St.
8 intersection;

9 Market St. from 5th St. to 9th St. (South side);

10 Market St., from Cyril Magnin St. to Mason St. and then from Hyde St. to Larkin St.;
11 (North side);

12 Mission St. from 5th St. Westward (North side only) including the Old Mint and four
13 parcels directly west of Mint St.;

14 Jessie St. from 5th St. to Mint St., including the four parcels West of Mint St., along
15 Jessie St.; and

16 Mint St. from Jessie St. to Mission St.

17 Reference should be made to the detailed map and the list of parcels identified by
18 Assessor Parcel Number contained in the Management District Plan in order to determine
19 which specific parcels are included in the District.

20 Section 4. A public hearing on the establishment of the District, and the levy and
21 collection of assessments starting with fiscal year 2006-2007 and continuing through fiscal
22 year 2012-2013, shall be conducted before the Board of Supervisors October 31, 2006 at 3:00
23 p.m., or as soon thereafter as the matter may be heard, in the Board's Legislative Chambers,
24 Second Floor, City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California, 94102. At
25 this public hearing, the Board of Supervisors will hear public testimony regarding the proposed

1 formation of the District, assessments, boundaries of the District, including testimony from all
2 interested persons for or against establishment of the District, the extent of the District, the
3 levy of the assessments, the furnishing of specific types of property-related services,
4 improvements and activities, and other matters related to the District. The Board of
5 Supervisors may waive any irregularity in the form or content of any written protest, and at the
6 public hearing may correct minor defects in the proceedings. All protests submitted by
7 affected property owners and received prior to the conclusion of the public testimony portion
8 of the public hearing shall be tabulated to determine whether a majority protest exists.

9 Section 5. The Board of Supervisors hereby approves the form of the Notice of
10 Public Hearing and Assessment Ballot which are on file with the Clerk of the Board of
11 Supervisors in File No. 060860.

12 Section 6. The proposed property-related services, improvements or activities for
13 the District include a ~~Sidewalk Operations~~ Public Space , Beautification and ~~Order Safety~~
14 component, consisting of ~~private security, or additional police services over and above those~~
15 ~~services currently provided by the San Francisco Police Department, or payment for an~~
16 ~~additional officer of the San Francisco Police Department,~~ regular sidewalk and gutter
17 sweeping (at least five times per week), quarterly sidewalk steam cleaning, spot steam
18 cleaning as necessary, public right of way beautification, maintenance of pedestrian public
19 spaces in addition to sidewalks, banners and decorations, enhanced trash emptying in the
20 public rights of way, removal of bulky items, graffiti removal, tree and vegetation maintenance
21 and planting, equipment, supplies, tools, vehicle maintenance and insurance, maintenance
22 personnel and supervisor/oversight costs, improved public safety services (over and above
23 those services currently provided by the City), repayment of district formation costs; a District
24 Identity and Streetscape Improvements/Marketing and Promotions component, consisting of
25 special events, marketing and promotions strategies, personnel related to marketing and

1 promotions, logo development and web site, pedestrian kiosks and way-finding signage
2 system, public space planning and implementation, farmer's market, walking map, advertising,
3 historical markers and public art highlighting the District's history and resident population, and
4 repayment of district formation costs; an Administrative, Organization and Corporate
5 Operations component, consisting of staff and administrative costs, insurance, office related
6 expenses, financial reporting, communications and repayment of district formation costs; and
7 a Contingency and Reserve component for delinquencies, reserves, long term capital
8 improvement projects, hardship repayments and repayment of district formation costs.

9 Section 7. Within the area encompassed by the proposed District, the City currently
10 provides services at the same level provided to other similar areas of the City. It is the intent
11 of the Board of Supervisors to continue to provide the area encompassed by the District with
12 the same level of services provided to these other similar areas of the City. The
13 establishment of the District will not affect the City's policy to continue to provide the same
14 level of service to the areas encompassed by the District as it provides to other similar areas
15 of the City during the duration of the District.

16 Section 8. The annual assessment proposed to be levied and collected for the first
17 year of the District (fiscal year 2006-2007) is \$535,299.00. The amount of the annual
18 assessment to be levied and collected for years two through seven (fiscal year 2007-2008
19 through fiscal year 2012-2013) may be increased from one year to the next by a percentage
20 that does not exceed either the change in the Consumer Price Index for All Urban Consumers
21 in the San Francisco-Oakland-San Jose Consolidated Metropolitan Statistical Area, or 5
22 percent, whichever is less.

23 Section 9. The Clerk of the Board is directed to give notice of the public hearing as
24 provided in Section 53753 of the Government Code, Section 4 of Article XIID of the California
25

1 Constitution, Section 16.112 of the San Francisco Charter and Section 67.7-1 of the San
2 Francisco Administrative Code.

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City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Resolution

File Number: 060860

Date Passed:

Resolution (1) declaring the intention of the Board of Supervisors to establish a property-based business improvement district (community benefit district) to be known as the "Central Market Community Benefit District" and levy a multi-year assessment on identified parcels in the district, (2) approving the management district plan and engineer's report for the district, (3) ordering and setting a time and place for a public hearing thereon, (4) approving the form of the Notice of Public Hearing and Assessment Ballots, and (5) directing the Clerk of the Board of Supervisors to give notice of the public hearing as required by law.

June 27, 2006 Board of Supervisors — AMENDED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

June 27, 2006 Board of Supervisors — CONTINUED AS AMENDED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

August 15, 2006 Board of Supervisors — AMENDED

Ayes: 10 - Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
Excused: 1 - Alioto-Pier

August 15, 2006 Board of Supervisors — CONTINUED AS AMENDED

Ayes: 10 - Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
Excused: 1 - Alioto-Pier

September 12, 2006 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 10 - Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
Excused: 1 - Alioto-Pier

September 12, 2006 Board of Supervisors — ADOPTED AS AMENDED

Ayes: 9 - Ammiano, Daly, Dufty, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval
Noes: 1 - Elsbernd
Excused: 1 - Alioto-Pier

File No. 060860

I hereby certify that the foregoing Resolution was ADOPTED AS AMENDED on September 12, 2006 by the Board of Supervisors of the City and County of San Francisco.

9/14/2006

Date Approved

Kay Gulbenkian

Gloria L. Young
Clerk of the Board

Mayor Gavin Newsom

1 [Resolution to establish the Central Market Community Benefit District.]

2
3 **Resolution establishing a property-based business improvement district to be known**
4 **as the "Central Market Community Benefit District (CBD)," ordering the levy and**
5 **collection of assessments against property located in that district for seven years,**
6 **commencing with fiscal year 2006-2007, subject to conditions as specified, and making**
7 **environmental findings.**

8
9 WHEREAS, Pursuant to the Property and Business Improvement Law of 1994,
10 California Streets and Highways Code Sections 36600 *et seq.* (the "Act"), as augmented by
11 Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15"), the Board
12 of Supervisors adopted Resolution No. 519-06 on September 12, 2006, entitled "Resolution
13 declaring the intention of the Board of Supervisors to establish a property-based business
14 improvement district to be known as the 'Central Market Community Benefit District (CBD),' to
15 order the levy and collection of a multi-year assessment, and setting a time and place for a
16 public hearing thereon" (the "Resolution of Intention"); and,

17 WHEREAS, The Resolution of Intention for the Central Market Community Benefit
18 District (the "Central Market CBD" or "District"), among other things, approved the Central
19 Market Community Benefit District Management District Plan (the "District Management
20 Plan"), the District Assessment Engineer's Report, the Assessment Ballots and the Notice of
21 Public Hearing, that are on file with Clerk of the Board of Supervisors in File No. 060860; and,

22 WHEREAS, The Board of Supervisors caused notice of a public hearing concerning
23 the proposed formation of the Central Market CBD, and the proposed levy of assessments
24 against property located within the District for a period of seven years, commencing with fiscal
25 year 2006-2007, beginning January 1, 2007 and ending December 31, 2013; and,

1 WHEREAS, The Board of Supervisors has caused ballots to be mailed to the record
2 owner of each parcel proposed to be assessed within the District, as required by law; and,

3 WHEREAS, A public hearing concerning the proposed formation of the Central Market
4 CBD and the proposed levy of assessments within such District was held on October 31,
5 2006, at 3 p.m., in the Board's Legislative Chambers, located on the Second Floor of City
6 Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California; and,

7 WHEREAS, At the public hearing, the testimony of all interested persons for or against
8 the proposed formation of the District, the levy of assessments on property within the District,
9 the extent of the District, and the furnishing of specified types of improvements, services and
10 activities within the District, was heard and considered, and a full, fair and complete meeting
11 and hearing was held; and,

12 WHEREAS, The Board of Supervisors heard and considered all objections or protests
13 to the proposed assessments and the Director of the Department of Elections tabulated the
14 assessment ballots submitted and not withdrawn, in support of or in opposition to the
15 proposed assessments, and the Clerk of the Board determined that a majority of the ballots
16 cast (weighted according to the proportional financial obligations of the property) by the
17 owners of record of the property located within the proposed District did not oppose
18 establishing the proposed district; and,

19 WHEREAS, The public interest, convenience and necessity require the establishment
20 of the proposed Central Market Community Benefit District; and,

21 WHEREAS, In the opinion of the Board of Supervisors, the property within the District
22 will be specially benefited by the improvements, services and activities funded by the
23 assessments, and no assessment has been imposed on any parcel which exceeds the
24 reasonable cost of the proportional special benefit conferred on that parcel; now therefore be
25 it

1 RESOLVED, that the Board of Supervisors declares as follows:

2 **Section 1. FINDING OF NO MAJORITY PROTEST.** The Board of Supervisors
3 hereby finds that a majority protest does not exist as defined in Section 4(e) of Article XIID of
4 the California Constitution and Section 53753 of the California Government Code with respect
5 to the formation of Central Market Community Benefit District. All objections or protests both
6 written and oral, are hereby duly overruled.

7 **Section 2. ESTABLISHMENT OF DISTRICT.** Pursuant to the Act and Article 15, a
8 property-based business improvement district designated as the "Central Market Community
9 Benefit District" is hereby established.

10 **Section 3. DESCRIPTION OF DISTRICT.** The Central Market Community Benefit
11 District shall include all parcels of real property within the district, the exterior boundaries of
12 which are as follows:

13 The exterior boundaries of the District are as set forth in the map contained in the
14 Management District Plan dated October 31, 2006, on file with the Clerk of the Board of
15 Supervisors in File No. 060860, and incorporated herein by reference. The District contains
16 141 identified parcels in the Central Market area. The exterior boundaries of the District
17 include all parcels on both sides of the street unless otherwise noted, as follows:

18 5th Street from Market Street to Mission Street (West side only);

19 6th Street from Market Street to Jessie Street (East and West sides);

20 7th Street from Market Street to Stevenson Street (East and West sides);

21 8th Street on the East side of the street from Market Street to approximately 185 feet
22 from the Southeast corner of Market Street and 8th Street - in which the lot line is drawn to a
23 point equidistant with the balance of the depth of the parcels on that block between 7th Street
24 and 8th Street (as if there was a continuation of Stevenson Street to 8th Street); also on the
25 West side of 8th Street running Southward from the Southwest corner of 8th Street and Market

1 Street, including Parcels No. 3701-050, 3701-059, 3701-005, and 3701-060, but not including
2 Parcel No. 3701-053 (PG&E parcel) at the corner of 8th Street and Mission Street;

3 9th Street just including the parcel at the Southeast corner of the Market Street and 9th
4 Street intersection;

5 Market Street from 5th Street to 9th Street (South side);

6 Market Street from Cyril Magnin Street to Mason Street and then from Hyde Street to
7 Larkin Street (North side);

8 Mission Street from 5th Street running West (North side only) including the Old Mint and
9 four parcels (Parcels No. 3704-012, 3704-013, 3704-015, and 3704-017) directly West of Mint
10 Street;

11 Jessie Street from 5th Street to 6th Street (North side only), and Jessie Street running
12 West from 6th Street including six parcels (Parcels No. 3703-006, 3703-007, 3703-010, 3703-
13 011, 3703-012, and 3703-086) to the West of 6th Street (North side only); and,

14 Mint Street from Jessie Street to Mission Street

15 Reference should be made to the detailed map and the list of parcels identified by
16 Assessor Parcel Number contained in the Management District Plan in order to determine
17 which specific parcels are included in the District.

18 **Section 4. FINDING OF BENEFIT.** The Board of Supervisors hereby finds that the
19 property within the District will be benefited by the improvements and activities funded by the
20 assessments proposed to be levied.

21 **Section 5. SYSTEM OF ASSESSMENTS.** (a) Annual assessments will be levied to
22 pay for the activities to be provided within the District, commencing with fiscal year 2006-
23 2007, and continuing for seven years, ending with fiscal year 2012-2013. For purposes of
24 levying and collecting assessments within the District, a fiscal year shall commence on each
25 July 1st and end on the following June 30th.

1 (b) The total amount of the proposed assessments to be levied and collected for
2 fiscal year 2006-2007 shall be \$535,299. The amount of assessments to be levied and
3 collected in subsequent fiscal years through the first half of fiscal year 2012-2013 may be
4 increased annually by the Board of Directors of the District by an amount not to exceed the
5 change in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-
6 San Jose Consolidated Metropolitan Statistical Area, or 5 percent, whichever is lower.

7 (c) The method and basis of levying and collecting the assessment shall be as set
8 forth in the District Management Plan. The levy of the assessments shall commence with
9 fiscal year 2006-2007. Each year the assessment shall be due and payable in two equal
10 installments. The first installment shall be due on November 1 of each fiscal year during the
11 life of the District, and shall become delinquent on December 10 of that fiscal year. The
12 second installment shall be due on February 1 of each fiscal year during the life of the District;
13 and shall become delinquent on April 10 of that fiscal year. Nonpayment of the assessment
14 shall have the same lien priority and delinquent payment penalties and be subject to the same
15 enforcement procedures and remedies as the ad valorem property tax.

16 **Section 6. USE OF REVENUES.** The property-related services, improvements or
17 activities for the District include a Public Space, Beautification and Safety component,
18 consisting of regular sidewalk and gutter sweeping (at least five times per week), quarterly
19 sidewalk steam cleaning, spot steam cleaning as necessary, public right of way beautification,
20 maintenance of pedestrian public spaces in addition to sidewalks, banners and decorations,
21 enhanced trash emptying in the public rights of way, removal of bulky items, graffiti removal,
22 tree and vegetation maintenance and planting, equipment, supplies, tools, vehicle
23 maintenance and insurance, maintenance personnel and supervisor/oversight costs,
24 improved public safety services (over and above those services currently provided by the
25 City), repayment of district formation costs; a District Identity and Streetscape

1 Improvements/Marketing and Promotions component, consisting of special events, marketing
2 and promotions strategies, personnel related to marketing and promotions, logo development
3 and web site, pedestrian kiosks and way-finding signage system, public space planning and
4 implementation, farmer's market, walking map, advertising, markers and public art highlighting
5 the District's history and resident population, and repayment of district formation costs; an
6 Administrative, Organization and Corporate Operations component, consisting of staff and
7 administrative costs, insurance, office related expenses, financial reporting, communications
8 and repayment of district formation costs; and a Contingency and Reserve component for
9 delinquencies, reserves, long term capital improvement projects, hardship repayments and
10 repayment of district formation costs.

11 The above improvements, services and activities will be funded by the levy of the
12 assessments. The revenue from the levy of the assessments within the District shall not be
13 used to provide improvements, services or activities outside the District or for any purpose
14 other than the purposes specified in Board of Supervisors Resolution No. 519-06.

15 **Section 7. AUTHORITY TO CONTRACT.** The Board of Supervisors may contract
16 with a separate private entity to administer the improvements, services and activities set forth
17 in Section 6. Any such entity shall hold the funds it receives from the City and County of San
18 Francisco ("City") in trust for the improvements, services and activities set forth in Section 6.
19 Any entity that holds funds in trust for purposes related to the contract shall, at no expense to
20 the City, provide an annual independent audit report by a Certified Public Accountant of all
21 such funds. The audit may be funded from assessment proceeds as part of the general
22 administration of the District. At all times the Board of Supervisors shall reserve full rights of
23 accounting of these funds. The Mayor's Office of Economic and Workforce Development
24 shall be the City agency responsible for coordination between the City and the District.

25 **Section 8. AMENDMENTS.** The properties in the District established by this

1 resolution shall be subject to any amendments to the Act and Article 15.

2 **Section 9. RECORDATION OF NOTICE AND DIAGRAM.** The County Clerk is
3 hereby authorized and directed to record a notice and an assessment diagram pursuant to
4 Section 36627 of the California Streets and Highways Code following adoption of this
5 Resolution.

6 **Section 10. LEVY OF ASSESSMENT.** The adoption of this Resolution and
7 recordation of the notice and assessment diagram pursuant to Section 36627 of the California
8 Streets and Highways Code constitutes the levy of an assessment in each of the fiscal years
9 referred to in the District Management Plan. Each year, the Assessor shall enter on the
10 County Assessment Roll opposite each lot or parcel of land the amount of the assessment
11 and such assessment shall be collected in the same manner as the County property taxes are
12 collected.

13 **Section 11. BASELINE SERVICES.** To ensure that assessment revenues from the
14 District are used to enhance the current level of services provided by the City within the
15 District, the establishment of the District will not affect the City's policy to continue to provide
16 the same level of service to the areas encompassed by the District as it provides to other
17 similar areas of the City for the duration of the District, provided, however, that in the event of
18 a significant downturn in citywide revenues, the Board of Supervisors may reduce the level of
19 municipal services citywide, including within the District.

20 **Section 12. ENVIRONMENTAL FINDINGS.** The Planning Department has
21 determined that the actions contemplated in this Resolution are in compliance with the
22 California Environmental Quality Act (California Public Resources Code sections 21000 et
23 seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No.
24 060860 and is incorporated herein by reference.



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Resolution

File Number: 061393

Date Passed:

Resolution establishing a property-based business improvement district to be known as the "Central Market Community Benefit District (CBD)," ordering the levy and collection of assessments against property located in that district for seven years, commencing with fiscal year 2006-2007, subject to conditions as specified, and making environmental findings.

October 31, 2006 Board of Supervisors — ADOPTED

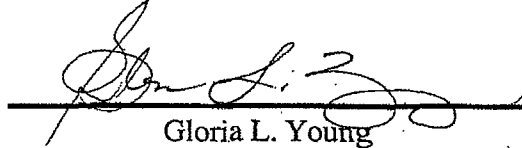
Ayes: 8 - Alioto-Pier, Ammiano, Daly, Elsbernd, Ma, Maxwell, Mirkarimi, Peskin

Absent: 2 - McGoldrick, Sandoval

Excused: 1 - Dufty

File No. 061393

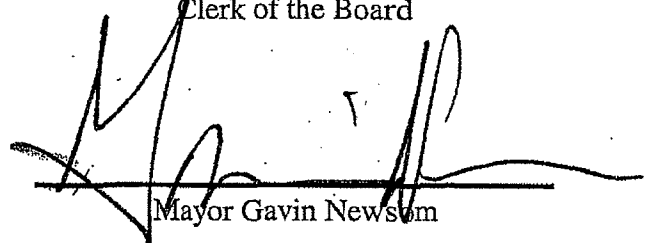
I hereby certify that the foregoing Resolution was ADOPTED on October 31, 2006 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young
Clerk of the Board

NOV 08 2006

Date Approved



Mayor Gavin Newsom

1 [Contract with Owners' Association for administration/management of Central Market
2 Community Benefit District.]

3 **Resolution approving an agreement with the nonprofit Owners' Association for**
4 **administration/management of the property-based business improvement district**
5 **known as the "Central Market Community Benefit District," pursuant to Section 36651**
6 **of the Streets and Highways Code.**

7
8 WHEREAS, on September 12, 2006, acting pursuant to Article XIID of the California
9 Constitution, Section 53753 of the California Government Code, and the California Property
10 and Business Improvement District Law of 1994 (Part 7 of Division 18 of the California Streets
11 and Highways Code, commencing with Section 36600), as augmented by Article 15 of the
12 San Francisco Business and Tax Regulations Code, the Board of Supervisors adopted
13 Resolution No. 519-06 ("Resolution of Intention") declaring the Board's intention to form a
14 property-based business improvement district and to levy assessments on parcels to be
15 included within the district, setting the public hearing, initiating mail ballot majority protest
16 proceedings, approving the Central Market Community Benefit District Management District
17 Plan (the "Management District Plan" or "Plan"), making various findings and taking other
18 legislative actions required to form the proposed district and levy the proposed assessments
19 (Board File No. 060860); and,

20 WHEREAS, on October 31, 2006, acting pursuant to the aforementioned legal
21 authorities, the Board of Supervisors adopted Resolution No. 631-06 ("Resolution of
22 Formation"), establishing the property-based business improvement district designated as the
23 "Central Market Community Benefit District" and levying multi-year special assessments on
24 Identified Parcels (as defined in Section 53750(g) of the Government Code) included within
25 the District (the "Assessments") (Board File No. 061393). The Controller's designation for the

1 Assessments for the Central Market Community Benefit District is Special Assessment No.
2 66; and,

3 WHEREAS, pursuant to the aforementioned legal authorities and the Resolution of
4 Formation, the Assessments may only be used to fund property-related services,
5 "Improvements" (as defined in Section 36610 of the Streets and Highways Code) and
6 "Activities" (as defined in Section 36613 of the Streets and Highways Code) within the District
7 in accordance with the Management District Plan (collectively, such authorized services,
8 improvements and activities are referred to as "District Programs"); and,

9 WHEREAS, the District is not a governmental, corporate or separate legal entity, but is
10 a geographic area containing all of the Identified Parcels subject to the Assessments for
11 District Programs described in the Plan and included in the annual budgets submitted to and
12 approved by the Board of Supervisors. The annual budget for District Programs for the first
13 year of operations is set forth in the Plan, and for subsequent years, shall be set forth in the
14 Annual Reports submitted to the Board of Supervisors as required by Section 36650 of the
15 Streets and Highways Code; and,

16 WHEREAS, pursuant to the Resolution of Formation and Sections 36614.5 and 36650
17 of the Streets and Highways Code, the Board of Supervisors may contract with a private
18 nonprofit entity referred to as an "Owners' Association" to administer the District Programs.
19 An Owners' Association may be an existing nonprofit entity or a newly formed nonprofit entity.
20 An Owners' Association is a private entity and may not be considered a public entity for any
21 purpose, nor may its board members or staff be considered to be public officials for any
22 purpose; provided, however, that an Owner's Association must comply with the Ralph M.
23 Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the
24 Government Code), at all times when its board of directors or any committee thereof hears,
25 considers or deliberates on matters concerning the District, and must comply with the

1 California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of
2 Title 1 of the Government Code), for purposes of providing public access to records relating to
3 the District; and,

4 WHEREAS, an Owners' Association is obligated to hold in trust all funds it receives
5 from the City that are derived from the City's levy and collection of the Assessments, and to
6 use such funds exclusively for the purposes of implementing the Management District Plan
7 and administering, managing and providing District Programs set forth in the Plan, Resolution
8 of Formation, and annual budgets submitted by the Owners' Association and approved by the
9 Board of Supervisors; and,

10 WHEREAS, pursuant to the Resolution of Formation, the Mayor's Office of Economic
11 and Workforce Development is the City agency responsible for coordination between the City
12 and the Owners' Association for the District; and,

13 WHEREAS, the Mayor's Office of Economic and Workforce Development has
14 negotiated an agreement with the owners' California nonprofit corporation that also uses the
15 name Central Market Community Benefit District Corporation, to, in good faith and with
16 diligence as the Owners' Association for the District, develop, implement, direct, manage,
17 administer, operate and ensure the timely provision of the District Programs ("Management
18 Agreement" or "Agreement"). The Management Agreement is on file with the Clerk of the
19 Board of Supervisors in File No. 060860 and is incorporated herein by reference; and,

20 WHEREAS, pursuant to the Property and Business Improvement District Law of 1994,
21 the Resolution of Formation and the express terms of the Management Agreement, the
22 Agreement shall not be binding unless the Board of Supervisors approves the Agreement by
23 resolution; and,

24 WHEREAS, it is in the best interest of the City and the property owners within the
25 District for the City to enter into the Management Agreement with the owners' nonprofit

1 corporation Central Market Community Benefit District Corporation according to the terms and
2 conditions set forth therein; now, therefore, be it

3 RESOLVED, that the Board of Supervisors declares as follows:

4 Section 1. AUTHORIZATION TO EXECUTE CONTRACT. The Mayor's Office of
5 Economic and Workforce Development is duly authorized to execute the Management
6 Agreement on behalf of the City and County of San Francisco.

7 Section 2. APPROVAL OF AGREEMENT. The Board of Supervisors hereby
8 approves the Management Agreement on file with the Clerk of the Board of Supervisors in
9 File No. 070673, which is incorporated herein by reference.

10 Section 3. AUTHORIZATION FOR ACTIONS CONTEMPLATED IN AGREEMENT.
11 The Mayor's Office of Economic and Workforce Development, Controller and all other
12 Departments, City Officers and Employees are authorized to take all actions, make
13 determinations, exercise discretion, grant or deny approval, and otherwise take all reasonable
14 steps necessary for full performance of the Management Agreement on behalf of the City and
15 County of San Francisco according to its terms.

16 Section 4. AUTHORIZATION FOR AMENDMENTS TO AGREEMENT. Subject to
17 disapproval by the Board of Supervisors within 30 days of submission to the Clerk of the
18 Board, the Mayor's Office of Economic and Workforce Development may execute
19 amendments to the Agreement on behalf of the City and County of San Francisco that are
20 consistent with the Management District Plan, Resolution of Formation, official City policies
21 and applicable law.

22 Section 5. DELIVERY. The Clerk of the Board of Supervisors shall cause certified
23 copies of this Resolution to be delivered to the owners' nonprofit corporation Central Market
24 Community Benefit District Corporation and the Mayor's Office of Economic and Workforce
25 Development.



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Resolution

File Number: 070673

Date Passed:

Resolution approving an agreement with the nonprofit Owners' Association for administration/management of the property-based business improvement district known as the "Central Market Community Benefit District," pursuant to Section 36651 of the Streets and Highways Code.

June 19, 2007 Board of Supervisors — ADOPTED


Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Jew, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

File No. 070673

I hereby certify that the foregoing Resolution was ADOPTED on June 19, 2007 by the Board of Supervisors of the City and County of San Francisco.

JUN 22 2007

Date Approved


Kay Gulbengay
Interim Clerk of the Board


Mayor Gavin Newsom

1 [Annual Reports -- Central Market Community Benefit District.]
2

3 **Resolution regarding Central Market Community Benefit District annual reports to**
4 **the City: receiving and approving the District's Annual Reports for calendar**
5 **years 2007, 2008, 2009 and 2010, as submitted pursuant to Section 36650 of the**
6 **Business Property and Community Benefit Act of 1994 (California Streets and**
7 **Highways Code §§36600 *et seq.*) and Section 3.4 of the District's management**
8 **contract with the City.**
9

10 WHEREAS, On September 12, 2006, pursuant to the Property and Community
11 Benefit Law of 1994, California Streets and Highways Code Sections 36600 *et seq.* (the
12 "Act"), as augmented by Article 15 of the San Francisco Business and Tax Regulations
13 Code ("Article 15"), the Board of Supervisors adopted Resolution No. 519-06
14 "Resolution of Intention to form the Central Market Community Benefit District (CBD)"
15 ("Resolution of Intention," BOS File No. 060860); and,

16 WHEREAS, On October 31, 2006 the Board of Supervisors adopted Resolution
17 No. 631-06 "Resolution to Establish the Central Market Community Benefit District"
18 (Resolution to Establish) for a period of seven (7) years commencing with Fiscal Year
19 2006-2007, (BOS File No. 061393); and,

20 WHEREAS, On June 19, 2007 the Board of Supervisors adopted Resolution
21 No. 313-07 "Contract with Owners' Association for Administration of Central Market
22 Community Benefit District" (BOS File No. 070673); and,

23 RESOLVED, that the Board of Supervisors declares as follows:
24
25

1 **Section 1. RECEIPT AND APPROVAL OF THE CENTRAL MARKET**
2 **COMMUNITY BENEFIT DISTRICT'S ANNUAL REPORTS TO THE CITY.**

3 The Board hereby receives and approves the Central Market Community Benefit
4 District's Annual Reports for calendar years 2007, 2008, 2009 and 2010, and proposed
5 budget for 2011.

6 Supporting documents for these annual reports are on file with the Clerk of the
7 Board of Supervisors in File No. 110970, and include a transmittal letter and
8 memorandum report from the City's Office of Economic and Workforce Development
9 dated July 27, 2011, and documentation from the owners' nonprofit corporation that is
10 named "Central Market Community Benefit District Corporation."

11 These annual reports are submitted pursuant to Section 36650 of the Business
12 Property and Community Benefit Act of 1994 (California Streets and Highways Code
13 §§36600 *et seq.*), and pursuant to Section 3.4 of the District's Management Contract
14 with the City (*i.e.*, Section 3.4 of the City's management agreement/contract with the
15 nonprofit property owners' association which uses the name "Central Market
16 Community Benefit District Corporation," for management and administration of the
17 Central Market Community Benefit District), which is on file with the Clerk of the Board
18 of Supervisors in File No. 070673 (re Resolution No. 313-07).



City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 110970

Date Passed: September 27, 2011

Resolution regarding Central Market Community Benefit District annual reports to the City by receiving and approving the District's Annual Reports for calendar years 2007, 2008, 2009, and 2010, as submitted, pursuant to Section 36650 of the Business Property and Community Benefit Act of 1994 (California Streets and Highways Code §§36600 et seq.) and Section 3.4 of the District's management contract with the City.


September 15, 2011 Rules Committee - RECOMMENDED..

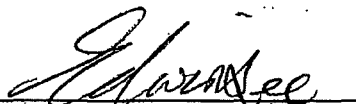
September 27, 2011 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

File No. 110970

I hereby certify that the foregoing
Resolution was ADOPTED on 9/27/2011 by
the Board of Supervisors of the City and
County of San Francisco.


Angela Calvillo
Clerk of the Board


Mayor Edwin Lee


Date Approved

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [redacted]"
- 5. City Attorney request.
- 6. Call File No. [redacted] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [redacted]
- 9. Reactivate File No. [redacted]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [redacted]

inquires
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 RECEIVED
 JUN 13 PM 1:44

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Supervisor Jane Kim

Subject:

[Resolution - Central Market Community Benefit District - 2010 through 2013 Annual Reports to the City]

The text is listed below or attached:

Resolution receiving and approving annual reports for the Central Market Community Benefit District for calendar years 2010-2013, submitted as required by the Property and Business Improvement District Law of 1994 (California Streets and Highways Code, Sections 36600, et seq.), Section 36650, and the District's management agreement with the City, Section 3.4.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

