



City and County of San Francisco
Meeting Minutes
Government Audit and Oversight Committee

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

Members: Dean Preston, Connie Chan, Rafael Mandelman

Clerk: John Carroll (415) 554-4445

Thursday, January 6, 2022

10:00 AM

Regular Meeting

Present: 3 - Dean Preston, Connie Chan, and Rafael Mandelman

The Government Audit and Oversight Committee met in regular session through videoconferencing, and provided public comment through teleconferencing, on Thursday, January 6, 2022, with Chair Dean Preston presiding. Chair Preston called the meeting to order at 10:01 a.m.

Remote Access to Information and Participation

On March 17, 2020, the Board of Supervisors authorized their Board and Committee meetings to convene remotely (via Microsoft Teams) and will allow remote public comment via teleconference. Visit the SFGovTV website at (www.sfgovtv.org) to stream the live meetings, or to watch meetings on demand. Members of the public are encouraged to participate remotely via detailed instructions on participating via teleconference available at: <https://sfbos.org/remote-meeting-call>.

Members of the public may participate by phone or may submit their comments by email to: john.carroll@sfgov.org; all comments received will be made a part of the official record. Regularly scheduled Government Audit and Oversight Committee Meetings begin at 10:00 a.m. on the first and third Thursdays of each month. Committee agendas and their associated documents are available at <https://sfbos.org/committees>.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Preston, Vice Chair Chan, and Member Mandelman were noted present. A quorum was present.

COMMUNICATIONS

*John Carroll, Government Audit and Oversight Committee Clerk, instructed members of the public, when general public comment is called, to contribute live comments for up to two minutes by dialing the provided telephone number. When connected, they will receive another prompt to dial * 3 to be added to the queue to speak. Make sure to call from a quiet location, speak clearly and slowly, and turn down your television or radio. Written comments may be submitted through email (john.carroll@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.*

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Chair Preston requested that File Nos. 210880, 211014, 211057, 211058, 211135, and 211183 be called together.

210880 [Yerba Buena Community Benefit District - Annual Report - FY2019-2020]

Sponsor: Haney

Resolution receiving and approving an annual report for the Yerba Buena Community Benefit District for Fiscal Year (FY) 2019-2020, 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.

07/27/21; RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

08/04/21; REFERRED TO DEPARTMENT. Referred to the Office of the Controller and the Office of Economic and Workforce Development for informational purposes.

Heard in Committee. Speakers: Chris Corgas (Office of Economic and Workforce Development); Cathy Maupin, Executive Director (Yerba Buena Community Benefit District); Pierre Smit, Executive Director (Ocean Avenue Community Benefit District); Andrea Aiello, Executive Director (Castro Community Benefit District); Deb Niemann, Executive Director (Noe Valley Community Benefit District); Ben Bleiman, Co-Executive Director (Discover Polk Community Benefit District); Chris Schulman, Executive Director (Lower Polk Community Benefit District); presented information and answered questions raised throughout the discussion.

Member Mandelman moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Preston, Chan, Mandelman

211014 [Ocean Avenue Community Benefit District - Annual Report - FY2019-2020]**Sponsor: Melgar**

Resolution receiving and approving an annual report for the Ocean Avenue Community Benefit District for Fiscal Year (FY) 2019-2020, 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.

09/21/21; RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

09/29/21; REFERRED TO DEPARTMENT. Referred to the Office of the Controller and the Office of Economic and Workforce Development for informational purposes.

Heard in Committee. Speakers: Chris Corgas (Office of Economic and Workforce Development); Cathy Maupin, Executive Director (Yerba Buena Community Benefit District); Pierre Smit, Executive Director (Ocean Avenue Community Benefit District); Andrea Aiello, Executive Director (Castro Community Benefit District); Deb Niemann, Executive Director (Noe Valley Community Benefit District); Ben Bleiman, Co-Executive Director (Discover Polk Community Benefit District); Chris Schulman, Executive Director (Lower Polk Community Benefit District); presented information and answered questions raised throughout the discussion.

Member Mandelman moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Preston, Chan, Mandelman

211057 [Castro/Upper Market Community Benefit District - Annual Report - FY2019-2020]**Sponsor: Mandelman**

Resolution receiving and approving an annual report for the Castro/Upper Market Community Benefit District for Fiscal Year (FY) 2019-2020, 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.

10/05/21; RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

10/13/21; REFERRED TO DEPARTMENT. Referred to the Office of Economic and Workforce Development and the Controller's Office for informational purposes.

Heard in Committee. Speakers: Chris Corgas (Office of Economic and Workforce Development); Cathy Maupin, Executive Director (Yerba Buena Community Benefit District); Pierre Smit, Executive Director (Ocean Avenue Community Benefit District); Andrea Aiello, Executive Director (Castro Community Benefit District); Deb Niemann, Executive Director (Noe Valley Community Benefit District); Ben Bleiman, Co-Executive Director (Discover Polk Community Benefit District); Chris Schulman, Executive Director (Lower Polk Community Benefit District); presented information and answered questions raised throughout the discussion.

Member Mandelman moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Preston, Chan, Mandelman

211058 [Noe Valley Community Benefit District - Annual Report - FY2019-2020]**Sponsor: Mandelman**

Resolution receiving and approving an annual report for the Noe Valley Community Benefit District for Fiscal Year (FY) 2019-2020, 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.

10/05/21; RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

10/13/21; REFERRED TO DEPARTMENT. Referred to the Office of Economic and Workforce Development and the Controller's Office for informational purposes.

Heard in Committee. Speakers: Chris Corgas (Office of Economic and Workforce Development); Cathy Maupin, Executive Director (Yerba Buena Community Benefit District); Pierre Smit, Executive Director (Ocean Avenue Community Benefit District); Andrea Aiello, Executive Director (Castro Community Benefit District); Deb Niemann, Executive Director (Noe Valley Community Benefit District); Ben Bleiman, Co-Executive Director (Discover Polk Community Benefit District); Chris Schulman, Executive Director (Lower Polk Community Benefit District); presented information and answered questions raised throughout the discussion.

Member Mandelman moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Preston, Chan, Mandelman

211135 [Discover Polk Community Benefit District - Annual Report - FY2019-2020]**Sponsor: Peskin**

Resolution receiving and approving an annual report for the Discover Polk Community Benefit District for Fiscal Year (FY) 2019-2020, 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.

10/26/21; RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

11/03/21; REFERRED TO DEPARTMENT. Referred to the Office of the Controller and the Office of Economic and Workforce Development for informational purposes.

Heard in Committee. Speakers: Chris Corgas (Office of Economic and Workforce Development); Cathy Maupin, Executive Director (Yerba Buena Community Benefit District); Pierre Smit, Executive Director (Ocean Avenue Community Benefit District); Andrea Aiello, Executive Director (Castro Community Benefit District); Deb Niemann, Executive Director (Noe Valley Community Benefit District); Ben Bleiman, Co-Executive Director (Discover Polk Community Benefit District); Chris Schulman, Executive Director (Lower Polk Community Benefit District); presented information and answered questions raised throughout the discussion.

Member Mandelman moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Preston, Chan, Mandelman

211183 [Lower Polk Community Benefit District - Annual Reports - FYs 2018-2019 and 2019-2020]**Sponsor: Peskin**

Resolution receiving and approving annual reports for the Lower Polk Community Benefit District for Fiscal Years (FYs) 2018-2019 and 2019-2020, 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.

11/09/21; RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

11/17/21; REFERRED TO DEPARTMENT. Referred to the Office of the Controller and the Office of Economic and Workforce Development for informational purposes.

Heard in Committee. Speakers: Chris Corgas (Office of Economic and Workforce Development); Cathy Maupin, Executive Director (Yerba Buena Community Benefit District); Pierre Smit, Executive Director (Ocean Avenue Community Benefit District); Andrea Aiello, Executive Director (Castro Community Benefit District); Deb Niemann, Executive Director (Noe Valley Community Benefit District); Ben Bleiman, Co-Executive Director (Discover Polk Community Benefit District); Chris Schulman, Executive Director (Lower Polk Community Benefit District); presented information and answered questions raised throughout the discussion.

Member Mandelman moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Preston, Chan, Mandelman

211118 [Hearing - Infrastructure Projects Affecting Street and Sidewalk Access]**Sponsor: Mandelman**

Hearing to discuss the processes by which the City notifies residents of infrastructure projects that will impede access to their streets and sidewalks; and requesting the Public Utilities Commission and Public Works to report.

10/19/21; RECEIVED AND ASSIGNED to Land Use and Transportation Committee.

10/22/21; REFERRED TO DEPARTMENT. Referred to the Public Utilities Commission and Public Works for informational purposes.

11/30/21; TRANSFERRED to Government Audit and Oversight Committee. President Walton transferred this matter from the Land Use and Transportation Committee to the Government Audit and Oversight Committee.

Heard in Committee. Speakers: Jeremy Spitz (San Francisco Public Utilities Commission); Bryan Dahl (Public Works); Betsy Lauppe Rhodes (San Francisco Public Utilities Commission); presented information and answered questions raised throughout the discussion. Francisco da Costa; spoke on various concerns relating to the hearing matter.

Member Mandelman moved that this Hearing be HEARD AND FILED. The motion carried by the following vote:

Ayes: 3 - Preston, Chan, Mandelman

210954 [Hearing - Update on Seismic Retrofit of 301 Mission Street]**Sponsor: Peskin**

Hearing to receive progress updates on the seismic retrofit plan options for 301 Mission Street (also known as the Millennium Tower), based on public documents obtained by the Board of Supervisors and archived in File No. 160975; and requesting the Department of Building Inspection and project sponsor to report.

09/07/21; RECEIVED AND ASSIGNED to Government Audit and Oversight Committee.

09/15/21; REFERRED TO DEPARTMENT. Referred to the Department of Building Inspection for informational purposes.

11/04/21; CONTINUED TO CALL OF THE CHAIR. Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Charles Litt (Fenton Grant Mayfield Kaneda & Litt, LLP); Ronald O. Hamburger (Simpson Gumpertz & Heger); John Egan (John A. Egan Engineering); Matt Dutrow (Allana Buick & Bers, Inc.); Neville Pereira and Patrick O'Riordan, Interim Director (Department of Building Inspection); Dr. Greg Deierlein (Engineering Design Review Team for the 301 Mission Street Tower Permit); Dr. Ben Turner (Dan Brown and Associates); presented information and answered questions raised throughout the discussion. David Williams; spoke on various concerns relating to the hearing matter.

Heard in Committee. Speakers: Supervisor Aaron Peskin (Board of Supervisors); Ronald O. Hamburger (Simpson Gumpertz & Heger); John Egan (John A. Egan Engineering); Neville Pereira (Department of Building Inspection); Dr. Ben Turner (Dan Brown and Associates); Dr. Greg Deierlein (Engineering Design Review Team for the 301 Mission Street Tower Permit); Robert Pyke Ph.D., G.E., Consulting Engineer; presented information and answered questions raised throughout the discussion.

Chair Preston moved that this Hearing be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:

Ayes: 3 - Preston, Chan, Mandelman

ADJOURNMENT

There being no further business, the Government Audit and Oversight Committee adjourned at the hour of 1:35 p.m.

N.B. The Minutes of this meeting set forth all actions taken by the Government Audit and Oversight Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.