

Greater Rincon Hill Community Benefit District; dba The East Cut 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 the Annual Report for FY 2016-17

- 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.



ECCBD Formation

ECCBD	Type	Assessment Budget*	Year Established	Expires
	Property-Based	\$2,428,821	2015	December 31, 2030

**budget identified in management plan*



ECCBD Operations

- **Staff**
 - Executive Director – Andrew Robinson
- **Service Areas**
 - **Public Safety**
 - This program utilizes Community Guides to monitor street conditions, provide crime deterrence and evaluate quality of life issues
 - **Cleaning and Maintenance**
 - This service area includes a dispatch service available to CBD residents and property owners to address specific cleaning and safety issues
 - **Parks and Greenspace**
 - This service area will maintain all greenspaces, parks, rain gardens, sidewalk landscaping, parklets, and street trees within the District’s boundaries.
 - **Communication and Development**
 - This program promotes ECCBD’s properties and businesses through specially targeted programs and initiatives; additionally, it supports the creation and production of special events.
 - **Management**
 - This service area includes at least three full-time staff to provide oversight of service contract, implement major projects, will staff the Board of Directors and Committees, and execute general day to day operations
 - **Operations**
 - This service area will account for annual operational costs such as rent, utilities, insurance accounting, audit, and legal fees



BENCHMARKS

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

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

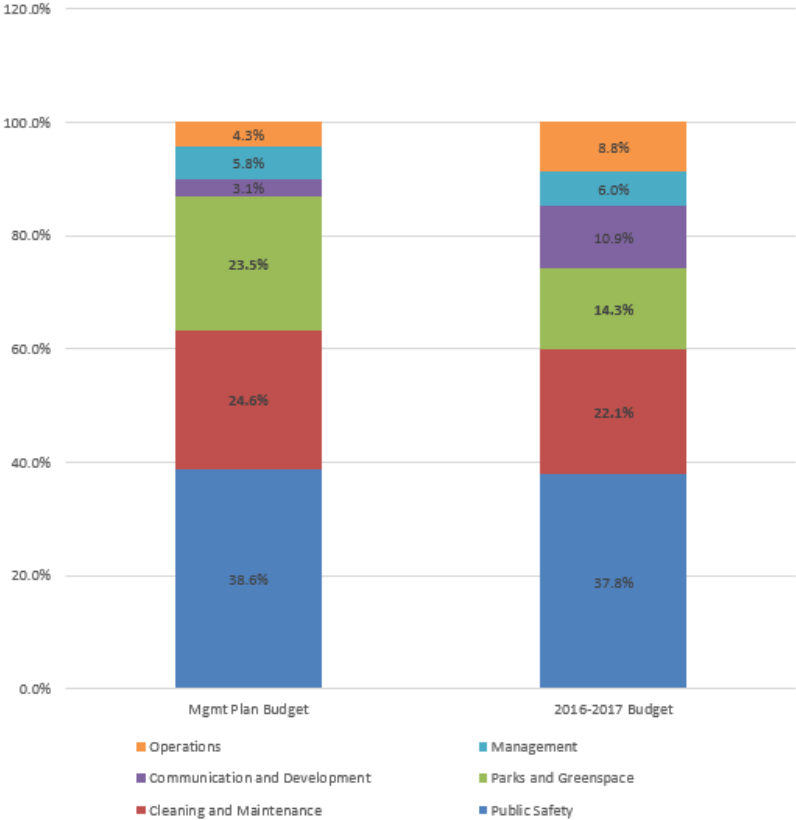
Benchmark 2 – Whether one percent (1.40%) of GRHCBD's actuals for Public Safety, one and forty hundredths percent (1.40%) for Cleaning and Maintenance, six and seventy-nine hundredths percent (6.79%) of actuals for Parks and Greenspace came from sources other than assessment revenue.

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.

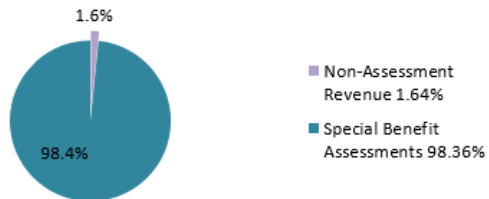


Management Plan vs. Annual Budgets

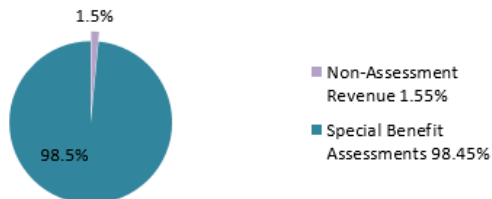


Assessment Revenue & Other Income

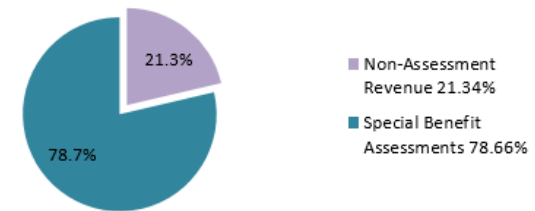
FY 2016 -2017 Public Safety Service Category



FY 2016 -2017 Cleaning and Maintenance Service Category



FY 2016 -2017 Parks and Greenspace Service Category



Budget vs Actuals

Service Category	FY 2016-2017 Variance % Points
Public Safety	+3.95%
Cleaning and Maintenance	+5.59%
Parks and Greenspace	-7.36%
Communication and Development	+1.05%
Management	-0.18%
Operations	-3.06%



Carryover

FY 16-17 Carryover Disbursement	\$2,193,086
DESIGNATED PROJECTS	
Public Safety	\$878,359.98
Cleaning and Maintenance	\$544,397.60
Parks and Greenspace	\$691,870.72
Management	\$78,457.70
TOTAL DESIGNATED AMOUNT	\$2,193,086.00

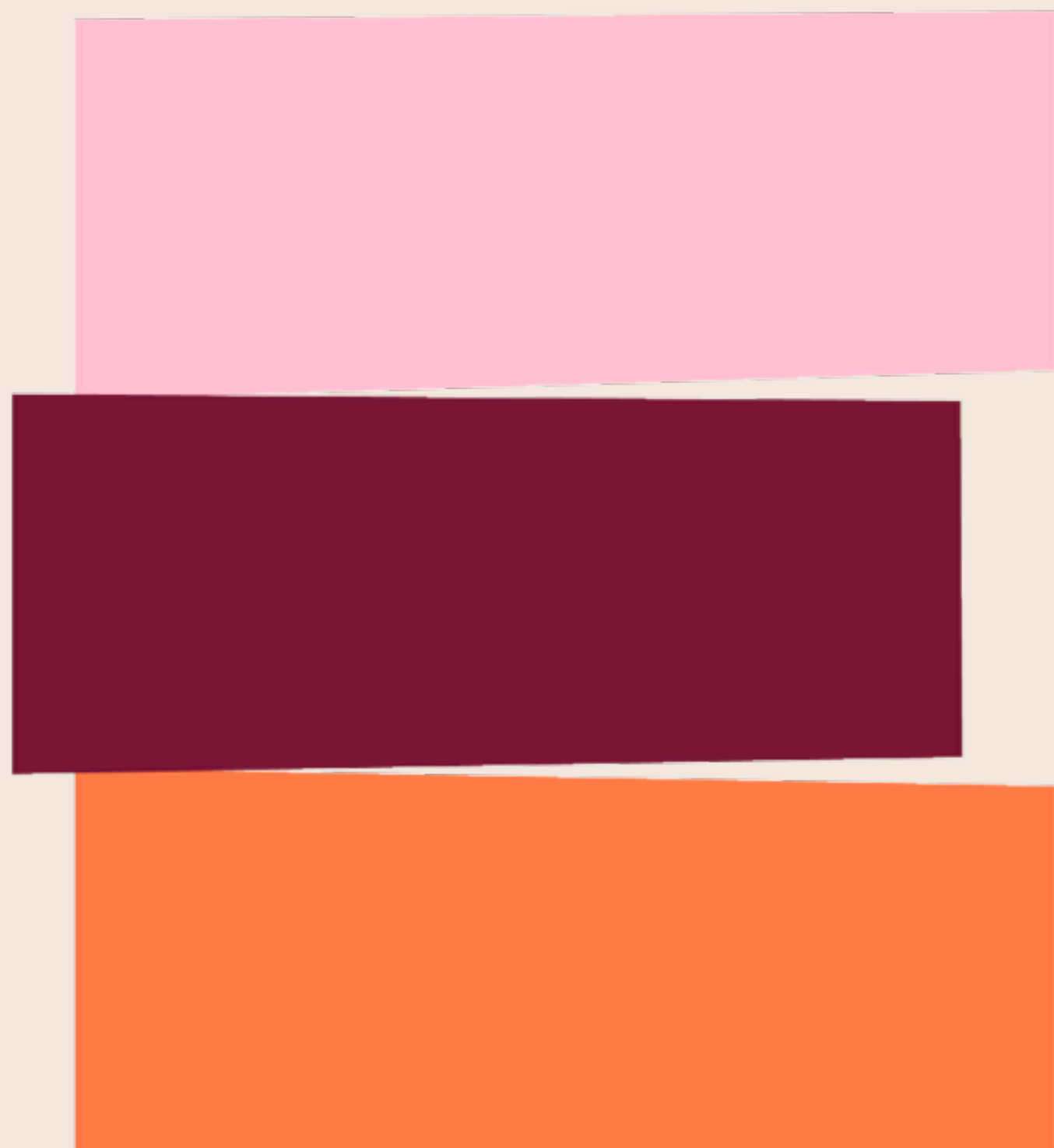


Conclusion

East Cut CBD has met 4 of 4 benchmarks placed on it through State code and the CBD's Management Agreement with the City:

- **This particular CBD's management plan allocates general benefit in relation to special assessment dollars being used on a given service area. As a result, each service category has a different general benefit. This is because the CBD will maintain and service various parks within the District, including the new City Park. As parks and public realm have a large impact on general benefit, this was determined to be the most equitable way to accurately portray general benefit**
- **ECCBD has identified sources of general benefit such as grants, in-kind donations and even volunteer hours to meet the general benefit requirements**
- **On April 10, 2017, ECCBD's Owners' Association voted to rename the CBD from Greater Rincon Hill CBD to The East Cut CBD**
- **Maintained an active board of directors and several sub committees**





THE EAST CUT



FINANCIAL DISTRICT

EMBARCADERO

MARKET STREET

SPEAR STREET

MAIN STREET

MISSION STREET

BEALE STREET

MINNAST.

FREMONT STREET

HOWARD STREET

1ST STREET

TEHAMA ST.

CLEMENTINA ST.

FOLSOM STREET

YERBA BUENA

GOV. PLACE

LANSING ST.

HARRISON STREET

SOUTH BEACH

BAY BRIDGE

Public Space Stewardship



24 HOURS SERVICES

Patrol

4:00pm - 7:00am

Cleaning & Ambassadors

6:00am - 8:00pm

Dispatch Service

24 Hours

Telephone: 415-543-8223

Email: dispatch@theeastcut.org

DISPATCH

dispatch@
theeastcut.org

415 543 8223

For emergency
dial 911



1,740 graffiti tags removed and cleaned

3,391 calls for homeless outreach assistance

134,862 pounds of garbage removed

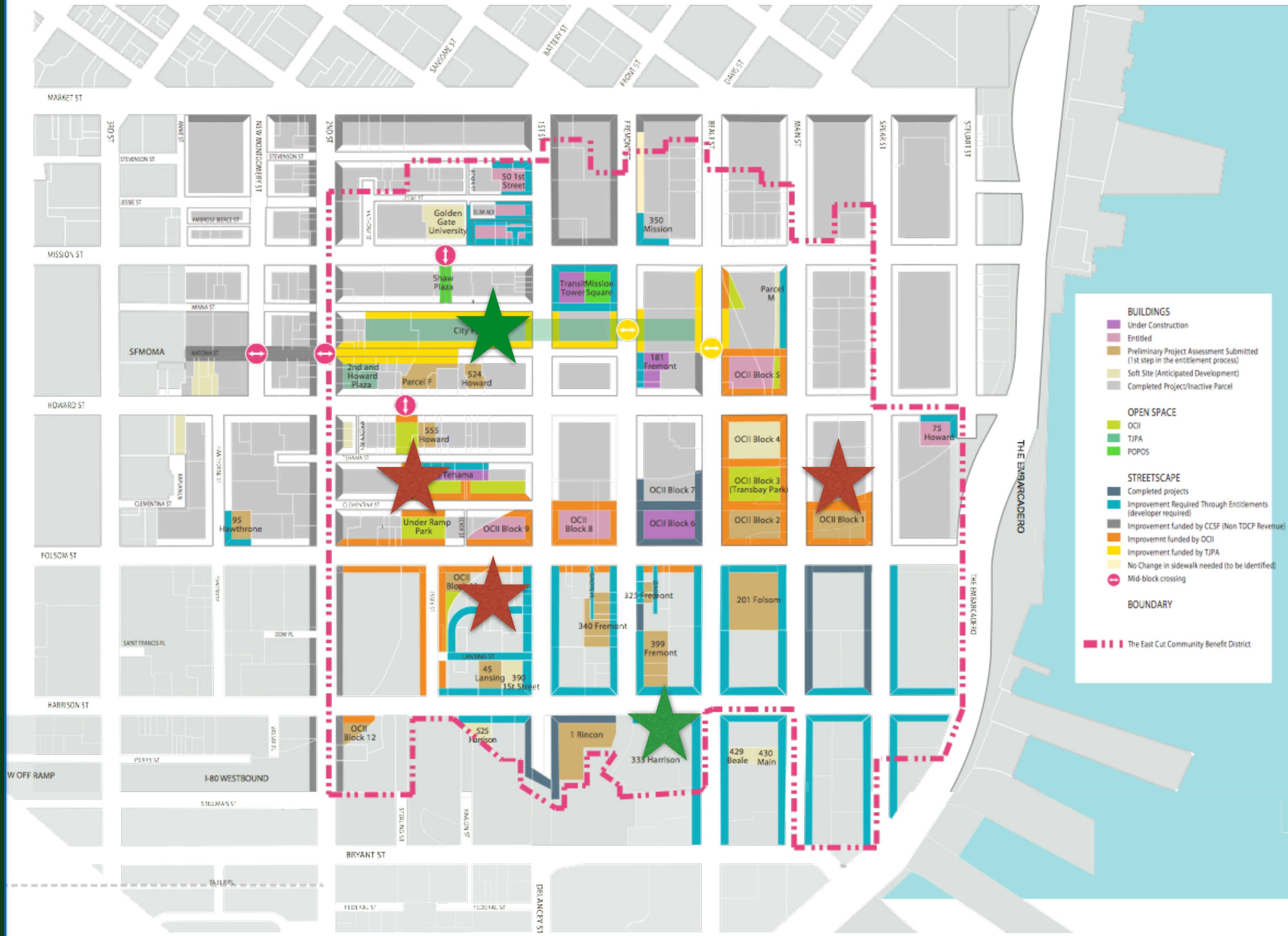
1,188 public calls for clean and safe service

1,979 trash cans topped off



Neighborhood Parks & Open Spaces

The East Cut CBD will maintain 5 parks and open spaces (current and upcoming)



BUILDINGS

- Under Construction
- Entitled
- Preliminary Project Assessment Submitted (1st step in the entitlement process)
- Soft Site (Anticipated Development)
- Completed Project/Inactive Parcel

OPEN SPACE

- OCII
- TIPA
- POPOS

STREETScape

- Completed projects
- Improvement Required Through Entitlements (developer required)
- Improvement funded by CCSF (Non TDCP Revenue)
- Improvement funded by OCII
- Improvement funded by TIPA
- No Change in sidewalk needed (to be identified)
- Mid-block crossing

BOUNDARY

- The East Cur Community Benefit District







Bringing Neighbors Together

Vacant Retail Activations





POPOS Activations

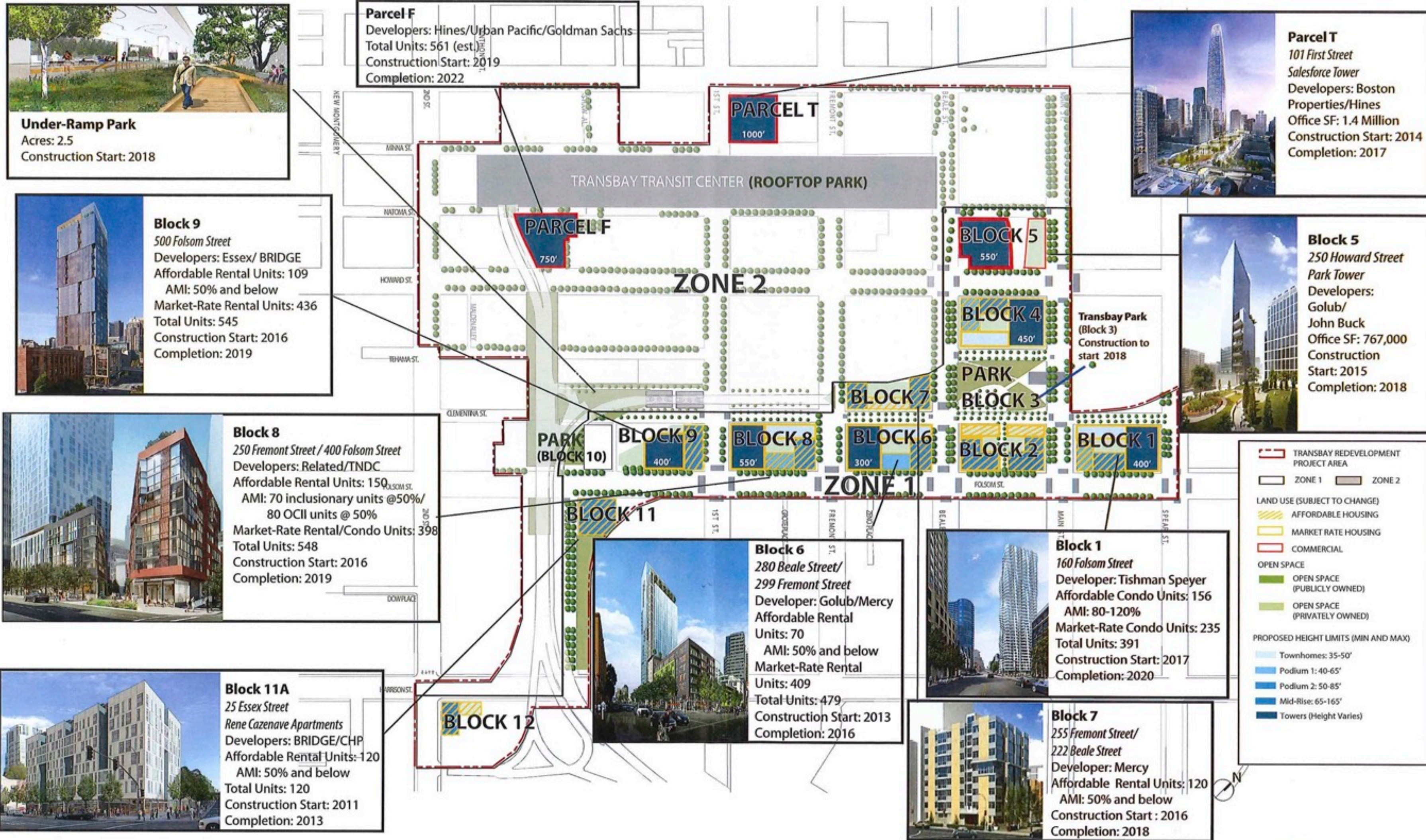


Community Planning



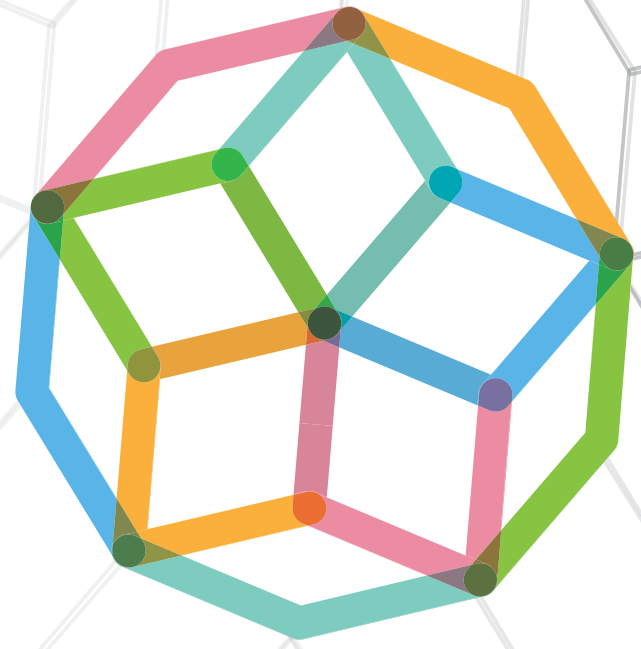


TRANSBAY REDEVELOPMENT PROJECT AREA

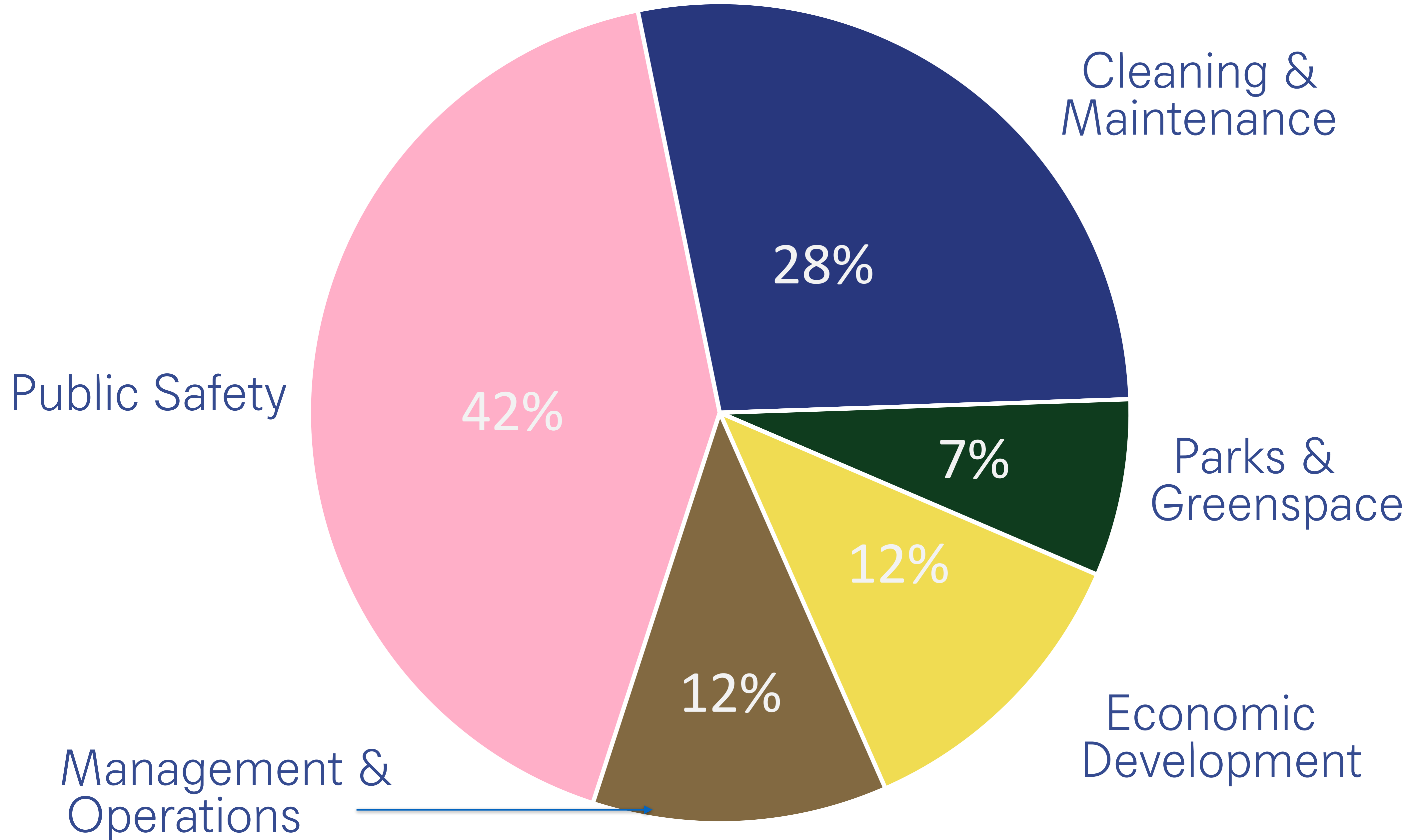


SOUTH DOWNTOWN

DESIGN + ACTIVATION



FY2016-2017 Budget



Thank You!