

MISSION MIRACLE MILE

BUSINESS IMPROVEMENT DISTRICT

2010 Annual Report and Unaudited Financials



PREPARED PURSUANT TO:

Rev. 1.31.11

THE PROPERTY AND BUSINESS IMPROVEMENT DISTRICT LAW OF 1994,
CALIFORNIA STREETS AND HIGHWAYS CODE SECTIONS 36600 ET SEQ.,
AND SAN FRANCISCO BUSINESS AND TAX REGULATIONS CODE ARTICLE 15

2010 Annual Report & Unaudited Financials

Accomplishments

The 2500 Block of Mission Street BID in 2010 brought about a clean, safe, and attractive “oasis” in the midst of the Mission shopping corridor. In so doing, it initiated activities to improve business, property values and the quality of life for all who live, work, invest and/or come to enjoy the “Heart of the Mission.”

- graffiti is continuously removed from all buildings, public fixtures, and sidewalks;
- unauthorized posters, stickers and other illegal foreign attachments are continuously removed from public and private property;
- grime is routinely pressure washed from sidewalks;
- litter is routinely swept up;
- service providers are adequately insured, trained and responsive;
- the property owners and businesses within the BID have a unified voice with government departments such as SFDPW and SFPD, and with community-based organizations such as the Mission Merchants Association and Mission Neighborhood Centers.
- The street has been “softened” and “greened” with twenty hanging floral baskets.
- Crime on the street has been largely eradicated with the presence of seven conspicuous surveillance cameras.



The management corporation has entered into and enforced contracts to provide the beautification, cleaning, maintenance, public safety and community relations services within the district.

During 2010, the BID had expenditures totalling \$87,740.49. These were primarily funded by assessments which are described on pages 4 through 6. Because of extraordinary items and uncollected assessments, cash reserves fell \$24,726.33 (page 7).

FLORAL BASKETS



SURVEILLANCE CAMERAS



BEFORE



AFTER



BEFORE



AFTER

The improvements and activities funded by the assessments in 2010

During 2010, the City maintained existing services at verifiable “baseline” service levels. The BID supplemented those services as noted below:

Safe/clean/green services			
Existing city services	Frequency	Additional BID services	Frequency
Mechanical street sweeping	7 days/week		
Manual street sweeping	DPW crew daily sweeping	Additional manual sweeping of sidewalks and curbs; litter patrol	Twice daily, 7 days/week
Removal of weeds on sidewalks, curbs and in storm drains	Infrequent; as needed	Additional removal of weeds on sidewalks, curbs and in storm drains	7 days/week
Sidewalk steamcleaning	Infrequent; as needed	Additional sidewalk steamcleaning	12 times/year
Graffiti removal services	Infrequent; only graffiti on public property	Rapid-response graffiti removal services	7 days/week
Street tree maintenance including removal of weeds and debris around trees	infrequent (tree pruning every seven years)	Additional removal of weeds and debris around trees and maintenance of tree wells	7 days/week
Emptying of public litter receptacles	7 days/week	BID vendor notifies DPW if litter receptacle requires emptying	7 days/week
Repair/maintenance/cleaning/repainting of public fixtures	Infrequent; as needed	Repair request called into DPW to ensure rapid resolution; fixture cleaning and repainting done by BID vendor	7 days/week
Environmental code enforcement	Infrequent and non-systematic	Long-term code compliance fostered by BID patrol, which documents violations, reports to DPW & follows up	7 days/week
Police service levels at the discretion of the Captain of Mission Police Station		Community Ambassadors augment services by SFPD by providing additional eyes and ears, safety presence, reporting illegal activities, and deterring crime.	7 days/week
		<ul style="list-style-type: none"> • Provide assistance to visitors. • Maintain excellent relations with merchants and property owners. • Maintain excellent communications with SFPD, DPW and other relevant city agencies. • Refer street population to available city homeless services. • Maintain 20 floral baskets. • Maintain and back up seven surveillance cameras 	<p>7 days/week</p> <p>7 days/week</p> <p>7 days/week</p>

Source(s) of Financing

The levy and collection of annual assessments upon property within the MMM BID provides the primary funding source for the improvements, services, and activities previously outlined. The Owners' Association can generate additional funds from sources other than annual assessments on properties within the MMM BID. These funds may include grants, donations, and fees for service contracts and in kind donations.

The MMM BID will not issue bonds to fund any of the improvements, services, and activities provided by the MMM BID.

Definitions

"Assessor's Parcel" - A lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel number within the boundaries of the MMM BID.

"Assessor's Parcel Map" - An official map of the Assessor of the County designating Assessor's Parcels by Assessor's Parcel number.

"County" – The City and County of San Francisco, State of California.

"Fiscal Year" - The period commencing on July 1 of any calendar year and ending June 30 of the following calendar year.

"Linear Street Frontage" or "Linear Street Foot(Feet)" - The street frontage of the Assessor's Parcel located on Mission Street within the District plus the street frontage along 21st Street for the two corner Assessor's Parcels located at Mission Street and 21st Street and the street frontage along 22nd Street for the two corner Assessor's Parcels located at Mission Street and 22nd Street. The street frontage shall be based upon information as shown on the Assessor's Parcel Map, or other sources deemed reliable.

Basis of Assessment

The benefits provided to real property within the MMM BID relate to the improvements, services, and activities carried out by the MMM BID Owners' Association and more fully described in the "Description of the Improvements, Services, and Activities" section of this Engineer's Report.

Assessor's Parcels within the MMM BID display a unique usage (combined retail, commercial, etc.) that comes in a wide variety of parcel sizes, building sizes, shapes, and formats. These configurations make it difficult to use a standardized formulaic approach in assigning special benefit and determining the proportional assessment. In an effort to enhance the ongoing image and desirability of the MMM BID area, the Owners' Association intends to provide additional levels, above the existing services already provided by the City, of cleaning, maintenance, and safety services along the 2500 block of the Mission Street area. Currently, any desired services and activities above the City's baseline levels are the financial responsibility of the existing district, expiring June 30, 2010. Any desired services and activities above the City's baseline levels will be the responsibility of the individual property owners after June 30, 2010.

To combine property owner efforts and achieve certain economies of scale, assessment revenue collected from MMM BID property owners will provide the necessary funding for the proposed MMM BID program services and activities. Given the linear nature of each program's activities, such as sidewalk maintenance and safety services, the direct benefit assignment basis for each Assessor's Parcel is the Linear Street Frontage along Mission Street, plus that portion of Linear Street Frontage

Mission Miracle Mile BID Engineer's Report – City and County of San Francisco
Prepared by NBS – July 2010

maintained along 21st Street and 22nd Street for the four corner Assessor's Parcels within the MMM BID boundaries.

All Assessor's Parcels within the MMM BID boundaries have frontage along Mission Street. In addition, the four corner Assessor's Parcels have frontage along 21st and 22nd Streets that is within the MMM BID's boundaries. Therefore, the benefit for each program is apportioned to each Assessor's Parcel based upon the Linear Street Frontage assigned to each Assessor's Parcel.

County Assessor Parcel Maps provided the Linear Street Frontage for each Assessor's Parcel. The property owner will confirm the Linear Street Frontage assigned to his or her property. The assessment notice and petition provided to each benefitting property owner will include each Assessor's Parcel's assigned information.

Based upon the County Assessor Parcel Maps, the total Linear Street Frontage for the MMM BID is 1,473.171. The Assessment Roll in Appendix B provides a breakdown of the Linear Street Frontage assigned for each Assessor's Parcel.

Although the improvements, services, and activities provided throughout the MMM BID incorporates public streets and rights of way, it is clear that the improvements, services, and activities provided are directed towards, and necessary for, the cleanliness and maintenance of the 2500 block area of Mission Street, the safety of commercial tenants, property owners, visitors, as well as, the enhancement of the business environment, and the increased opportunities of the properties throughout the MMM BID. The MMM BID will not provide any of these improvements, services, and activities to properties located outside of the MMM BID boundaries. The Owners' Association will use collected assessment revenue to pay for the enhanced improvements, services, and activities that are over and above the baseline services currently provided by the City. However, in assigning direct benefit, public access, use, or availability of these improvements, services, and activities by others was considered.

The general benefits to the public at large are minimal. Various community benefit districts around the City conducted surveys¹ to determine the likelihood of individuals passing through their boundaries without the intention of engaging in any type of commerce activity in the district. Of those surveyed, less than 1% indicated that they do not nor do they ever have the intention of engaging in any type of commerce regardless of any future district programs and services provided. To account for this activity, 1% of the total annual budget is considered general benefit. Properties within the MMM BID are not assessed this 1% general benefit. Further, the City will continue to provide the general baseline services within the MMM BID, consistent with the provision of baseline services in other similar areas of the City.

¹ In 2009, the City along with the Greater Union Square BID and the proposed West Portal CBD conducted streets surveys to determine the level of general benefit received from the improvements, services, and activities. Specifically, David Binder Research conducted an intercept survey in the Union Square area from April 23-26, 2009 and found that less than 1% of those surveyed had no intention of engaging in any commercial activity.

City and County of San Francisco
Mission Miracle Mile Business Improvement District

APN	Owner	Situs	Linear Street Frontage	Total Assessment	% of Total Assessment
3615 -016	2595 MISSION STREET LLC	3180 22ND ST	197.625	9,864.73	13.41%
3615 -018	PATEL PRADEEP J & VARSHA P	2583 MISSION ST	23.042	1,150.17	1.56%
3615 -019	KV LEE PROPERTIES LLC	2577 MISSION ST	32.833	1,638.91	2.23%
3615 -020	SURVIVORS TRUST	2571 MISSION ST	30.000	1,497.49	2.04%
3615 -022	MAURY JOSETTE M REVOC TRUST 20	2565 MISSION ST	30.000	1,497.49	2.04%
3615 -023	VERA CORT SURVIVORS TRUST	2551 MISSION ST	88.000	4,392.65	5.97%
3615 -024	LY QUOC QUANG & LEE WAI-KING	2539 MISSION ST	32.000	1,597.33	2.17%
3615 -025	BRENT RICHARD L	2531 MISSION ST	30.000	1,497.49	2.04%
3615 -026	NASRAH DEVELOPMENT LLC	2525 MISSION ST	30.000	1,497.49	2.04%
3615 -027	WINTER GRETA	2519 MISSION ST	30.000	1,497.49	2.04%
3615 -028	CABRERA MANUEL A & MARIA M	2515 MISSION ST	30.000	1,497.49	2.04%
3615 -070	M-J SF INVESTMENTS LLC	2501 MISSION ST	158.170	7,895.28	10.74%
3615 -079	SKYLINE MISSION BLOCH LLC	2567 MISSION ST	24.000	1,197.99	1.63%
3616 -001	WASHINGTON MUTUAL BANK	2500 MISSION ST	122.500	6,114.76	8.32%
3616 -002	STAMPER BRUCE D	2506 MISSION ST	30.250	1,509.97	2.05%
3616 -003	YEUNG KAI FAI	2512 MISSION ST	25.000	1,247.91	1.70%
3616 -005	FEED BAG INC	2526 MISSION ST	108.313	5,406.60	7.35%
3616 -007	GUS MUNRAD & ASSOCS LLC	2554 MISSION ST	161.521	8,062.55	10.96%
3616 -008	LOU ABRAHAM	2578 MISSION ST	237.750	11,867.63	16.14%
3616 -061	MURKELLEY LLC	2516 MISSION ST	52.167	2,603.99	3.54%
Totals:			1,473.171	\$73,535.43	100.00%

Mission Miracle Mile Business Improvement District 2010 Expenditures and Impact on Cash Reserves

	2010 <u>UNAUDITED EXPENDITURES</u>
ACCOUNTING & AUDITING	\$4,025.00
AGENCY FEE	\$7,500.00
BID REAUTHORIZATION COSTS	\$4,681.74
FENCE RENTAL	\$987.00
FLORAL BASKETS	\$19,824.00
INSURANCE	\$1,037.63
IRS/FTB PENALTIES	\$4,237.46
MISCELLANEOUS	\$183.75
STREET CLEANING/GRAFFITI REMOVAL	\$41,989.16
<u>SURVEILLANCE CAMERAS</u>	<u>\$3,274.75</u>
 ANNUAL TOTALS	 \$87,740.49
 Cash in Bank 12/31/2009	 \$37,211.68
<u>Cash in Bank 12/31/2010</u>	<u>\$12,485.35</u>
Reduction in Cash Reserves in 2010	\$24,726.33
 Causes for Reduction in Cash Reserves:	
BID Reauthorization Costs	\$4,681.74
IRS/FTB Penalties	\$4,237.46
2008-09 Unpaid Assessments	\$2,994.20
2009-10 Unpaid Assessments	\$5,138.91
Reduction in BID Area/Underbudgeting	<u>\$7,674.02</u>
	\$24,726.33

MINUTES OF THE
MISSION MIRACLE MILE, INC.
BOARD OF DIRECTORS
YEAR-END MEETING
Thursday, December 15, 2011

The Meeting was held at 2501 Mission Street, (Vanguard Properties' Office) and called to order by President James Nunemacher at noon.

Directors Present:

James Nunemacher, President
Dr. Richard Brent, Vice President
Colleen McHarry (via speaker phone)

Directors Absent:

Mark Brennan, Secretary
Bruce McDonald

Others Present:

Philip Lesser, BID Agent
Sandra Lynch, Executive Assistant to Mr. Nunemacher
Josette Maury, BID Member
Rosie Mora, BID Member
Dmitri Shimolin, CEO Applied Video Solutions
Rajiv Gujral, Owner Juhu Restaurant
Jeremy Shaw, CEO Mission Community Market

1. The Board approved the Minutes of the Mid-Year Meeting held on Wednesday, July 6, 2011.
2. The financial conditions report was provided by Philip Lesser. He estimated that the BID would spend \$76,210 in 2011 with a \$19,000 carryover. . Expenses in 2011 were anticipated to be nearly \$15,000 less than in 2010 largely owing to costs associated with reauthorization of the BID in 2010 as well as the success of cost-saving programs.
3. The Board then reviewed and unanimously accepted a proposed 2011 budget/services plan totaling \$84,700, (which is attached as part of these Minutes.)

Minutes of 2011 Year-End Mission Miracle Mile, Inc. BID Meeting (cont.)

4. The Board unanimously voted to extend all existing vendor contracts under the same terms and conditions through December 31, 2012
5. Dmitri Shimolin, CEO of Applied Video Solutions provided the board with an assessment of the surveillance system and made proposals for better capital improvements and better system management. The board voted unanimously to not make capital improvements to the system in 2012 and unanimously accepted to have Applied Video Solutions institute the proposed management system at a monthly expense of \$250.00 effective January 1, 2012.
6. Mr. Rajiv Gujral addressed the board about his intended Juhu Restaurant at 2146 Mission Street. The board voted unanimously to endorse his change-of-use permit currently working its way through the Planning Department.
7. Mr. Jeremy Shaw addressed the board about turning Bartlett Street from 21st to 22nd Streets into a public space area. The board encouraged Mr. Shaw and his associates to look for means to accomplish this vision without adding to the existing traffic and parking problems of the Mission district
8. Extensive discussions ensued regarding where and how to extend the BID. Adjoining streets were seen as primary candidates, especially 22nd Street from Mission Street to Valencia Street. Philip Lesser was tasked with getting owners of those properties committed to expanding the Mission Miracle Mile Business Improvement District

There being no other business before the Mission Miracle Mile, Inc. Board, President Nunemacher adjourned the 2011 year-end meeting at 1:00 pm.

MISSION MIRACLE MILE BUSINESS IMPROVEMENT DISTRICT

COMPARATIVE SPENDING BY CATEGORY

	2010	2011 ESTIMATED/ACTUAL	2012 PROPOSED BUDGET
ACCOUNTING & AUDITING	\$3,400	\$3,275	\$4,000
AGENCY FEE	\$7,500	\$7,500	\$7,500
BID REAUTHORIZATION COSTS	\$4,682	\$0	\$0
FENCE RENTAL	\$916	\$917	\$1,000
FLORAL BASKETS	\$19,824	\$17,200	\$19,000
INSURANCE	\$1,038	\$1,163	\$1,200
IRS/FTB PENALTIES	\$4,237	\$60	\$0
MISCELLANEOUS	\$254	\$309	\$500
STREET CLEANING/GRAFFITI REMOVAL	\$45,883	\$45,500	\$47,500
SURVEILLANCE CAMERAS	\$3,275	\$288	\$4,000
ANNUAL TOTALS	\$91,009	\$76,210	\$84,700
YEAR-END CASH*	\$12,485	\$19,000	\$21,700

* 2012 Year-End Cash Projection Assumes:

1. Collection of All 2011-12 Assessments (\$85,000)
2. Collection of 2010-11 Unpaid Assessments (\$2,432.90)
3. Acceptance/Execution of Proposed 2012 Budget

MINUTES OF THE
MISSION MIRACLE MILE, INC.
BOARD OF DIRECTORS
YEAR-END MEETING
Thursday, December 6, 2012

The Meeting was held at 2501 Mission Street, (Vanguard Properties' Office) and called to order by President James Nunemacher at noon.

Directors Present:

James Nunemacher, President
Dr. Richard Brent, Vice President
Colleen MeHarry, Treasurer
Mark Brennan, Secretary (via telephone)

Directors Absent:

Bruce McDonald

Others Present:

Philip Lesser, BID Agent
Josette Maury, BID Member
Dean Givas, CEO Oyster Point Development

1. The Board approved the Minutes of the Mid-Year Meeting held on Monday, June 18, 2012.
2. The financial conditions report was provided by Philip Lesser. He estimated that the BID would spend \$84,740 in 2012 with a \$16,741 carryover.
3. The Board then reviewed and unanimously passed a budget for 2013 in the amount of \$80,200. (Details attached hereto.) The Board also voted unanimously to offer contracts for 2013 to Applied Video Solutions, Catmex Maintenance, First Building Maintenance Industries and Philip Lesser under the same terms and conditions as the contracts with these vendors in 2012.
4. The Board then discussed the developments that are currently underway or are impending.

President Nunemacher informed that the empty lot (previously 2525-2527 Mission Street) has been sold to a couple intending to construct a building that will have a medical arts component.

Minutes of 2012 Year-End Mission Miracle Mile, Inc. BID Meeting (cont.)

Dean Givas then presented the proposed developments to the buildings containing the New Mission Theatre and Value Giant. Alamo Drafthouse intends to convert the NMT to a 600 seats/5 screen movie complex while preserving the landmarked features. Oyster Development proposes to build 114 residential units above 14,000 square feet of commercial space with one underground level of parking to contain 89 vehicle parking spaces and 48 bicycle spaces. The building will rise to heights of 85 feet on Mission Street and 65 feet on Bartlett Street. All residential units will be market rate.

Mr. Givas provided the following timetable for the build out of the mixed-use project at the Value Giant location: Historical Planning Commission hearing on December 18, 2012; Planning Commission hearing on January 10, 2013; ground breaking in June 2013 and completion of construction early in 2015.

The Board unanimously approved going on public record as endorsing these projects.

5. During the Open Discussion Period, Colleen MeHarry asked that Catmex Maintenance be instructed to spruce up the floral baskets for the holidays. She also asked that First Building Maintenance Industries be told to be more proactive in beautifying the BID. In this regard, Richard Brent noted that Philip Lesser should have cards printed and circulated to the merchants in the BID with all vendor contact information.

There being no other business before the Mission Miracle Mile, Inc. Board, President Nunemacher adjourned the 2012 mid-year meeting at 1:00 pm.

MISSION MIRACLE MILE BUSINESS IMPROVEMENT DISTRICT

COMPARATIVE SPENDING BY CATEGORY

	2012	2013 PROPOSED BUDGET	2013 ESTIMATED/ACTUAL
ACCOUNTING & AUDITING	\$3,065	\$3,500	\$3,000
AGENCY FEE	\$7,500	\$7,500	\$7,500
FLORAL BASKETS	\$16,200	\$15,000	\$14,400
INSURANCE	\$1,037	\$1,200	\$1,037
MISCELLANEOUS	\$167	\$500	\$150
STREET CLEANING/GRAFFITI REMOVAL	\$45,396	\$47,500	\$47,500
<u>SURVEILLANCE CAMERAS</u>	<u>\$11,380</u>	<u>\$5,000</u>	<u>\$17,500</u>
ANNUAL TOTALS	\$84,745	\$80,200	\$91,087
YEAR-END CASH*	\$17,470		\$10,446

MINUTES OF THE
MISSION MIRACLE MILE, INC.
BOARD OF DIRECTORS
YEAR-END MEETING
Tuesday, December 3, 2013

The Meeting was held at 2501 Mission Street, (Vanguard Properties' Office) and called to order by President James Nunemacher at noon.

Directors Present: James Nunemacher, President
Dr. Richard Brent, Vice President (speaker phone)
Colleen MeHarry, Treasurer (speaker phone)
Mark Brennan, Secretary
Adriano Paganini , Director

Others Present: Quang Ly, BID Member
Josette Maury, BID Member
Josie Skaggs, Tenant (Balancoire)
Dean Givas, BID Member
Philip Lesser, BID Agent

1. The Board approved the Minutes of the Mid-Year Meeting held on Monday, July 8, 2013.
2. The financial conditions report was provided by Philip Lesser. He estimated that the BID would spend \$91,787 in 2013 with a \$9,480 carryover.
3. After discussing a proposed budget totaling \$89,950 for the 2014 calendar year (attached hereto), the Board unanimously approved it.
4. The Board then reviewed key developments within the BID. Dean Givas advised the Board that the construction of the 107-unit Vida condo building is proceeding per the construction timetable. A sales office will be opened within the BID in the spring. Mr. Givas also advised that his new neighbor, Alamo Draft House, will begin construction of a five-screen movie theater at the site of the former New Mission Theater.
5. The Board was advised that the BID will terminate on June 30, 2015 –unless another successful renewal occurs. The Board then discussed whether to expand the BID. It was unanimously decided to seek reauthorization of the existing BID geography.
6. Several of the members present voiced displeasure that the façade had been removed from the site of the former Rialto Theater (2551-57 Mission Street) and that no construction activity has occurred there for months, leaving an eyesore

and health problem. Philip Lesser advised that he had tried to file a complaint on behalf of the BID with the Department of Building Inspection. That department advised him that the property owner had an open construction permit valid until February 2014 and therefore was not violating Codes or Laws. However, should the building permit not be renewed, a notice of violation can then be issued.

There being no further business, President James Nunemacher adjourned the meeting at 1:00 pm.

MISSION MIRACLE MILE BUSINESS
IMPROVEMENT DISTRICT

COMPARATIVE SPENDING BY CATEGORY

	2012 ACTUAL	2013 ESTIMATED/ACTUAL	2014 PROPOSED BUDGET
ACCOUNTING & AUDITING	\$3,065	\$3,000	\$3,500
AGENCY FEE	\$7,500	\$7,500	\$7,500
FLORAL BASKETS	\$16,200	\$14,400	\$15,000
INSURANCE	\$1,037	\$1,037	\$1,200
MISCELLANEOUS	\$167	\$150	\$150
STREET CLEANING/GRAFFITI REMOVAL	\$45,396	\$44,000	\$47,500
SURVEILLANCE CAMERAS	\$11,380	\$21,700	\$5,000
BID REAUTHORIZATION COSTS	\$0	\$0	\$10,000
ANNUAL TOTALS	\$84,745	\$91,787	\$89,850
YEAR-END CASH*	\$17,470	\$9,480	\$4,630

MINUTES OF THE
MISSION MIRACLE MILE, INC.
BOARD OF DIRECTORS
YEAR-END MEETING
Thursday, December 11, 2014

The Meeting was held at 2501 Mission Street, (Vanguard Properties' Office) and called to order at 11:15 am.

Directors Present: James Nunemacher, President
Dr. Richard Brent, Vice President (by telephone)
Colleen MeHarry, Treasurer (by telephone)

Directors Absent: Mark Brennan, Secretary
Adriano Paganini, Director

Others Present: Philip Lesser, BID Agent (by telephone)
Josette Maury, BID Member
Rob Malone, MTA

1. Minutes of the Mid-Year Meeting held on Friday, July 11, 2014 were approved.
2. A financial conditions report was provided by Philip Lesser. He estimated that the BID would spend \$85,866 in 2014 and thereby have a \$12,206 carryover into 2015.
3. The Board then considered a proposed 2015 Budget totaling \$89,250. This budget was predicated upon extensions through 2015 of all existing 2014 service contracts plus an additional retainer contract to Philip Lesser in the amount of \$10,000 for overseeing the MMM BID's five-year reauthorization/expansion process.

This proposed 2015 Budget and these associated contracts were unanimously approved.

4. In reviewing economic developments in and near the MMM BID, it was noted that residents will be moving into the Vida building in several weeks; the Alamo Draft House will open its operations in 2015; and construction activity was seen recently at the future Mission Arts Gallery as well as at the former Rialto Cinema.

Much discussion ensued about the Bartlett Streetscape Improvement Project, which began this month. Deep concern was expressed that if poorly designed and/or poorly maintained, it would foster vagrancy and criminal activity.

5. Rob Malone from the Metropolitan Transit Agency opined that it could be a very synergistic relationship for MTA to be in the MMM BID, especially given the replacement of street parking for a permanent open-air market on Bartlett Street.

In this connection he noted that the garage staff at the 21st & Bartlett Streets garage could be valuable in documenting activities on the new open-air market.

MTA, he noted, also has considerable contacts with SFPD and SFPDW. Those relationships and experiences with other open-air streets can be utilized to assure that City service levels will be appropriate in the reauthorized/expanded MMM BID.

There being no other business before the Mission Miracle Mile, Inc. Board, President Nunemacher adjourned the 2014 Year-End Meeting at 12:15 pm.

Attachments:

2014 Comparative Spending and 2015 Proposed Budget by Category Spreadsheet
Bartlett Streetscape Improvement Project Flyer
Boundary Map of Proposed MMM BID Participating Properties, 2016-2020
Table & Photographs of Proposed MMM BID Safe/Clean/Green Activities, 2016-2020
Table of Proposed MMM BID Participating Properties and Associated First-Year Assessments

MISSION MIRACLE MILE BUSINESS IMPROVEMENT DISTRICT

COMPARATIVE SPENDING BY CATEGORY

	2013 ACTUAL	2014 ESTIMATED/ACTUAL	2015 PROPOSED BUDGET
ACCOUNTING & AUDITING	\$3,000	\$3,000	\$3,500
AGENCY FEE	\$7,500	\$7,500	\$7,500
FLORAL BASKETS	\$13,200	\$14,400	\$14,400
INSURANCE	\$1,037	\$1,122	\$1,200
MISCELLANEOUS	\$143	\$250	\$150
STREET CLEANING/GRAFFITI REMOVAL	\$45,492	\$45,700	\$47,500
SURVEILLANCE CAMERAS	\$21,619	\$6,394	\$5,000
BID REAUTHORIZATION COSTS	\$0	\$7,500	\$10,000
ANNUAL TOTALS	\$91,991	\$85,866	\$89,250
YEAR-END CASH*	\$9,417	\$12,206	\$7,956

MINUTES OF THE
MISSION MIRACLE MILE, INC.
BOARD OF DIRECTORS
MID-YEAR MEETING
Thursday, June 11, 2015

The Meeting was held at 2501 Mission Street, (Vanguard Properties' Office) and called to order at 11:30 am.

Directors Present: James Nunemacher, President
Mark Brennan, Secretary (by telephone)
Dr. Richard Brent, Vice President (by telephone)
Colleen MeHarry, Treasurer (by telephone)

Directors Absent: Adriano Paganini, Director

Others Present: Philip Lesser, BID Agent
Quang Ly, BID Member
Harry Simms, BID Member

1. Minutes of the Year-End Meeting held on Thursday, December 11, 2014 were approved.
2. A financial conditions report was provided by Philip Lesser. He provided the attached itemized comparative spending spreadsheet showing that the expenditures year to date were within the approved budget.

He then explained that the City and County of San Francisco failed to collect the 2015 assessments for four properties that had gone through lot splits: 2526-40; 2548; 2550 and 2558 Mission Street, which collectively would result in a \$14,097.26 loss of revenue.

It was noted that repeated attempts to work with the S.F. Assessor, Tax Collector/Treasurer and Office of Economic and Workforce Development to recover these uncollected assessments have thus far proven unsuccessful.

As a result of these lost assessments, it is estimated that the BID will run out of money sometime in October 2015.

3. Economic developments in and near the BID were then discussed. In particular, the Board discussed the attempts by Supervisor David Campos to halt the production of new privately owned multi-unit residences in the Mission. His proposed

“moratorium” was deemed as detrimental to the continued improvement of the Mission.

4. The Board was then briefed that Supervisor Campos had denied the BID’s request for him to make the necessary Intent of Resolution to the San Francisco Board of Supervisors for the renewal/expansion of the Mission Miracle Mile BID.

The BID had complied with all the formation requirements: development and circulation of an engineer’s report, management plan and petitions. The requisite 30% of affirmative petitions were submitted to the Office of Economic and Workforce Development. The Supervisor now needs to make the Intent to Resolution so that ballots can be mailed to property owners who would be part of a renewed/expanded Mission Miracle Mile BID.

President Nunemacher immediately placed a call to Supervisor Campos to see if he would alter his position. One of the Supervisor’s aides, Joseph Smooke, took the call. Mr. Smooke could only offer that he had not conferred with Gabriel Media of the Mission Economic Development Association on this matter.

President Nunemacher then placed a call to S.F. Chronicle columnist J.K. Dineen. Mr. Dineen was briefed that the property owners of the BID had self-financed the clean-up of their block for a decade and felt that they were not being treated as true constituents of the Mission by Supervisor Campos –as evidenced by the Supervisor’s railroading the BID’s work to renew/expand.

Mr. Dineen said that he would discuss with his editor whether to cover this story.

5. After that call, a discussion then ensued as to how to proceed in the wake of these events. It was the unanimous opinion that efforts should continue to get the Supervisor to reverse his position and back the renewal/expansion of the Mission Miracle Mile BID.

In the event that he does not change his position, the discussion turned to keeping as much of the successful safe/clean program operative by individual property owners engaging services of the BID’s very effective vendors.

There being no other business before the Mission Miracle Mile, Inc. Board, President Nunemacher adjourned the 2015 Mid-Year Meeting at 12:30 pm.

Attachment:

2014 Comparative Spending and 2015 Proposed Budget by Category Spreadsheet

MISSION MIRACLE MILE BUSINESS IMPROVEMENT DISTRICT

COMPARATIVE SPENDING BY CATEGORY

	2015 PROPOSED BUDGET	2015 ACTUAL EXENDITURES	VARIANCES
ACCOUNTING & AUDITING	\$3,500	\$500	-\$3,000
AGENCY FEE	\$7,500	\$7,500	\$0
FLORAL BASKETS	\$14,400	\$13,700	-\$700
INSURANCE	\$1,200	\$1,122	-\$78
MISCELLANEOUS	\$150	\$338	\$188
STREET CLEANING/GRAFFITI REMOVAL	\$47,500	\$45,301	-\$2,199
SURVEILLANCE CAMERAS	\$5,000	\$6,082	\$1,082
<u>BID REAUTHORIZATION COSTS</u>	<u>\$10,000</u>	<u>\$17,994</u>	<u>\$7,994</u>
ANNUAL TOTALS	\$89,250	\$92,537	\$3,287
GENERAL ASSESSMENTS	\$85,002	\$70,471	-\$14,531
SPECIAL ASSESSMENTS*	1000	1000	\$0

* Non-Cash Contribution of Office Space by Vanguard Properties