

BOARD of SUPERVISORS



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MEMORANDUM

GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Jackie Fielder, Chair
Government Audit and Oversight Committee

FROM: Monique Crayton, Assistant Clerk

DATE: June 9, 2025

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, June 10, 2025

The following file should be presented as COMMITTEE REPORT at the regular Board meeting on Tuesday, June 10, 2025. This resolution was acted upon at the regular Government Audit and Oversight Committee meeting on Thursday, June 5, 2025, at 10:00 a.m., by the votes indicated.

Item No. 31 File No. 250469

Resolution authorizing the Mayor or his designee to cast assessment ballots in the affirmative for the proposed renewal and expansion of a property and business improvement district known as the Dogpatch and Northwest Potrero Hill Green Benefit District, with respect to certain parcels of real property owned by the City that would be subject to assessment in said district.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Jackie Fielder - Aye
Supervisor Danny Sauter - Aye
Supervisor Stephen Sherrill - Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Brad Russi, Deputy City Attorney

File No. 250469

Committee Item No. 6

Board Item No. 31

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: June 5, 2025

Board of Supervisors Meeting:

Date: June 10, 2025

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution – VER 2 |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU - FY2022-2024 - Clean |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU - FY2022-2024 - Redline |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract / DRAFT Mills Act Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | City Properties List |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Comm Rpt Rqst Memo 052925 |
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Prepared by: Monique Crayton

Date: May 30, 2025

Prepared by: Monique Crayton

Date: June 9, 2025

Prepared by: _____

Date: _____

AMENDED IN COMMITTEE
6/5/2025

FILE NO. 250469

RESOLUTION NO.

1 [Assessment Ballots for City Parcels – Dogpatch & Northwest Potrero Hill Green Benefit
2 District]

3 **Resolution authorizing the Mayor or his designee to cast assessment ballots in the**
4 **affirmative for the proposed renewal and expansion of a property and business**
5 **improvement district known as the Dogpatch & Northwest Potrero Hill Green Benefit**
6 **District, with respect to certain parcels of real property owned by the City that would be**
7 **subject to assessment in said district.**

8 WHEREAS, Pursuant to the Property and Business Improvement Law of 1994,
9 California Streets and Highways Code Sections 36600 et seq. (the "Act"), as augmented by
10 Article 15A of the San Francisco Business and Tax Regulations Code ("Article 15A"), the
11 Board of Supervisors adopted Resolution No. 250468 on May 20, 2025, declaring its intention
12 to renew the property-based business improvement district known as the Dogpatch &
13 Northwest Potrero Hill Green Benefit District ("the District") and to levy a multi-year
14 assessment on all parcels in the District; approving the management district plan and
15 engineer's report, and proposed boundaries map for the district; ordering and setting a time
16 and place for a public hearing of the Board of Supervisors, sitting as a Committee of the
17 Whole, on July 22, 2025 at 3:00 p.m.; approving the form of the Notice of Public Hearing and
18 Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings; and
19 directing the Clerk of the Board of Supervisors to give notice of the public hearing and
20 balloting as required by law." (the "Resolution of Intention, "BOS File No. 250468); and
21

22 WHEREAS, The Dogpatch & Northwest Potrero Hill Green Benefit District (GBD)
23 Management District Plan (the "Management Plan") dated October 2024, the Dogpatch &
24 Northwest Potrero Hill Green Benefit District Engineer's Report, dated October 2024 and the
25

1 Notice of Public Hearing are all on file with the Clerk of the Board of Supervisors in File No.
2 250468: and

3 WHEREAS, If the proposed District is renewed and expanded, assessments would be
4 levied against all parcels of real property in the proposed District and collected for a period of
5 15 years, commencing with FYs 2025-2026 through 2039-2040; and

6 WHEREAS, Article XIID, Section 4 of the California Constitution provides that parcels
7 within an assessment district that are owned or used by any government agency, the State of
8 California or the United States shall not be exempt from assessment unless the agency can
9 demonstrate by clear and convincing evidence that those publicly owned parcels in fact
10 receive no special benefit: and

11 WHEREAS, The City owns certain parcels of real property within the District (“the City
12 Property”) that would receive special benefits from the District, as set forth in the Engineer’s
13 Report and Management Plan; and

14 WHEREAS, The Board of Supervisors has jurisdiction over nine of the parcels that are
15 City Property, which are listed in the following chart along with the proposed assessment
16 amount for each parcel, and the percent of the total proposed assessments for the District that
17 each parcel would be assessed (which is the corresponding weight to be afforded the City’s
18 signature on the ballot to establish the Dogpatch & Northwest Potrero Hill GBD):

ADDRESS	LOT/ BLOCK	NAME / DESCRIPTION OF BUILDING	EST. ASSESSMENT AMOUNT FOR FIRST YEAR	% OF TOTAL GBD BUDGET
700 Minnesota St.	4061-002	Esprit Park - Rec and Park Department	\$2,271.47	0.26%
1600-1698 Cesar Chavez	4290-014	<u>Sidewalk</u>	\$68.74	0.01%
2300 3 rd Street	4108-037	<u>Old Potrero Police Station</u>	\$1,361.97	0.15%

1241-1299 Pennsylvania Ave	4291-018	road shoulder	\$93.70	0.01%
1601-1699 Illinois St.	4314-001	sidewalk	\$328.91	0.04%
1500-1598 Indiana St	4317-014	sidewalk	\$360.60	0.04%
1201-1299 Iowa St	4318-017	sidewalk	\$922.22	0.10%
700-798 San Bruno Ave	4076-011	McKinley Square	\$396.03	0.04%
401-499 San Bruno Ave.	3975-001N	sidewalk corner	\$180.02	0.02%
Subtotal for City-Owned Parcels under Board of Supervisors Jurisdiction, for Year One (Fiscal Year 2025-2026) of Dogpatch & Northwest Potrero Hill GBD, to be renewed for a 15-Year Term			\$5,983.66	0.07%

WHEREAS, The City also owns additional real property within the District that is subject to the exclusive jurisdiction and control of certain City departments, such as the San Francisco Municipal Transportation Agency (the "Other Property"), as listed below; and

Address	Lot/Block	NAME/DESCRIPTON OF PARCEL		
901-917 22nd Street 917	4070-001	Woods Motorcoach Ctr	\$51.08	0.01%
901-917 22nd Street 917	4070-006	Woods Motorcoach Ctr	\$50.09	0.01%
909 22nd Street	4170-007	Woods Motorcoach Ctr	\$38.33	0%
1095 Indiana St.	4170-010	Woods Motorcoach Ctr	\$4,340.67	0.49%
715 Iowa Street	4169-002	Woods Motorcoach Ctr	\$19,471.39	2.21%
1001-1099 Minnesota St.	4170-002	Woods Motorcoach Ctr	\$688.94	0.08%
1001-1099 Minnesota St.	4170-003	Woods Motorcoach Ctr	\$175.13	0.02%
1040 Minnesota St	4170-004	Woods Motorcoach Ctr	\$283.93	0.03%
1000-1098 Minnesota St.	4170-011	Woods Motorcoach Ctr	\$206.70	0.02%

1101-1199 Tennessee St	4171-011	Woods Motorcoach Ctr	\$283.71	0.03%
1168 Tennessee St.	4171-021	Woods Motocoach Ctr	\$6,770.80	0.77%
1021 Minnesota Street	4171-022	Woods Motorcoach Ctr	\$576.84	0.07%
Subtotal for City-Owned Parcels under MTA Jurisdiction, for Year One (Fiscal Year 2025-2026) of Dogpatch & Northwest Potrero Hill GBD, to be renewed for a 15-Year Term			\$32,937.61	4%

WHEREAS, The Board of Supervisors will hold a public hearing on July 22, 2025, at 3:00 p.m. to consider public testimony on the proposed renewal of the Dogpatch & Northwest Potrero Hill Green Benefit District, the levy of multi-year assessments on real property located in the proposed district, and assessment ballot proceedings for affected property owners to approve or disapprove the assessments, and the Department of Elections will tabulate the assessment ballots submitted by the owners of affected properties to determine if there is a majority protest;: and

WHEREAS, Property owners or their authorized representatives may submit, withdraw or change assessment ballots for their respective properties prior to the close of public testimony at the public hearing: and

WHEREAS, The Board of Supervisors may cast assessment ballots for those parcels over which it has jurisdiction, to either approve or disapprove the proposed assessments for those parcels that would be subject to assessment, and the Board may authorize a representative to submit the assessment ballots for parcels over which the Board has jurisdiction: and

WHEREAS, It is appropriate for the Board of Supervisors to authorize a representative to submit assessment ballots for the City-owned parcels (not including the Other Property) within the proposed district, to avoid confusion on the Board's dual role as both the legislative body that may form the district and levy assessments if there is no majority protest by the

1 affected property owners, and as the decision-making body for the City as the owner of
2 property subject to assessments:

3 WHEREAS, With respect to the Other Property, it is appropriate for the Board of
4 Supervisors to allow the applicable exclusive jurisdiction department(s) to decide whether to
5 sign the petition; now therefore, be it

6 RESOLVED, That the Mayor or his designee is hereby authorized to submit any and all
7 assessment ballots in the affirmative for the City Property (not including the Other Property)
8 that would be subject to assessment in the proposed property and business improvement
9 district known as the Dogpatch & Northwest Potrero Hill Green Benefit District: and be it

10 RESOLVED, That the board encourages the San Francisco Municipal Transportation
11 Agency Board to submit any and all assessments ballots in the affirmative on behalf of the
12 Other Property; and be it

13 FURTHER RESOLVED, That the Clerk of the Board of Supervisors shall cause copies
14 of this Resolution to be delivered to the Department of Public Works, the Director of Elections,
15 the San Francisco Municipal Transportation Agency Board, and the Green Benefit District
16 Board of Directors.

Dogpatch & Northwest Potrero Hill Green Benefit District

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Member, Board of Supervisors
District 9



City and County of San Francisco

JACKIE FIELDER

DATE:	May 29, 2025
TO:	Angela Calvillo Clerk of the Board of Supervisors
FROM:	Supervisor Jackie Fielder, Chair, Government Audit and Oversight Committee
RE:	Government Audit and Oversight Committee COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of Government Audit and Oversight Committee, I have deemed the following matter is of an urgent nature and request that it be considered by the full Board on Tuesday, June 10, 2025, as a Committee Report:

1. File No. 250469 - [Assessment Ballots for City Parcels - Dogpatch and Northwest Potrero Hill Green Benefit District]

This matter will be heard in the Government Audit and Oversight Committee at a regular Meeting on Thursday, June 5, 2025, at 10:00 a.m.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jackie Fielder".

Jackie Fielder