

Central Market Community Benefit District FY 2017-2018 Annual Report



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 CY 2017

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.



CMCBD Formation

CMCBD	Type	Initial Assessment Budget*	FY 16-17 Assessment Budget**	Year Established	Year Renewed	Expires
	Property-Based	\$ 1,225,433.63	\$ 1,406,339.76	2006	2013	June 30, 2028

**budget identified in management plan*

***CMCBD is unique and operates on a calendar year budget, this FY is the most appropriate use for this reporting period*



CMCBD Operations

Staff

- Executive Director – Tracy Everwine

Service Areas

– Public Safety

- This program focuses on the overall safety of the Central Market district.
 - Contracts with MJM Management Group to staff Community Guides.
 - Hires 10 SFD 10B Officers.

– Cleaning and Maintenance

- This service area includes graffiti abatement, spot cleaning, sidewalk sweeping, and trash removal within the Central Market district. The organization contracts with MJM Management Group for Clean Team staff.

– Management & Economic Development

- This service area includes business attraction, retention, and expansion within the Central Market district. Additionally, it provides advocacy for the district as well day-to-day administration of the organization.



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.

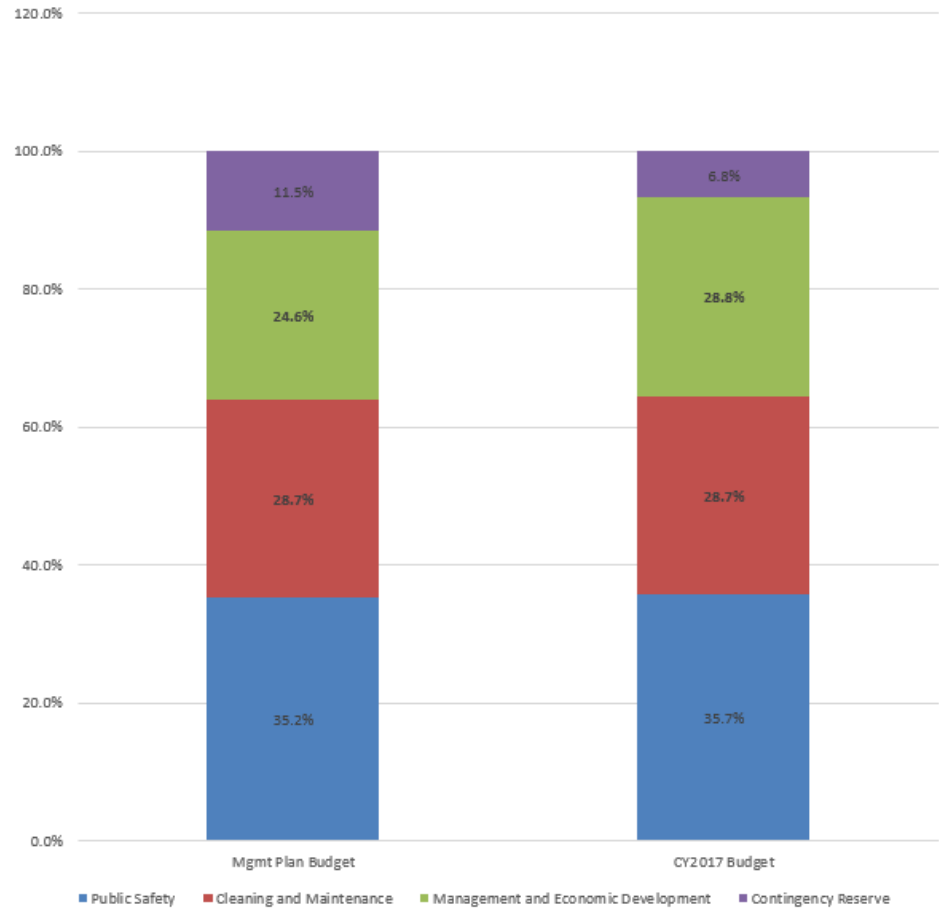
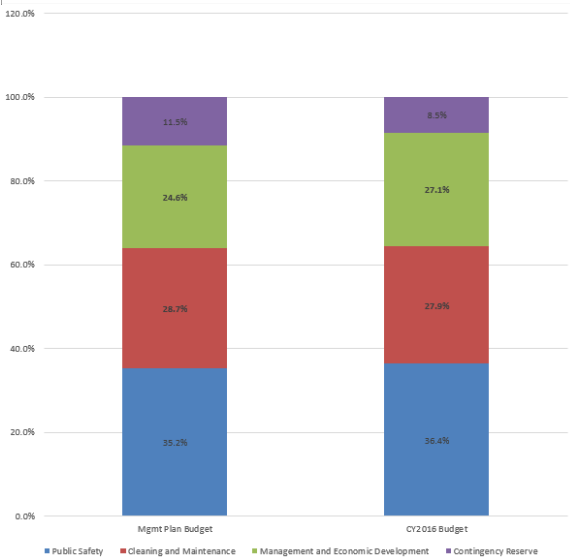
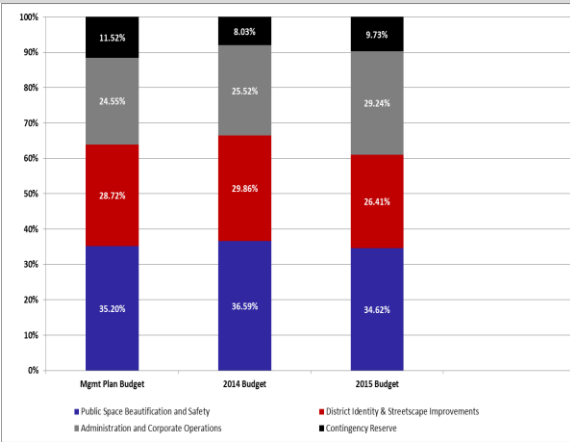
Benchmark 2 – Whether three and sixty eight hundredths percent (3.68%) of CMCBD's actuals came from sources other than assessment revenue.

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.

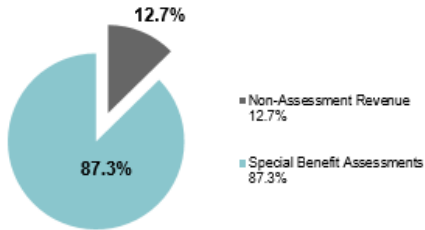


Management Plan vs. Annual Budgets

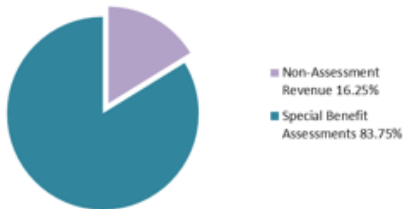


Assessment Revenue & Other Income

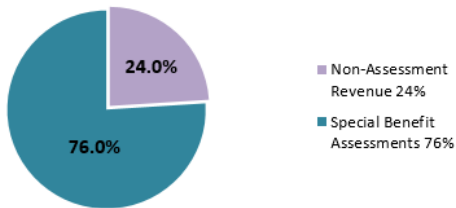
CY 2014



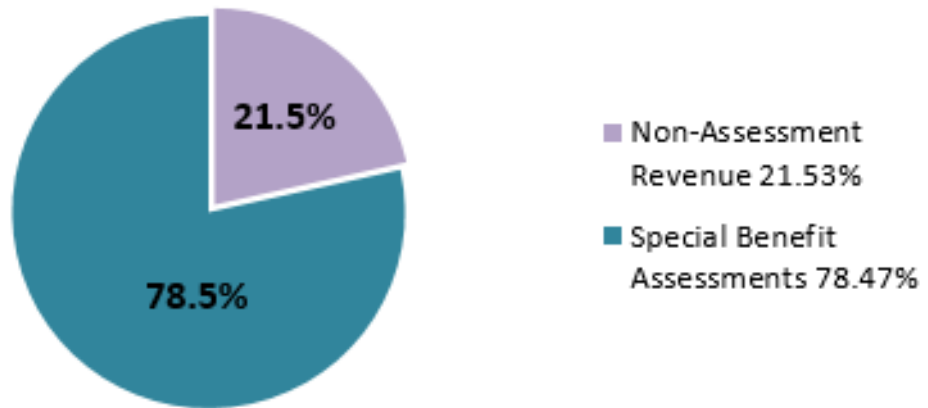
CY 2015



CY 2016



CY 2017



Budget vs Actuals

Service Category	CY 2014 Variance Percentage Points	CY 2015 Variance Percentage Points	CY 2016 Variance Percentage Points	CY 2017 Variance Percentage Points
Public Safety	-1.8%	+1.68%	-0.56%	-0.81%
Cleaning and Maintenance	+0.9%	+2.13%	-0.64%	-1.92%
Management and Economic Development	-1.2%	-4.27%	-1.75%	+1.52%
Contingency	+2.1%	+0.46%	+2.96%	+1.21 %



Carryover

CY 2017 Carryover	Total
Assessment	
Public Safety	\$142,343.24
Contingency and Reserve	\$108,036.94
Total Carryover Disbursement for Future Years	\$250,380.18



Conclusion

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

- The organization did a commendable job of raising 21.5% in non-assessment revenue to support the district.
- The CBD organized and hosted its 7th annual “2 Blocks of Art” event, which featured more than 100 artists showcasing their work along 6th Street from Market to Howard
- Continues to partner well with community organizations and municipal organizations to fulfill the District management plan.
- Maintained an active board of directors and robust subcommittees.





2017 Annual Report San Francisco

Board of Supervisors
Government Audit &
Oversight Committee



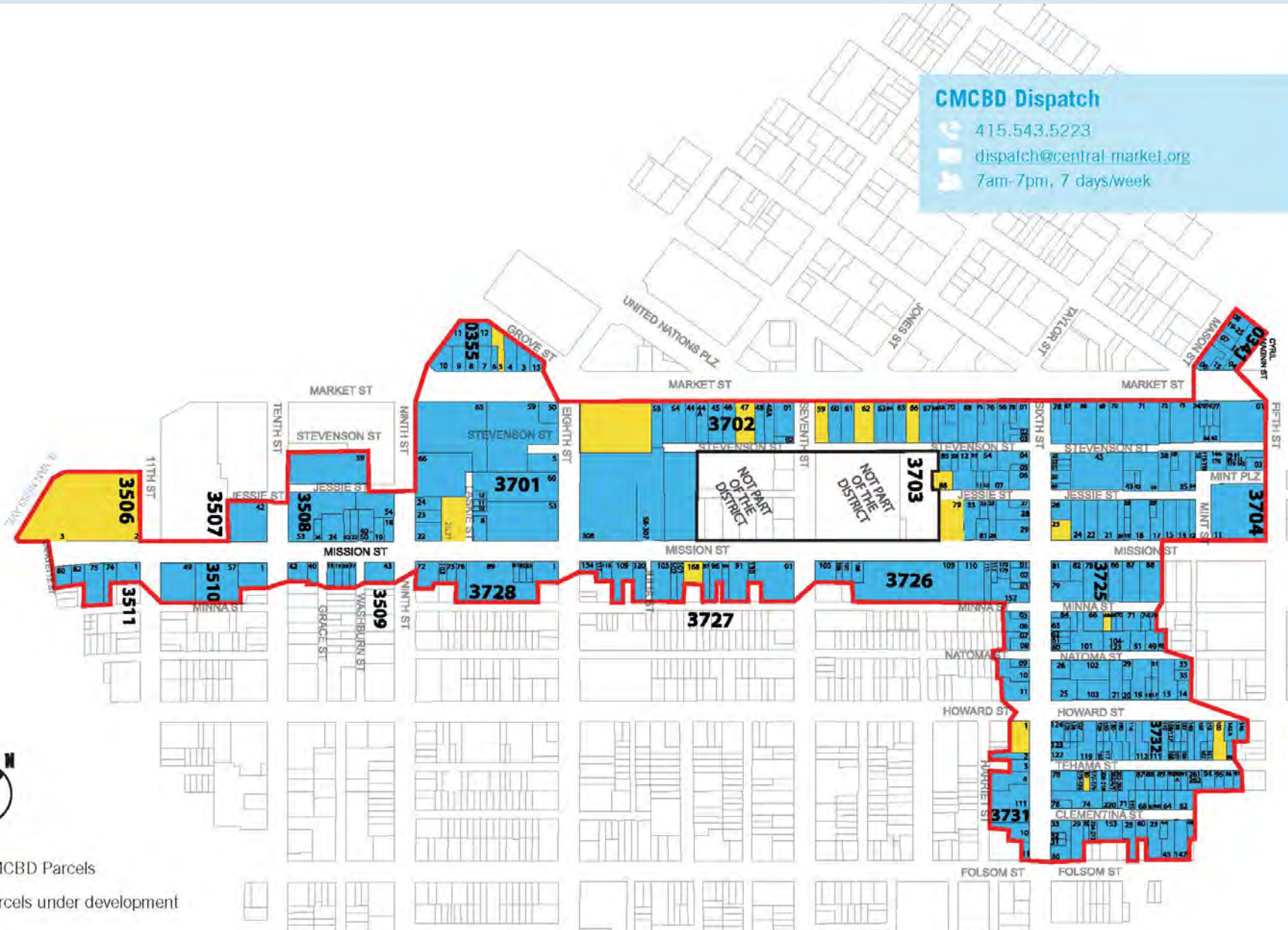
central market community benefit district



2017 District Map: 806 parcels, \$1.4M Annual Budget

CMCBD Dispatch

- 415.543.5223
- dispatch@central-market.org
- 7am-7pm, 7 days/week



- CMCBD Parcels
- Parcels under development

CMCBD Services 7am-7pm, 7 days / week

Cleaning & Maintenance

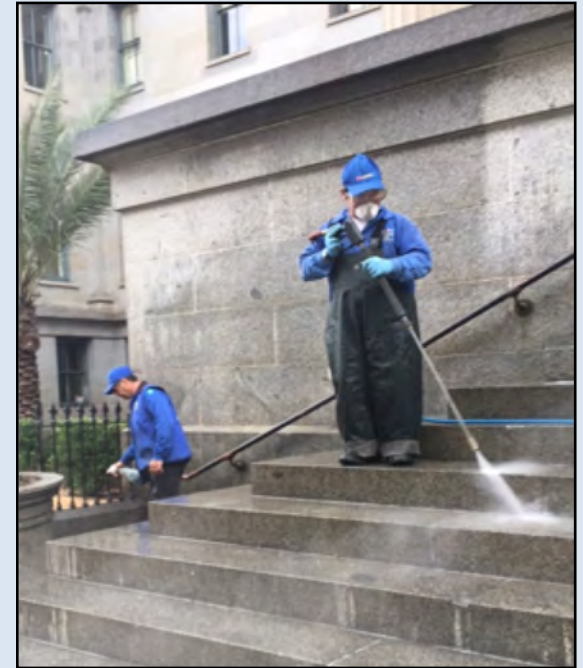
Public Safety

Economic Development





CLEANING & MAINTENANCE



Human and animal waste removals
Graffiti tags removed
Sidewalk pressure washing

2017 Annuals

1,320

6,289

30,000 linear ft. washed quarterly



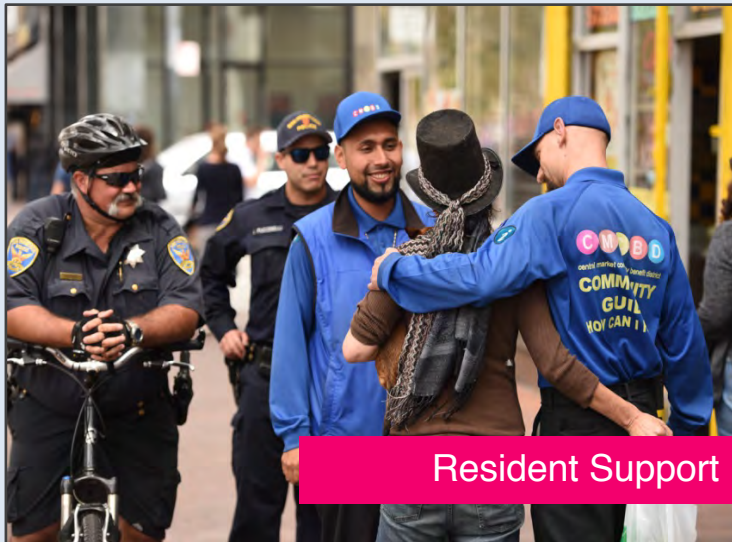
PUBLIC SAFETY



Directions & Referrals



Merchant Support



Resident Support

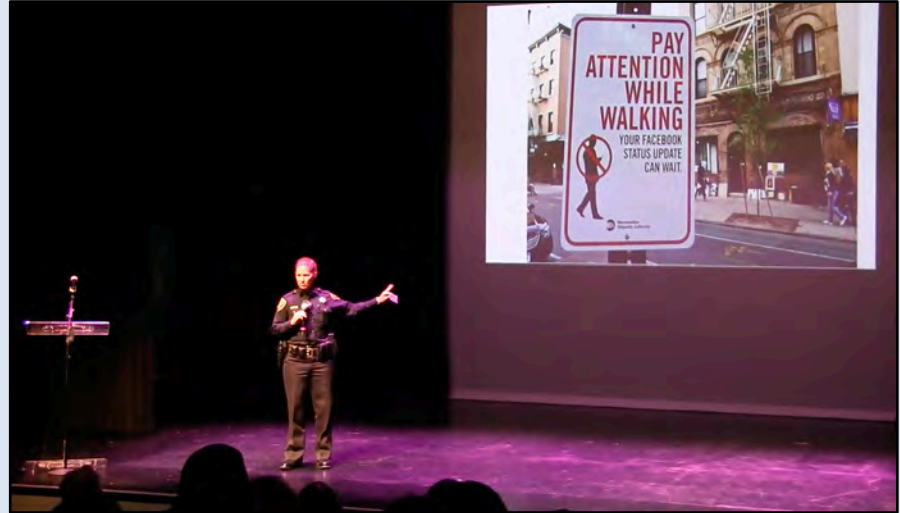


Social Service Outreach



PUBLIC SAFETY

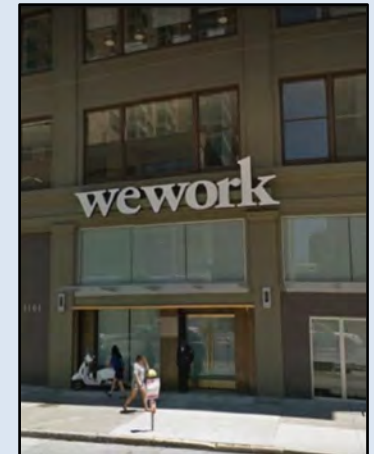
Cameras | Co-responder Safety Teams | Safety Summit





ECONOMIC DEVELOPMENT

JOBS
GOODS AND SERVICES
ACTIVE STOREFRONTS & SIDEWALK STEWARDS
SPECIAL EVENTS





1077 Market Construction Barricade Enhancement



1066 Market Construction Barricade



8th Annual 2 Blocks of Art Business & Community Event



THANK YOU!



central market community benefit district



Text:

dispatch@central-market.org



Call:

415.543.5223



Email:

dispatch@central-market.org



Service Hours:

7am-7pm, 7 days/week