

File No. 231260

Committee Item No. 4

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: March 7, 2024

Board of Supervisors Meeting:

Date: \_\_\_\_\_

#### Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Resolution
<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 checked="" 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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Annual Report FY2021-2022</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Financial Statement FY2021-2022</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>OEWD Memo 112323</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>FYI Referral 121523</u>
<input type="checkbox"/>	<input type="checkbox"/>	_____
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<input type="checkbox"/>	<input type="checkbox"/>	_____

Prepared by: Monique Crayton

Date: March 1, 2024

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [The East Cut Community Benefit District - Annual Report - FY2021-2022]

2  
3 **Resolution receiving and approving an annual report for The East Cut Community**  
4 **Benefit District for Fiscal Year (FY) 2021-2022, submitted as required by the Property**  
5 **and Business Improvement District Law of 1994 (California Streets and Highways**  
6 **Code, Sections 36600, *et seq.*, Section 36650, and the District's management**  
7 **agreement with the City, Section 3.4.**

8  
9 WHEREAS, On June 9, 2015, pursuant to the Property and Business Improvement  
10 District Law of 1994 (the "Act"), California Streets and Highways Code. Sections 36600 *et*  
11 *seq.*, as augmented by Article 15 of the San Francisco Business and Tax Regulations Code,  
12 the Board of Supervisors adopted Resolution No. 199-15, expressing the City's intention to  
13 establish the Greater Rincon Hill Community Benefit District (the "Greater Rincon Hill CBD"),  
14 and approving a Management Plan and Engineer's Report for said district, copies of which are  
15 on file with the Clerk of the Board of Supervisors in File No. 150592; and

16 WHEREAS, On July 31, 2015, the Board of Supervisors adopted Resolution No. 299-  
17 15 establishing the Greater Rincon Hill CBD for a period of 15 years, commencing Fiscal Year  
18 (FY) 2015-2016; and

19 WHEREAS, On December 8, 2015, the Board of Supervisors adopted Resolution No.  
20 506-15, authorizing an agreement with the owners' association for the  
21 administration/management of the Greater Rincon Hill CBD, and a management agreement  
22 (the "Management Contract") with the owners' association, Greater Rincon Hill Association,  
23 was executed accordingly; and

24 WHEREAS, A copy of the Management Contract is on file with the Clerk of the Board  
25 of Supervisors in File No. 151192; and



1           WHEREAS, On November 19, 2019, the Board of Supervisors approved the Greater  
2 Rincon Hill CBD's annual reports for FY2017-2018 and changed the name of the  
3 Greater Rincon Hill Community Benefit District to The East Cut Community Benefit District  
4 (The East Cut CBD) in Resolution No. 492-19; and

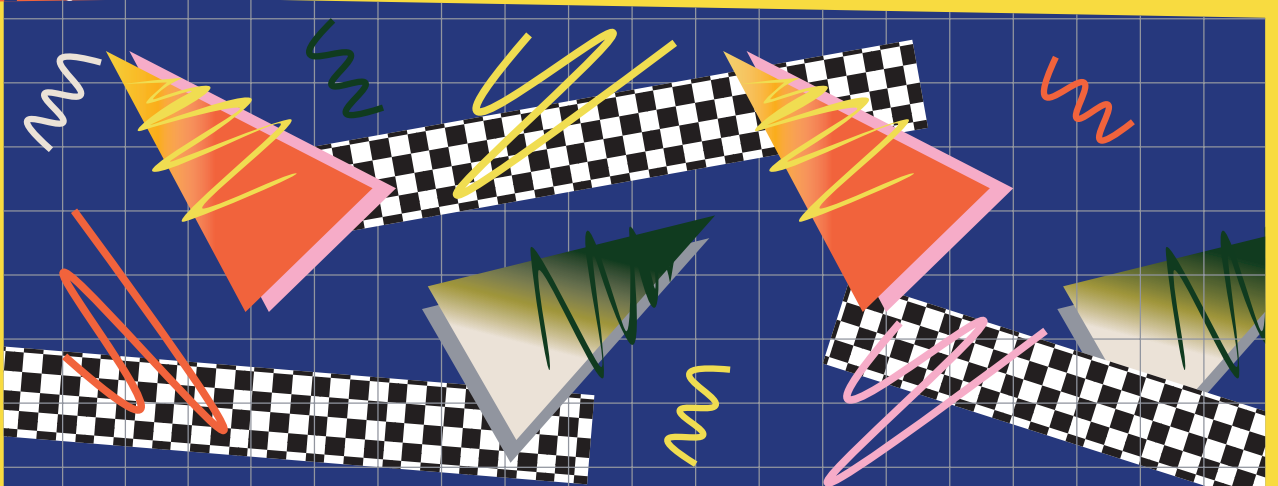
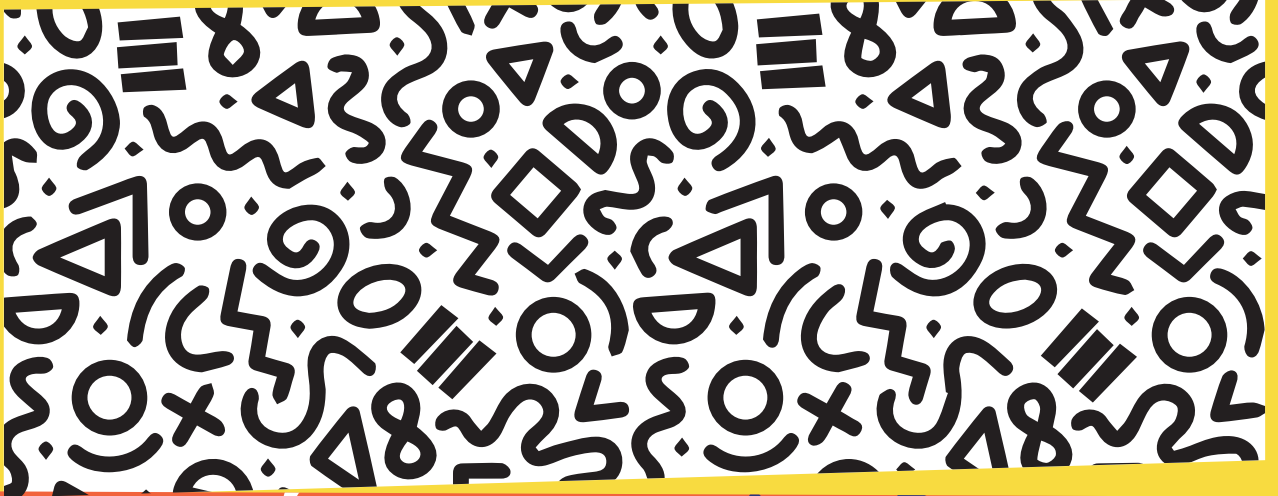
5           WHEREAS, On November 29, 2022, the Board of Supervisors approved the East Cut  
6 CBD's annual report for FY2020-2021 in Resolution No. 501-22; and

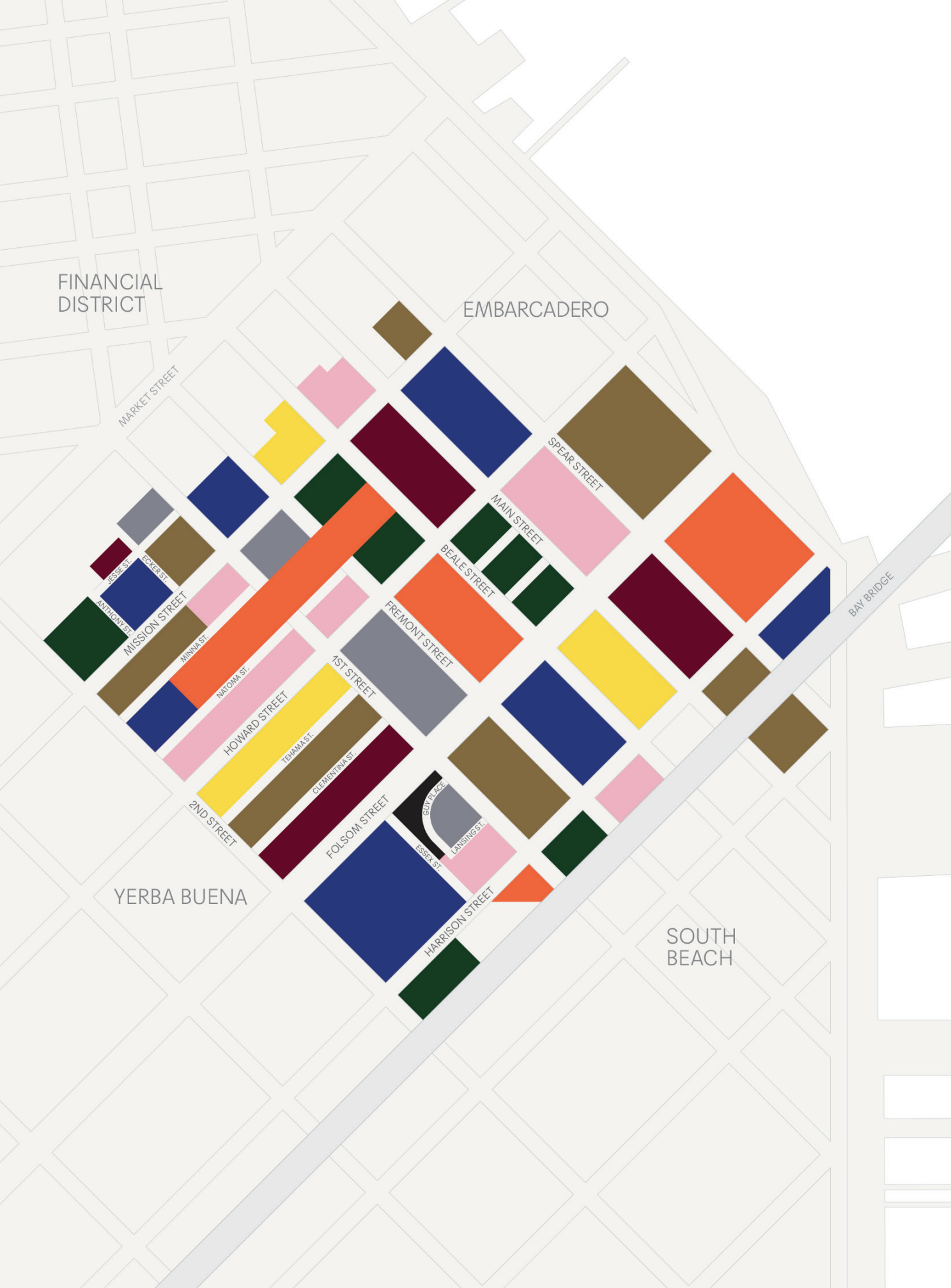
7           WHEREAS, The East Cut CBD has submitted for the Board's receipt and approval the  
8 East Cut annual report for FY2021-2022 as required by Section 36650 of the Act and Section  
9 3.4 of the Management Contract; and

10          WHEREAS, The Annual Report is on file with the Clerk of the Board of Supervisors in  
11 File No. 231260, and is incorporated herein by reference as though fully set forth; and

12          WHEREAS, Supporting documents, including, but not limited to, a transmittal letter and  
13 memorandum report from the City's Office of Economic and Workforce Development, dated  
14 November 28, 2023, and documentation from the East Cut CBD for the FY2021-2022 Annual  
15 Report is on file with the Clerk of the Board of Supervisors in File No. 231260; now, therefore,  
16 be it

17          RESOLVED, That the Board of Supervisors hereby receives and approves the annual  
18 report for the East Cut Community Benefit District for FY2021-2022.





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# LETTER FROM THE DIRECTOR

04



DEAR NEIGHBOR,

I hope this letter finds you in good health and high spirits. As we reflect upon the accomplishments of the past fiscal year, I am thrilled to share with you the progress that The East Cut has made in advancing our mission to create a vibrant and inclusive community.

First and foremost, I am excited to announce the successful launch of our fundraising campaign for The East Cut Sports & Dog Park. Thanks to the support from dedicated neighbors like you, we are well on our way to seeing the park realized. The Sports & Dog Park promises to be a haven for our community - providing a space to engage in sport and fitness, a large area to build stronger bonds with our furry friends, and connect with neighbors. I am confident that in an upcoming annual report, we will be announcing that we've secured the necessary funds to bring this ambitious project to life.

Additionally, we activated the former Temporary Transbay Terminal, affectionately known as The Crossing at East Cut, with a range of recreational, culinary, and entertainment offerings. Despite a slow return to office, The Crossing quickly emerged as a vibrant neighborhood hub for games, entertainment, and festivities. We breathed new life into what, in all likelihood, would have become a blighted vacant lot, and created a destination that fosters a sense of community and enjoyment for all. We could not have done this alone, though. It is the result of significant community input and valued partnerships.

Another significant achievement in the past year was the launch of The East Cut Services Team's 311 pilot program. This innovative initiative was designed to address public

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right-of-way issues efficiently and effectively. Including The East Cut in the City's 311 system allowed us to ensure issues were resolved, and response times were measurably improved. The success of this East Cut pilot program led to six more districts participating. It strengthens our collaboration with the City and validates the positive impact we are having on the cleanliness of our sidewalks.

In FY21-22, The East Cut Community Garden opened. The garden space may be small, but it is the culmination of a great deal of effort by your CBD to see this vacant parcel activated in a way that was responsive to community feedback. This green oasis serves as evidence of our commitment to developing a neighborhood that is vibrant, healthy, and green.

These accomplishments would not have been possible without the unwavering support and collaboration of our volunteers and the entire neighborhood. Your commitment to The East Cut's vision has been the driving force behind our achievements, and we are immensely grateful for your continued partnership.

Looking ahead, we remain steadfast in our dedication to fostering a vibrant, resilient, and inclusive community. The East Cut will continue to explore new opportunities, address emerging challenges, and nurture the unique spirit of our neighborhood.

YOURS TRULY,

A handwritten signature in dark ink, appearing to read 'AR', written over a light blue horizontal line.

Andrew Robinson  
Executive Director,  
The East Cut CBD



# MISSION



Above: Visitors enjoying Salesforce Park.

The East Cut Community Benefit District works to advance the district's quality of life for residents, workers, and visitors by providing a safer and more secure community, enhancing environmental quality and beauty, and reinforcing the viability of the neighborhood's economic base.



# BUILDING COMMUNITY

It has long been a goal of The East Cut to have a community garden in the neighborhood. A place where residents have space to socialize and grow their own produce, herbs, and flowers. With few remaining open lots left in The East Cut, the CBD worked with the Office of Community Investment & Infrastructure (OCII) to create a temporary community garden design for Transbay Block 11b, an undeveloped lot at 29 Essex Street behind Rene Cazenave Apartments. The project, conceived in late 2019 with further development in 2020, was constructed in 2021 and completed in 2022. The majority of the improvements were built by volunteers and the more complicated items were handled by contractors. The project was designed to be temporary due to the planned future development of the lot, which may include the touchdown for the future Bay Bridge bike lane.

Completed in March 2022, the project includes 20 garden plots – 3 communal and 17 individual – and provides a common area for East Cut residents and visitors, complete with picnic tables and string lights for evening events. The garden plots utilize a wood planter design, all built by volunteers, and the space includes a garden shed that houses tools. Seven of the garden plots are designated for residents of Rene Cazenave, the 100% supportive housing complex adjacent to the site. The ten remaining plots were assigned to East Cut residents via a lottery system and accommodate two gardeners per bed with many garden beds shared by families in the area. For the plants in the common areas of the site, a lemon tree was planted near the northeast corner along with rosemary and lavender shrubs along the Essex Street fence. On the steep hillside bordering the east side of the site, California natives were planted, including California Lilac and Flannelbush. Mediterranean Pride of Madeira was also planted to fill in the majority of the hillside.

For site utilities, water service was installed by the SFPUC and six water spigots were strategically placed so that users can water their garden plots.

The overall design concept for the space is quite simple - maximize the number of garden plots while meeting accessibility requirements. The existing space was essentially leftover land that could not be utilized for a building development, and the steep hillside careening toward Essex Street formed a triangular parcel. By orienting the garden plots lengthwise in progressively ascending rows (from east to west), 20 garden plots span the triangular space, and by corollary, the rows resemble the rectangular “bars” often seen in East Cut branding. This can also be seen in the logo utilized for the garden.

The project was the largest capital improvement completed by The East Cut to date, and it bolstered what the organization is able to provide to the neighborhood, including design, contracting, and capital development to our service offerings. If you have questions about the East Cut Community Garden, email Janice Atienza at [janice@theeastcut.org](mailto:janice@theeastcut.org).

Right: Community Garden on Essex Street.







# UP & COMING

Despite the ongoing challenges of COVID-19, the future of the East Cut neighborhood appears promising. In the previous fiscal year, the East Cut CBD swiftly adapted to address the neighborhood's changing circumstances by implementing a range of initiatives including a volunteer-based delivery service, mask distribution events, and virtual meetings. This coming year, we have set our sights even higher with initiatives to promote the neighborhood's social gathering areas, park spaces, and volunteer events.

The former Temporary Transbay Terminal site is being transformed into a bustling community hub named "The Crossing." The site is set to become a neighborhood destination, showcasing a range of urban activations including recreational activities, retail kiosks, and event spaces. Spaces for both public and private events will be available to rent, offering a neighborhood amenity for community events, small pop-ups, farmers' markets, corporate gatherings, and more. To provide even more community benefits, The Crossing will introduce two soccer fields, an outdoor beer garden, an outdoor cinema, and food kiosks to create a temporary public open space. The site will undergo development into new housing at both ends of the block with a new park in the middle, and will establish itself as a top destination for all visitors.

As part of our efforts to beautify our community, we are set on organizing more volunteer days. Volunteer days offer a chance for local businesses and residents to make a noticeable impact on the neighborhood while fostering a sense of community. Through these volunteer days, we can fix planters, paint vandalized walls, and clean up trash; all projects that help enhance our neighborhood. These volunteer days will also offer an opportunity to connect with fellow neighbors and work together towards a common goal of making our neighborhood a better place to live, work, and play. We are excited to continue this tradition in the coming year.

Looking forward to the next fiscal year, we are optimistic about the return of office workers to our neighborhood. During the pandemic, the streets of San Francisco were mostly devoid of urban life, and most workers in our neighborhood transitioned to working from home. As we look ahead to 2021, we look forward to the revival of our once-thriving street life. We hope to see workers moving back into the area, enjoying their lunches outside, attending community gatherings, and enjoying all that our neighborhood has to offer. Upon return, office workers in our neighborhood will have the advantage of enjoying our stunning rooftop park and utilizing the Salesforce Transit Center once again. We are confident that The East Cut will return to a vibrant neighborhood with the return of office workers.

We recognize the need to ramp up our fundraising efforts to bring to life our vision for Under Ramp Park. One of the first steps we will take is to rebrand the park as The East Cut Sports & Dog Park to generate more interest in the project while also allowing potential donors to envision the park's programming. We anticipate the name to be changed again via a public process. Our first milestone goal is to raise 3.5 million dollars through a fundraising initiative to unlock capital funding from OCII to begin construction. With the help of Bartram Partnerships, we are confident that we can achieve this target by creating a comprehensive fundraising plan and completing outreach to corporate donors. With the expertise of the lead designer, Landscape Architecture Firm CMG, the park's vision will be brought to life through drawings and captivating renderings of the park's focal points. The intention of these images is to showcase its potential and inspire others to get involved in our fundraising efforts. The prospect of raising the necessary funding this year through the combined efforts of our team, OCII, CMG, Bartram Partnerships, and our Board of Directors has never been more promising.



# HIGHLIGHTS & ACCOMPLISHMENTS

- TJPA voted to approve amended Salesforce Park MOU between TJPA and The East Cut
- Street Services team moved into 200 Folsom Street
- First Community Garden volunteer workday
- Hosted quarterly property managers meeting and shared neighborhood updates on construction, coming events, and challenges.

Community Garden!

The Crossing!

Pressure Washing Funding!

Shine on!

Walking Tours!

Programming!

TJPA MOU!

Park Advocacy!

Under Ramp Park Outreach!

Downtown Reopening!

311 integration!

City Projects!

Fiscal Year 2021-22 was the sixth full year of The East Cut CBD's operations and the team's continued efforts in fulfilling the organization's core program goals amidst the changing landscape of downtown and in-office work. The core program goals remain the same from the previous fiscal year, and include:

- Advancing the District's Quality of Life For Residents, Visitors, & Workers
- Driving the Vitality of Our Neighborhood's Economic Base
- Improving and Inspiring Placemaking and Activation of Public Spaces
- Maintaining the Financial Stability and Fiscal Obligations of the Organization

Following are a few more highlights from across the CBD's program areas during the past year:

- The East Cut received \$25,000 to support neighborhood sidewalk pressure washing from Supervisor Matt Haney
- Discussion of reopening of downtown, including Downtown CBD, with Boston Properties
- Hiring of Lillian Phan as Site Operations Director at The Crossing
- Citywide consortium of benefit districts discussed the new "Shine On" campaign
- 12 Folsom Bus returns to the neighborhood after more than a decade of advocacy
- The East Cut Board of Director meeting for approval of an amended MOU and management agreement between the four partners operating at The Crossing

The CBD continues to ensure that public right-of-ways in the district are clean, safe, and welcoming. With those services effectively dialed in, the CBD continues to expand community initiatives and programming in the neighborhood.

The following five highlights accomplished during the past year give a window into major initiatives The East Cut CBD will be advancing for years to come, focusing on Economic Development and Parks & Greenspace:

- Community Garden on Essex Street opened following permits, soil testing, and work done by Catmex Landscape Contracting
- Launched the first in a series of new walking tours in the neighborhood
- The Crossing at East Cut went live after a ribbon cutting ceremony attended by the Mayor, Supervisor, Senator and other city and state elected officials
- The East Cut successfully integrated into the City's 311 system by receiving and closing out reported issues
- Began outreach to District HOAs, and coordinated a draft term sheet agreement with the TJPA for Under Ramp Park operations fundraising

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# SERVICES & STATS



Team member crosses Beale Street.

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The CBD Street Services and Safety Team works in The East Cut neighborhood 24-hours a day, seven days a week to ensure our sidewalks and public open spaces are clean, safe, and inviting. The CBD also leverages assessment dollars by raising additional funds for cleaning, providing community programming, collaborating with City leaders to address district-wide challenges, and elevating the residential and business profile of The East Cut.

**CLEANING AND MAINTENANCE.** The CBD’s street services crew provides daily cleaning and beautification: sidewalk sweeping, power washing, graffiti abatement, topping off City trash cans, weeding tree basins and sidewalk cracks, and spot-cleaning health hazards. Cleaning services are provided every day from 5:30am to 10:00pm.

**SECURITY.** More than 100,000 residents, employees, and visitors move through The East Cut every day. To ensure a safe environment, we were the first district in the City to offer 24/7 neighborhood safety services. Our patrol teams cover the entire CBD to deter crime and communicate with private building security personnel and SFPD for effective, coordinated action.

**COMMUNITY GUIDES.** Along with our Clean and Safe Teams, the CBD fields community guides who offer assistance and directions to locals and visitors. Operating as the “eyes and ears” of The East Cut from 5:30am to 10:00pm, our guides connect individuals with services, respond compassionately to calls for homeless outreach, and ensure that the district operates smoothly.

**PARKS AND GREENSPACE.** The CBD helps plan and maintain public parks, rain gardens, sidewalk landscaping, and street trees. In partnership with TJPA, the CBD also oversees maintenance and programming of Salesforce Park. And while awaiting construction of additional park spaces, the CBD works to highlight and activate privately-owned public open spaces (POPOS) for the enjoyment of residents, workers, and visitors.

**COMMUNITY PROGRAMMING.** The East Cut CBD hosts a variety of arts and cultural events throughout the year to answer community requests for neighborhood activities. These events are open to everyone and provide social and business connections for all East Cut stakeholders.

**MARKETING.** We promote The East Cut CBD’s services and events through our district newsletters, social media, website, and district-wide street banner campaign.

Learn more at: [www.theeastcut.org](http://www.theeastcut.org)

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1,986

Public calls for clean and safe service responded to.  
730 in FY20-21

3,500

City trash cans topped.  
3,449 in FY20-21

1,904

Instances of graffiti removed.  
2,997 in FY20-21

118,500

Pounds of garbage removed. (Does not include bulky items)  
145,460 in FY20-21

823

Needles removed.  
1,101 in FY20-21

2,640

Instances of outreach to homeless individuals.  
3,187 in FY20-21





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- 1 Services Ambassador Mario wipes down bench.
- 2 Team Lead Moe uses an East Cut vehicle.
- 3 Services Ambassador James Curtis wipes down electric box.
- 4 Service Ambassador James Curtis crosses the street on Beale at Folsom.



# THE FUTURE OF HOME-WORK



The new 1 Steuart Lane residential tower by SOM at Steuart and Howard streets.

During the 21-22 fiscal year, The East Cut has seen significant changes in our community as it transitions from a commercial-focused to a resident-focused neighborhood. During 2021, businesses remained closed due to the pandemic, and many never reopened. Despite the loss of most office workers, residents of the neighborhood remained. Many residents transitioned into work-from-home roles, leading to increased attendance at local events and a shift in how existing businesses operated.

Beginning in June of the fiscal year, The East Cut saw an average of only 4,000 office workers on any given workday – an extreme departure from the estimated 80,000 workers populating the neighborhood before the pandemic. However, there was a steady increase in the office worker population as the year progressed with around 10,000 workers per day in December, reaching a peak of 14,600 per day in June 2022. A staggering drop in footfall spelled disaster for the existing businesses that relied on workers to sustain projected sales. To the outside observer, many would have expected the 128 operating businesses to close. But The East Cut proved over the last year that there was an opportunity to pivot in the face of adversity, and a business's success did not have to solely rely on office workers. During the 21-22 fiscal year, only fourteen businesses in The East Cut closed permanently – an amazingly lower number when evaluating business closures throughout the rest of the City.

While fully acknowledging that any business closure is difficult and unwelcome, the CBD was interested in evaluating this relative economic success story. Our annual retail survey provided some clarity, noting that businesses consolidated, pivoted to new tech-based approaches to delivery, and reevaluated resources to survive. The ingenuity of East Cut businesses has been commendable, but a lack of foot traffic in the neighborhood would still be dramatic, and because the pandemic had

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such a significant impact on the office worker population, retail sales would need to come from somewhere else. This is where The East Cut has shown a different level of resilience as compared to neighboring downtown districts. Whereas the Financial District to the north saw empty sidewalks and darkened offices, The East Cut's residential population remained strong and even increased with the opening of the Avery and Mira residential towers the year prior. With the completion and reporting of the 2020 US Census, The East Cut saw its population at approximately 13,000 – the highest number seen since the formation of the neighborhood. Many of these residents were now working from home and utilizing the businesses that pivoted to serve a changed demographic.

With a strong residential population and neighborhood-making still a foundational vision of the CBD, the organization restructured its strategic goals to elevate resident-serving programming and placemaking. This included the opening of The Crossing which activated the Temporary Transbay Terminal and paved the way for The East Cut community to gather in the heart of our neighborhood. The 3-acre block between Howard, Main, Folsom, and Beale streets has been transformed into an ever-constant event venue. This project is a partnership between The East Cut Community Benefit District, Street Soccer USA, Nestory Park, and Real Active, collectively known as the East Cut Landing Partners, which operates the outdoor venue. The rotation of activations includes everything from fitness-focused workshops to cultural gatherings to simple food truck pop-ups. The community now has access to a family-friendly outdoor cinema, beer garden, retail kiosks, soccer fields, and more, in a safe, welcoming, and well-designed outdoor space. The Crossing is a well-timed open-air venue that not only thrived during times when social distancing was required but has continued as safety restrictions have eased.

This year also saw the launch of East Cut Tours, our public tour series. The Rincon Sneak tour is led by local volunteers who exhibit lesser-known pathways in the neighborhood while providing commentary on the neighborhood's rich history. This tour brings attention to underutilized Privately Owned Public Open Spaces, also known as POPOS. The East Cut Sights and Bites tour is a food and landmark tour led by local volunteers, as well. This tour takes residents on a trip through local restaurants and provides small tasting bites from some of the neighborhood's tenured businesses as well as restaurants that just opened in the last year. While there is a nominal charge for the Sights and Bites tour to cover restaurant costs, there is a free ticket option for those residents living in below-market-rate housing. The launch of this program has been highly successful, and we hope to expand on all of our volunteer's hard work by refining the tour offerings to appeal to a wider audience and dedicating more marketing campaigns to increase attendance.

1 View from street looking up at Mira, residential building.

2 Guy Place Park was completed this year after nearly 10 years of planning and construction.

3 Avery Lane, the newest POPOS to the neighborhood, serves as a public space and pedestrian friendly walkway.





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Finally, after two years of planning and six months of construction, The East Cut Community Garden officially opened in March. This long-desired neighborhood amenity was realized through strong board support and the help of neighborhood volunteers. The otherwise abandoned lot has quickly become a place for congregation, allowing residents to make new friends and socialize after too long indoors.

Through an astoundingly difficult time for the world, the resiliency of The East Cut is distinguishable, and the neighborhood is poised to come out of this period stronger than ever. This fiscal year saw the aforementioned US Census trigger the redrawing of San Francisco's supervisorial districts, and with threats to split The East Cut amongst two, or in some cases three supervisors, the CBD organized and advocated at City Hall to make sure the neighborhood remained intact and represented. The groundswell of neighbors and commercial interests that came out to support and promote The East Cut as a place in San Francisco is another example of many that show how dynamic a neighborhood can be when it's planned and built to uphold the expansion of commerce as well as the future-sustaining populace that call this place home.

- 1 Resident enjoys lunch at Philz coffee at 430 Folsom Street.
- 2 Gozu, a new restaurant specializing in Japanese wagyu.
- 3 Resident crossing Howard Street in front of Town Hall.
- 4 Residents enjoying seats and tables provided by Bluestone Lane.



# LEVERAGING YOUR DOLLARS

The East Cut Community Benefit District is mandated to raise funds to compensate for the benefits provided to the general public. To address our budget shortfall and fund programs not outlined in our Management Plan, The East

Cut Community Benefit District went above and beyond its fundraising requirement and raised 5.50 cents for every dollar assessment dollar received last fiscal year.

## \$125,915

in corporate donations and City grants

- \$100,915 from OEWD for Bigbelly trash receptacles and pressure washing services.
- \$25,000 from Community Challenge Grants for the East Cut Community Garden.

## \$44,000

value of individual donations

- \$3,670 in donations to The East Cut CBD general activities.
- \$2,160 in donations to the Services Team Lunch Fund and Services Team Wishlist.
- \$10,230 in donations to the East Cut Sports & Dog Park (not including donation commitments).
- \$1,880 from Docusign through their employee donation matching program.

## \$102,000

value of in-kind donations

- One permanent parking space at Rincon Green.
- 6 annual Salesforce licenses to manage the property assessments database.
- 24 gym memberships at Fitness SF.
- Company equity to the East Cut Sports & Dog Park.
- Discount on commissioned neighborhood photographs by photographer Hannah Welch.
- Artistic contribution in the form of an 84-page photo publication by neighborhood fine-art photographer MILKOVÍ.
- Prizes and giftcards offered by 14 neighborhood businesses for community event raffles.

## 362 hours

volunteered towards committees and CBD programs

- 240 hours volunteered by 28 board directors and committee members.
- 122 hours volunteered by 6 volunteers with East Cut Tours.

## 24

Right: Looking west down Harrison Street.



# BUDGET &

## JULY 2021 – JUNE 2022 ACTUALS

INCOME	ACTUALS	BUDGET	SURPLUS / (DEFICIT)
Assessments	\$ 4,461,134	\$ 4,377,363	\$ 83,771
Fundraising/In-Kind	\$ 272,321	\$ 301,000	\$ (28,679)
Interest	\$ 0	\$ 18,000	\$ (18,000)
Other Income	\$ (11,538)	\$ 0	\$ (11,538)
TOTAL INCOME	\$ 4,721,917	\$ 4,696,363	\$ 25,554

EXPENSES	ACTUALS	BUDGET	OVER / (UNDER) BUDGET
Public Safety	\$ 1,144,854	\$ 1,235,566	\$ (90,712)
Cleaning & Maintenance	\$ 917,959	\$ 928,160	\$ (10,201)
Parks & Greenspace	\$ 349,440	\$ 604,061	\$ (254,621)
Salesforce Park	\$ 1,553,040	\$ 1,714,742	\$ (161,702)
Economic Development	\$ 194,564	\$ 229,575	\$ (35,011)
Management & Operations	\$ 385,632	\$ 375,234	\$ 10,398
Fundraising	\$ 9,603	\$ 0	\$ 9,603
TOTAL EXPENSE	\$ 4,555,092	\$ 5,087,338	\$ (532,246)
Revenue Over Expenses	\$ 166,825	\$ (390,975)	\$ (224,150)
Prior Year Carryover	\$ 0	\$ 390,975	\$ (390,975)
TOTAL CARRYOVER	\$ 166,825	\$ 0	\$ (166,825)

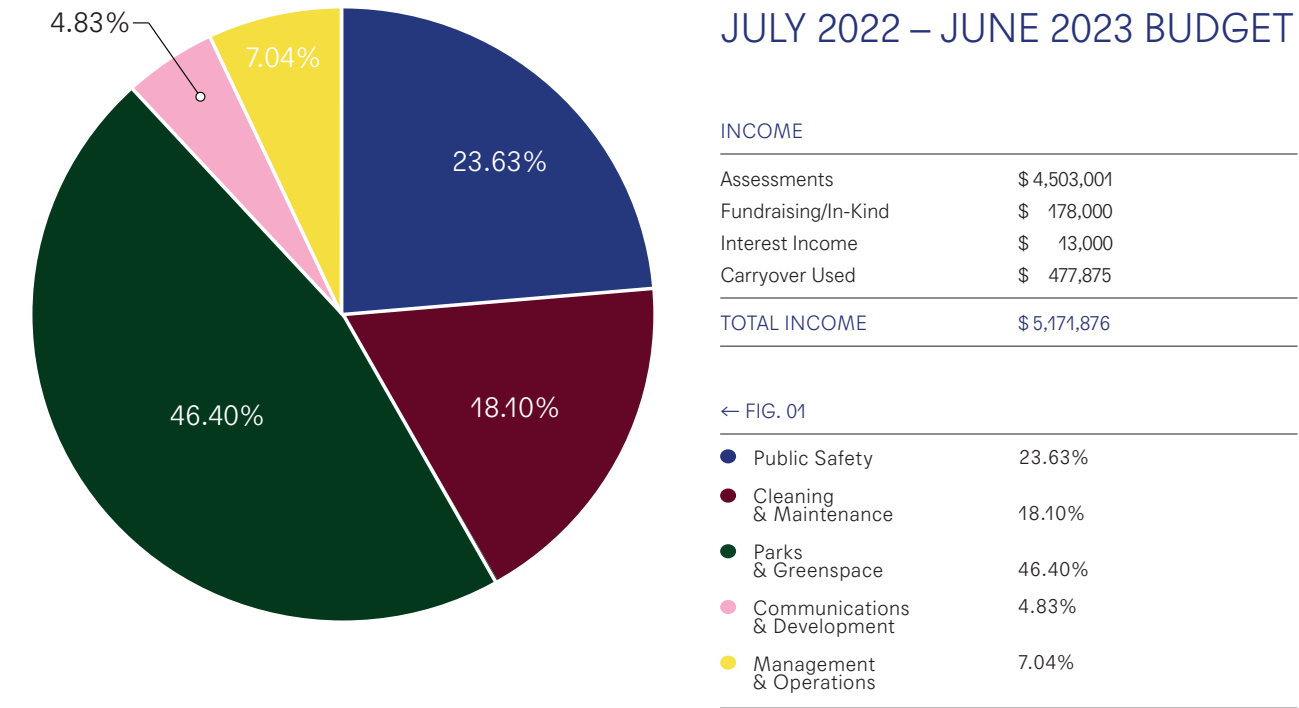
## JULY 2021 – JUNE 2022 BALANCE SHEET

ASSETS	
Cash in Bank	\$ 2,431,322
Accounts Receivable, Net	\$ 151,526
Investments	\$ 3,608,336
Loans Receivable	\$ 20,000
Capital Assets	\$ 16,905
TOTAL ASSETS	\$ 6,228,089

LIABILITIES	
TOTAL LIABILITIES	\$ 762,153
TOTAL NET ASSETS (CARRYOVER)	\$ 5,465,936
TOTAL LIABILITIES & NET ASSETS	\$ 6,228,089

# BALANCE SHEET

## JULY 2022 – JUNE 2023 BUDGET



## PROJECTED CARRYOVER DISBURSEMENT

CARRYOVER	AS OF 6.30.22	BUDGETED FOR FY22 – 23	BUDGETED FOR FUTURE YEARS
Public Safety	\$ 780,503	\$ 112,311	\$ 668,192
Cleaning & Maintenance	\$ 590,555	\$ 197,359	\$ 393,196
Parks & Greenspace	\$ 1,605,317	\$ 0	\$ 1,605,317
Salesforce Park	\$ 2,258,606	\$ 28,958	\$ 2,229,648
Communications & Development	\$ 128,900	\$ 101,554	\$ 27,346
Management & Operations	\$ 102,055	\$ 37,693	\$ 64,362
Non-Assessment	\$ 221,370	\$ 0	\$ 221,370
TOTAL	\$ 5,687,306	\$ 477,875	\$ 5,209,431



# ASSESSMENT METHODOLOGY & CALCULATION

Each property within the CBD’s boundaries pays a special assessment proportional to its share of the cost of the district’s services. The assessment is based on a formula that determines the property’s special benefit.

- An individual parcel’s annual assessment can be calculated in three steps:
1. Determine the parcel’s land use and proximity to Salesforce Park to find out the assessment rate.
  2. Add parcel lot square footage plus building square footage.
  3. Multiply by the appropriate assessment rate.
- $(\text{PARCEL LOT SQUARE FOOTAGE} + \text{BUILDING SQUARE FOOTAGE}) \times \text{ASSESSMENT RATE} = \text{ANNUAL PARCEL ASSESSMENT}$

**EXAMPLES:** For land uses more than 500 feet from Salesforce Park (excluding affordable housing and non-profit uses) with a 10,000 square foot lot and 100,000 square foot building, the calculation is:

**FY2021/22**  
 $(10,000 + 100,000) \times \$0.08980 = \$9,878$   
annual parcel assessment

**FY2022/23**  
 $(10,000 + 100,000) \times \$0.09249 = \$10,174$   
annual parcel assessment

All land uses within 500 feet of Salesforce Park, excluding commercial properties adjacent to the park:

**FY2021/22**  
 $(10,000 + 100,000) \times \$0.13278 = \$14,606$   
annual parcel assessment

**FY2022/23**  
 $(10,000 + 100,000) \times \$0.13676 = \$15,044$   
annual parcel assessment

Commercial buildings adjacent to Salesforce Park:

**FY2021/22**  
 $(10,000 + 100,000) \times \$0.18893 = \$20,782$   
annual parcel assessment

**FY2022/23**  
 $(10,000 + 100,000) \times \$0.19460 = \$21,406$   
annual parcel assessment

Commercial buildings adjacent to Salesforce Park and with a connecting bridge:

**FY2021/22**  
 $(10,000 + 100,000) \times \$0.21700 = \$23,870$   
annual parcel assessment

**FY2022/23**  
 $(10,000 + 100,000) \times \$0.22351 = \$24,586$   
annual parcel assessment

Affordable housing and non-profit uses more than 500 feet from Salesforce Park:

**FY2021/22**  
 $(10,000 + 100,000) \times \$0.06735 = \$7,409$   
annual parcel assessment

**FY2022/23**  
 $(10,000 + 100,000) \times \$0.06937 = \$7,631$   
annual parcel assessment

## THE EAST CUT CBD STAFF SPOTLIGHT

### GARRICK MITCHLER, PUBLIC REALM MAINTENANCE & OPERATIONS MANAGER



Garrick has worked for The East Cut Community Benefit District since November 2017. Garrick is a Bay Area native and has brought a perspective to our neighborhood organization that emphasizes responsiveness to stakeholders and community participation. Garrick leads the management of our Street Services & Safety team, fields neighbors’ requests for information, and coordinates directly with our City agency partners. Garrick is your CBD contact for clean and safe issues and information for all public right-of-way inquiries. Garrick’s proactiveness and outside-the-box thinking keeps our office nimble and has positioned your Community Benefit District as one of the most well-respected in San Francisco. Reach out to Garrick if you have any questions or want to discuss clean and safe projects in the neighborhood!

## THE EAST CUT CBD BOARD OF DIRECTORS 2021–2022

- Dan Coming, President, Resident  
Jonathan Shum, Vice President, Related Companies  
Leah Edwards, Secretary, Resident  
Lauren Post, Treasurer, Resident  
Katina Johnson, Past President, Resident
- Larissa Acosta, Resident  
Amy Arbuckle\*, The Clancy by Marriott  
Tony Birdsey\*, Tishman Speyer  
Benjamin Brandin, OCII  
Ken Brendel, Fitness SF  
John Cornwell\*, Resident  
Katie Darling\*, Kilroy Realty  
Daniel Esdorn, Hines  
Chema Hernández Gil, Resident  
Judy Heyboer, Resident  
Jessica Legault, Mercy Housing  
Wendy Lieu, Socola Chocolatier  
Matt Lituchy, Jay Paul Company  
George Mendoza, Salesforce  
Hugo Santana, The Lightbox Café  
Lani Volz, Boston Properties  
Franklin Wong, Transbay Joint Powers Authority

*\*Denotes board members whose term ended at the end of 2021*

## THE EAST CUT CBD COMMITTEES

Audit, Bylaws, Community Development, Executive, Finance & Development, Neighborhood Parks & Greenspace, Nominating, Personnel & Operations, Salesforce Park, Street Services & Safety

## THE EAST CUT CBD STAFF

- Andrew Robinson, Executive Director  
Mike Rieger, Deputy Director  
Garrick Mitchler, Public Realm Maintenance & Operations Manager  
Pierre Lagarde, Fundraising & Development Manager  
Emily Tzouanakis, Administration & Strategic Communications Manager  
Sydney Niiyama, Community Planning Intern

The East Cut CBD would like to thank the individuals and organizations below for their financial contributions and in-kind support in 2021–2022. Their generosity allowed us to provide services and events that improved and enlivened the district.

Albert Bower & Jerome Shaw, Adrian Caratowsa, Dan Coming, City and County of San Francisco, District 6 Supervisor Matt Haney, DocuSign, Fitness SF, Paul Gallaher, Google, Judy Heyboer, Katina Johnson, Darrell Lee, Nancy & Christopher Meyer, Office of Community Investment and Infrastructure (OCII), Office of Economic and Workforce Development (OEWD), On Fleet, Bill Quinn, Renne Public Law Group, Rincon Green, Sienna Shankel, Tishman Speyer, Transbay Joint Powers Authority (TJPA), U.S. Digital Response, Andy Van Wart.



Get in touch!

The East Cut CBD:

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The East Cut Dispatch:

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# THE EAST CUT

**FINANCIAL STATEMENTS**

**FOR THE YEARS ENDED JUNE 30, 2022 AND 2021**

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

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## **INDEPENDENT AUDITORS' REPORT**

To the Board of Directors of  
**The East Cut Community Benefit District**

### ***Opinion***

We have audited the financial statements of East Cut Community Benefit District (a nonprofit organization), which comprise the statements of financial position as of June 30, 2022 and 2021, and the related statements of activities and changes in net assets, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of East Cut Community Benefit District as of June 30, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinion***

We conducted our audits in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of East Cut Community Benefit District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about East Cut Community Benefit District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## *Auditors' Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with U.S. GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with U.S. GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of East Cut Community Benefit District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about East Cut Community Benefit District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audits.

*Marcum LLP*

San Francisco, California  
January 24, 2023

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## STATEMENTS OF FINANCIAL POSITION

JUNE 30, 2022 AND 2021

	2022	2021
<b>Assets</b>		
Cash and cash equivalents including cash held for others of \$9,190 and \$12,902, respectively	\$ 2,431,322	\$ 2,562,300
Assessments receivable	117,878	90,253
Other receivables and prepayments	33,648	15,924
Investments	3,608,336	3,212,101
Loan receivable	20,000	--
Capital assets, net	16,905	1,240
<b>Total Assets</b>	<u>\$ 6,228,089</u>	<u>\$ 5,881,818</u>
<b>Liabilities and Net Assets</b>		
<b>Liabilities</b>		
Accounts payable and accrued expenses	\$ 762,153	\$ 582,707
<b>Total Liabilities</b>	<u>762,153</u>	<u>582,707</u>
<b>Net Assets</b>		
Without donor restrictions	5,376,880	5,268,950
With donor restrictions	89,056	30,161
<b>Total Net Assets</b>	<u>5,465,936</u>	<u>5,299,111</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 6,228,089</u>	<u>\$ 5,881,818</u>

*The accompanying notes are an integral part of these financial statements.*

**THE EAST CUT COMMUNITY BENEFIT DISTRICT**  
**STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS**  
**FOR THE YEAR ENDED JUNE 30, 2022**

	2022		
	Without Donor Restrictions	With Donor Restrictions	Total
<b>Revenue, Gains, and Other Support</b>			
Assessments revenue	\$ 4,461,134	\$ --	\$ 4,461,134
Contributions	6,984	36,780	43,764
In-kind contributions	102,642	--	102,642
Grants	--	125,915	125,915
Net realized and unrealized investment losses	(22,015)	--	(22,015)
Investment income	3,594	--	3,594
Other income	6,883	--	6,883
Net assets released from restrictions	<u>103,800</u>	<u>(103,800)</u>	<u>--</u>
<b>Total Revenue, Gains, and Other Support</b>	<u>4,663,022</u>	<u>58,895</u>	<u>4,721,917</u>
<b>Expenses</b>			
Program services:			
Public safety	1,144,854	--	1,144,854
Clean team and dispatch	917,959	--	917,959
Communication and development	194,564	--	194,564
Parks and greenspace	1,902,480	--	1,902,480
Supporting services:			
Management and general	385,632	--	385,632
Fundraising	<u>9,603</u>	<u>--</u>	<u>9,603</u>
<b>Total Expenses</b>	<u>4,555,092</u>	<u>--</u>	<u>4,555,092</u>
<b>Change in Net Assets</b>	107,930	58,895	166,825
<b>Net Assets - Beginning</b>	<u>5,268,950</u>	<u>30,161</u>	<u>5,299,111</u>
<b>Net Assets - Ending</b>	<u>\$ 5,376,880</u>	<u>\$ 89,056</u>	<u>\$ 5,465,936</u>

*The accompanying notes are an integral part of these financial statements.*

**THE EAST CUT COMMUNITY BENEFIT DISTRICT**  
**STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS**  
**FOR THE YEAR ENDED JUNE 30, 2021**

	2021		
	Without Donor Restrictions	With Donor Restrictions	Total
<b>Revenue, Gains, and Other Support</b>			
Assessments revenue	\$ 4,316,674	\$ --	\$ 4,316,674
Contributions	39,788	11,089	50,877
In-kind contributions	15,886	--	15,886
Grants	--	39,927	39,927
Net realized and unrealized investment losses	(7,144)	--	(7,144)
Investment income	19,704	--	19,704
Other income	6,272	--	6,272
Net assets released from restrictions	<u>56,137</u>	<u>(56,137)</u>	<u>--</u>
<b>Total Revenue, Gains, and Other Support</b>	<u>4,447,317</u>	<u>(5,121)</u>	<u>4,442,196</u>
<b>Expenses</b>			
Program services:			
Public safety	1,026,227	--	1,026,227
Clean team and dispatch	1,037,549	--	1,037,549
Communication and development	201,837	--	201,837
Parks and greenspace	1,226,091	--	1,226,091
Supporting services:			
Management and general	<u>343,066</u>	<u>--</u>	<u>343,066</u>
<b>Total Expenses</b>	<u>3,834,770</u>	<u>--</u>	<u>3,834,770</u>
<b>Income from Operations</b>	612,547	(5,121)	607,426
<b>Extinguishment of PPP Loan</b>	<u>103,100</u>	<u>--</u>	<u>103,100</u>
<b>Change in Net Assets</b>	715,647	(5,121)	710,526
<b>Net Assets - Beginning</b>	<u>4,553,303</u>	<u>35,282</u>	<u>4,588,585</u>
<b>Net Assets - Ending</b>	<u>\$ 5,268,950</u>	<u>\$ 30,161</u>	<u>\$ 5,299,111</u>

*The accompanying notes are an integral part of these financial statements.*



# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## STATEMENT OF FUNCTIONAL EXPENSES

FOR THE YEAR ENDED JUNE 30, 2022

	Program Services					Support Services		Total
	Public Safety	Clean Team and Dispatch	Communication and Development	Parks and Greenspace	Total	Management and General	Fundraising	
Contract services	\$ 998,193	\$ 782,712	\$ 430	\$ 1,553,040	\$ 3,334,375	\$ 73	\$ --	\$ 3,334,448
Management personnel expenses	112,959	112,959	142,795	194,489	563,202	224,564	--	787,766
Rent and utilities	23,824	15,198	1,932	65,154	106,108	6,217	--	112,325
Professional Services	--	--	28,688	11,573	40,261	--	--	40,261
Accounting and audit	--	--	--	--	--	68,031	--	68,031
Community events	--	55	7,595	54,877	62,527	1,560	9,603	73,690
Office expense and supplies	8,338	2,238	110	4,390	15,076	48,270	--	63,346
Legal fees	839	381	--	15,025	16,245	20,222	--	36,467
Marketing and branding	257	164	13,014	3,377	16,812	388	--	17,200
General consulting	--	--	--	--	--	12,210	--	12,210
Depreciation	--	3,795	--	--	3,795	1,239	--	5,034
All other expenses	444	457	--	555	1,456	2,858	--	4,314
<b>Total</b>	<u>\$ 1,144,854</u>	<u>\$ 917,959</u>	<u>\$ 194,564</u>	<u>\$ 1,902,480</u>	<u>\$ 4,159,857</u>	<u>\$ 385,632</u>	<u>\$ 9,603</u>	<u>4,555,092</u>

*The accompanying notes are an integral part of these financial statements.*

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## STATEMENT OF FUNCTIONAL EXPENSES

FOR THE YEAR ENDED JUNE 30, 2021

	Program Services					Support Services	
	Public Safety	Clean Team and Dispatch	Communication and Development	Parks and Greenspace	Total	Management and General	Total
Contract services	\$ 890,071	\$ 903,349	\$ --	\$ 911,148	\$ 2,704,568	\$ --	\$ 2,704,568
Management personnel expenses	107,681	107,681	140,049	187,885	543,296	184,684	727,980
Rent and utilities	24,883	15,873	2,018	68,043	110,817	6,509	117,326
Legal fees	76	472	2,166	54,657	57,371	24,259	81,630
Accounting and audit	--	--	--	--	--	77,564	77,564
Marketing and branding	521	405	37,643	1,125	39,694	316	40,010
Office expense and supplies	1,117	7,891	2,666	3,233	14,907	23,420	38,327
All other expenses	1,878	1,878	2,100	--	5,856	10,980	16,836
Community events	--	--	15,195	--	15,195	--	15,195
General consulting	--	--	--	--	--	13,354	13,354
Depreciation	--	--	--	--	--	1,980	1,980
<b>Total</b>	<b>\$ 1,026,227</b>	<b>\$ 1,037,549</b>	<b>\$ 201,837</b>	<b>\$ 1,226,091</b>	<b>\$ 3,491,704</b>	<b>\$ 343,066</b>	<b>\$ 3,834,770</b>

*The accompanying notes are an integral part of these financial statements.*

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

	2022	2021
<b>Cash Flows From Operating Activities</b>		
Change in net assets	\$ 166,825	\$ 710,526
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Net realized and unrealized investment losses	22,015	7,144
Depreciation	5,034	1,980
Extinguishment of PPP loan	--	(103,100)
Changes in operating assets and liabilities:		
Assessments receivable	(27,625)	(40,515)
Other receivables and prepayments	(17,724)	9,391
Accounts payable and accrued expenses	179,446	(236,658)
<b>Net Cash Provided by Operating Activities</b>	<u>327,971</u>	<u>348,768</u>
<b>Cash Flows From Investing Activities</b>		
Purchase of investments	(4,882,250)	(5,154,981)
Purchase of capital assets	(20,699)	--
Issuance of loan receivable	(20,000)	--
Redemption of investments	4,464,000	5,349,800
<b>Net Cash (Used in) Provided by Investing Activities</b>	<u>(458,949)</u>	<u>194,819</u>
<b>Net (Decrease) Increase in Cash and Cash Equivalents</b>	(130,978)	543,587
<b>Cash and Cash Equivalents - Beginning</b>	<u>2,562,300</u>	<u>2,018,713</u>
<b>Cash and Cash Equivalents - Ending</b>	<u>\$ 2,431,322</u>	<u>\$ 2,562,300</u>

*The accompanying notes are an integral part of these financial statements.*

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

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### NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### *PURPOSE AND ORGANIZATION*

The East Cut Community Benefit District (“ECCBD” or the “District”) is a nonprofit 501(c)(3) community-based organization. ECCBD was formed in 2015 and began operations in 2016. The property owners of the catchment area formed ECCBD to improve the quality of life in the area by making the area cleaner, safer, and more vibrant. ECCBD has a contract with the City and County of San Francisco (the “City”) for a term of 15 years, expiring on June 30, 2030. ECCBD is generally 57 whole or partial blocks from approximately the east side of Second Street to the west side of the Embarcadero and from the north side of Mission Street to the north side of Harrison (the “District”).

ECCBD exists to implement programs to create a neighborhood that is safer, cleaner, greener, and a better place to conduct business and live. These programs and services are funded by district property owners in the Rincon Hill and Transbay neighborhoods.

ECCBD’s mission statement is as follows:

“The East Cut Community Benefit District will advance the quality of life for residents, workers, and visitors in the District by fostering a safer and more secure community, enhancing environmental quality and beauty, and reinforcing the viability of the area’s economic base.”

Program services provided by ECCBD include:

- **Public Safety** – The daytime security community guides monitor street conditions, provide crime deterrence, and evaluate quality of life issues. Community guides may patrol the District on foot or bicycle, depending on pedestrian traffic from 5:30am to 10:00pm, daily.

Nighttime security will be provided by private neighborhood security patrol working throughout the District as a deterrence to quality of life crimes, and connects to the San Francisco Police Department for more serious matters. They will be providing crime deterrence and enforcement from 4:00pm to 7:00am, daily.

- **Clean Team** – The Clean Team works to improve the appearance and cleanliness of the district daily from 5:30am to 10:00pm. The Clean Team steam cleans all sidewalks in the district once a month, work daily on sidewalk sweeping and trashcan topping, and also removes graffiti on an on-call basis, daily.

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

---

### NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *PURPOSE AND ORGANIZATION (CONTINUED)*

- **Dispatch** – ECCBD’s clean and safe services are accessed through a neighborhood dispatch system available twenty-four hours a day seven days a week.
- **Parks and Greenspace** – The Parks and Greenspace program includes irrigation systems management and repair; pest control; tree, shrub, and ground maintenance; gardening and weeding; arborist and horticultural consultation; seasonal fire fuel reduction; trash off-haul; pavement and pathway repairs and care; small capital improvements such as replacement of plant materials, fixtures, furniture, and equipment; emergency repair projects. Projects that the ECCBD is involved in the current year are: Emerald Park, Transbay Park, and Under-Ramp Park, as well as other Public Realm projects.
- **Communication and Development** – The Communication and Development program’s mission is to communicate the changes taking place in ECCBD and reinforce the public’s positive perception of the District’s parcels. This program will include newsletters, marketing materials, website development, property owner and merchant outreach programs, community liaison activities, special events, business retention and recruitment, media relations, advertising, property manager outreach, and property database development and update.

#### *BASIS OF ACCOUNTING*

ECCBD prepares its financial statements in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”), which involves the application of accrual accounting; consequently, revenues and gains are recognized when earned, and expenses and losses are recognized when incurred, regardless of the timing of cash flows.

#### *CLASSIFICATION OF NET ASSETS*

U.S. GAAP requires that ECCBD report information regarding its financial position and activities into two classes of net assets: without donor restrictions and with donor restrictions.

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

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### NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *CLASSIFICATION OF NET ASSETS (CONTINUED)*

Accordingly, the net assets are classified and reported as described below:

##### *Without Donor Restrictions*

Those net assets and activities which represent the portion of expendable funds that are available to support ECCBD's operations. A portion of these net assets may be designated by the Board of Directors for specific purposes.

##### *With Donor Restrictions*

Net assets representing funds that are specifically restricted by donors for use in various programs and/or for a specific period of time. These donor restrictions can be expendable in purpose in that they will be met by actions of ECCBD or by the passage of time. Other donor restrictions are permanent in purpose, whereby the donor has stipulated that the funds be maintained in perpetuity. At June 30, 2022, there were no net assets that were required to be held in perpetuity.

#### *FAIR VALUE OF FINANCIAL INSTRUMENTS*

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The carrying amounts of cash and cash equivalents, receivables, and accounts payable approximate fair value because of the short maturity of these instruments.

#### *ESTIMATES*

The preparation of financial statements in conformity with U.S. GAAP requires that management make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

#### *CASH AND CASH EQUIVALENTS*

ECCBD considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents.

#### *CASH HELD FOR OTHERS*

ECCBD serves as a fiscal sponsor for another organization. ECCBD receives cash and other sources of income and makes payments on behalf of the organization. These transactions are not considered revenue or expenses of ECCBD. There is a corresponding liability that equals the residual cash within accounts payable and accrued expenses.

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

---

### NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *ASSESSMENTS RECEIVABLE*

Assessments receivable represent obligations of local property owners due to ECCBD. Unpaid assessments do not accrue interest.

ECCBD uses the allowance method to account for uncollectible assessments. The allowance for uncollectible assessments receivable reflects management's best estimate of the amounts that will not be collected based on an evaluation of the outstanding receivables. As of June 30, 2022 and 2021, management believes all assessments will be collected, and therefore, an allowance for uncollectible assessments was not needed.

#### *INVESTMENTS*

Investments in marketable securities and fixed income securities are carried at fair value based upon quoted market prices.

#### *LOAN RECEIVABLE*

The loan receivable is unsecured and stated at the principal amount. Management evaluates the collectability of the note receivable annually.

ECCBD considers various factors as of the date of the financial statements in evaluating the credit quality, including historical collection experience and ECCBD's assessment of the counterparty's ability to repay its obligation. To date, ECCBD has not experienced any losses with respect to the loan receivable and believes it will be recovered; therefore, an allowance for uncollectible amounts has not been recorded.

#### *CAPITAL ASSETS*

ECCBD capitalizes acquisitions of capital assets with a cost or value in excess of \$1,000 and with an estimated useful life beyond one year. Purchased assets are recorded at cost and donated assets are recorded at estimated fair value or appraised value at the date of donation. Depreciation of capital assets is calculated using the straight-line method based upon estimated useful lives ranging from 3 to 10 years. Maintenance and repairs are charged to expense as incurred and major renewals and betterments are capitalized. The cost and accumulated depreciation of assets sold or retired are removed from the respective accounts and any gain or loss is reflected in the statement of activities and changes in net assets.

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

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### NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *ACCRUED ANNUAL LEAVE*

Full-time employees may accrue up to 5 weeks per year depending on the number of years employed. Employees can accrue a maximum of 180 vacation hours.

#### *REVENUE RECOGNITION*

##### *Assessments Revenue*

ECCBD receives its revenue primarily from special assessments levied by the City on properties located within the District in accordance with City Ordinance. The assessments are recorded by ECCBD when earned. The City remits the assessments to ECCBD as the assessments are collected from the property owners. Interest is not charged on late assessments; however, late penalties are charged in accordance with the City's policy.

##### *Contributions*

ECCBD recognizes all unconditional contributions when they are received or unconditionally promised. Contributions are recognized based on the existence or absence of donor-imposed restrictions.

The satisfaction of a donor-imposed restriction on a contribution is recognized when the corresponding expenditures are incurred or when the time restriction expires. This occurs by increasing one class of net assets and decreasing another in the statement of activities and changes in net assets. Such transactions are recorded as net assets released from restrictions and are reported separately from other transactions.

For the years ended June 30, 2022 and 2021, ECCBD received unconditional financial contributions of \$43,764 and \$50,877, respectively.

##### *In-Kind Contributions*

Donated material and equipment are recorded as contributions at their estimated fair value on the date of receipt. Such donations are reported as without donor-restrictions support unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use are reported as with donor restrictions support. Absent donor stipulations regarding how long those donated assets must be maintained, ECCBD reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor. ECCBD reclassifies with donor-restrictions net assets to without donor-restrictions net assets at that time.

ECCBD records in-kind contribution revenue for certain services received at the fair value of those services, if the services (a) create or enhance nonfinancial assets, or (b) require specialized skills, are provided by individuals possessing those skills, and would be purchased if not donated.



# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

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### NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *REVENUE RECOGNITION (CONTINUED)*

##### *In-Kind Contributions (continued)*

The following provides information about the in-kind contributions received, during the year ended June 30, 2022:

ECCBD received \$31,328 in contributed goods related to management and personnel expenses and \$21,450 in contributed goods related to office expenses and supplies to support management and general functions. The estimated value of the contributed goods was based on the estimate of wholesale values that would be received for selling similar products in the United States.

ECCBD received \$40,261, in contributed professional services to support program services. The estimated value of the contributed services was based on the current rates charged for similar services in the region.

ECCBD received \$9,603 in auction items for fundraising. The estimated value of the contributed auction items was based on the estimate of wholesale values that would be received for selling similar products.

There were no associated donor-imposed restrictions on in-kind contributions received, during the year ended June 30, 2022.

##### *Grants*

Unconditional grant awards are recognized when the award is received or unconditionally promised. Grants awarded with conditions that depend on specified future and uncertain events are not recognized until the conditions on which they depend are substantially met.

For the years ended June 30, 2022 and 2021, ECCBD recognized \$125,915 and \$39,937, respectively, of grant whose conditions have been met.

#### *MARKETING AND BRANDING*

The costs of marketing and branding are charged to expense as incurred. Marketing and branding expenses for the years ended June 30, 2022 and 2021, were \$17,200 and \$40,010, respectively.

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

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### NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *INCOME TAXES*

ECCBD is a qualified organization exempt from federal and state income taxes under §501(c)(3) of the Internal Revenue Code and §23701d of the California Revenue and Taxation Code, respectively.

U.S. GAAP requires management to evaluate the tax positions taken and recognize a tax liability (or asset) if ECCBD has taken an uncertain tax position that more-likely-than-not would not be sustained upon examination by taxing authorities. Management has analyzed the tax positions taken and has concluded that as of June 30, 2022, there are no uncertain tax positions taken or expected to be taken that would require recognition of a tax liability (or asset) or disclosure in the financial statements. ECCBD is subject to routine audits by taxing jurisdictions; however, there are currently no audits for any tax periods pending or in progress.

#### *CONCENTRATIONS OF RISK*

##### *Financial Instruments*

Financial instruments which potentially subject ECCBD to concentrations of credit risk consist principally of cash and cash equivalents. ECCBD maintains its cash in various bank accounts which, at times, may exceed federally insured limits. ECCBD has not experienced any losses in such accounts.

##### *Service Provider*

Approximately 62% and 59% of total expenses incurred were provided by two vendors during the years ended June 30, 2022 and 2021, respectively, and were attributed to safety and cleaning services, respectively. Management believes that ECCBD is not exposed to any significant credit risk related to this concentration.

##### *Contributions*

For the years ended June 30, 2022 and 2021, three donors represented 84% and three donors represented 47%, of total contributions, respectively.

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

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### NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *FUNCTIONAL ALLOCATION OF EXPENSES*

The costs of providing program and other supporting activities have been summarized on a functional basis in the statements of activities and change in net assets and functional expenses. Certain expenses have been allocated between program and management and general based on direct identification when possible, and allocation if a single expense benefits more than one program or function. Management and personnel are allocated based on the estimated time and efforts of involvement in different activities. Other expenses that require allocation, including depreciation, facilities, and insurance are allocated to the respective function based on square footage, and headcount.

#### *RECLASSIFICATIONS*

Certain amounts in the summarized comparative totals for 2021 have been reclassified to conform to the current year's presentation. These reclassifications have no effect on the previously reported net assets or change in net assets.

#### *FUNDRAISING REQUIREMENTS*

The City's contract requires that ECCBD annually raise 1.40% of its clean and safe services budget and 6.79% of its neighborhood parks and greenspaces services budget from sources other than the City's assessments.

For the years ended June 30, 2022 and 2021, ECCBD has satisfied these requirements.

#### *ADOPTED ACCOUNTING PRONOUNCEMENT*

On September 17, 2020, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2020-07, *Not-for-Profit Entities (Topic 958): Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets*. ASU 2020-07 provides guidance concerning presentation and disclosure for contributed nonfinancial assets for nonprofit organizations, including additional presentation and disclosure rules for recognized contributed services. It does not change the recognition and measurement requirements for contributed nonfinancial assets.

This ASU requires the nonprofit organization to present donated nonfinancial assets separately in the statement of activities and changes in net assets from contributions of cash or other financial assets.

The additional disclosure rules require disclosure of nonfinancial assets by category and for each category; the disclosure is required to include the following:

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

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### NOTE 1 - ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### *ADOPTED ACCOUNTING PRONOUNCEMENT (CONTINUED)*

- Qualitative information about whether contributed nonfinancial assets were either monetized or used during the reporting period. If used, a description of the programs or other activities in which those assets were used;
- The nonprofit organization's policy (if any) for monetizing rather than using contributed nonfinancial assets;
- A description of any associated donor-imposed restrictions;
- A description of the valuation techniques and inputs used to arrive at a fair value measure, in accordance with the requirements in Topic 820, *Fair Value Measurement*, at initial recognition.
- The principal market (or most advantageous market) used to arrive at a fair value measurement if it is a market in which the recipient nonprofit is prohibited by donor-imposed restrictions from selling or using the contributed nonfinancial asset.

The guidance was applied on a retrospective basis. ECCBD adopted ASU 2020-07 as of July 1, 2021.

#### *RECENT ACCOUNTING PRONOUNCEMENTS*

In February 2016, the FASB issued its lease accounting guidance in ASU 2016-02, *Leases (Topic 842)*. ASU 2016-02 will require lessees to recognize for all leases (with terms of more than 12 months) at the commencement date the following: a) a lease liability, which is a lessee's obligation to make lease payments arising from a lease, measured on a discounted basis, and b) a right-of-use asset, which is an asset that represents the lessee's right to use, or control the use of, a specified asset for the lease term. The new lease guidance also simplified the accounting for sale and leaseback transactions primarily because lessees must recognize lease assets and lease liabilities. ASU 2020-05 also delayed the effective date of this ASU by another year. ASU 2016-02 will be effective for fiscal years beginning after December 15, 2021. Early application is permitted. Management is evaluating the impact of this guidance.

In June 2016, the FASB issued ASU 2016-13, *Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments*. The standard's main goal is to improve financial reporting by requiring earlier recognition of credit losses on financing receivables and other financial assets in scope. The standard is effective for fiscal years beginning after December 31, 2022. Management is evaluating the impact of this new guidance.

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

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### NOTE 2 - FAIR VALUE MEASUREMENTS

ECCBD's financial assets and liabilities carried at fair value have been classified, for disclosure purposes, based on a hierarchy that gives the highest ranking to fair values determined using unadjusted quoted prices in active markets for identical assets and liabilities (Level 1) and the lowest ranking to fair values determined using methodologies and models with unobservable inputs (Level 3). An asset's or a liability's classification is based on the lowest level input that is significant to its measurement. Level 3 fair value measurement may include inputs that are both observable (Levels 1 and 2) and unobservable (Level 3). The levels of the fair value hierarchy are as follows:

#### ***Level 1***

Inputs are unadjusted quoted prices for identical assets and liabilities in active markets accessible at the measurement date.

#### ***Level 2***

Inputs include quoted prices for similar assets or liabilities in active markets, quoted prices from those willing to trade in markets that are not active, or other inputs that are observable or can be corroborated by market data for the term of the instrument.

Such inputs include market interest rates and volatilities, spreads, and yield curves. If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

#### ***Level 3***

Certain inputs are unobservable (supported by little or no market activity) and significant to the fair value measurement. Unobservable inputs reflect ECCBD's best estimate of what hypothetical market participants would use to determine a transaction price for the asset or liability at the reporting date.

The following is a description of the valuation methodology used for assets measured at fair value.

#### ***Equity Securities***

Equity securities listed on national markets are valued at the quoted price, or if there is no sale and the market is still considered active, at the mean of the last bid and asked prices on such exchange. Such securities are in active markets and are classified within Level 1 of the fair value hierarchy.

#### ***Fixed Income Securities***

Valued at cost plus accrued interest which approximates fair value. These securities are classified within Level 2 of the fair value hierarchy.

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

### FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

#### NOTE 2 - FAIR VALUE MEASUREMENTS (CONTINUED)

The following tables provide information about ECCBD's financial assets measured at fair value on a recurring basis as of June 30, 2022 and 2021:

June 30, 2022				
	Level 1	Level 2	Level 3	Total
<b>Assets at Fair Value</b>				
Fixed income securities	\$ --	3,580,163	\$ --	\$ 3,580,163
Equity securities	<u>28,173</u>	<u>--</u>	<u>--</u>	<u>28,173</u>
<b>Total Assets at Fair Value</b>	<u>\$ 28,173</u>	<u>\$ 3,580,163</u>	<u>\$ --</u>	<u>\$ 3,608,336</u>
June 30, 2021				
	Level 1	Level 2	Level 3	Total
<b>Assets at Fair Value</b>				
Fixed income securities	\$ --	3,184,531	\$ --	\$ 3,184,531
Equity securities	<u>27,570</u>	<u>--</u>	<u>--</u>	<u>27,570</u>
<b>Total Assets at Fair Value</b>	<u>\$ 27,570</u>	<u>\$ 3,184,531</u>	<u>\$ --</u>	<u>\$ 3,212,101</u>

#### NOTE 3 - LOAN RECEIVABLE

Loan receivable consists of a loan, dated April 25, 2022, in the amount of \$20,000 at June 30, 2022, that was made to an organization to use for capital expenditures, general operating expenditures, and certain other purposes as deemed necessary.

The loan is unsecured and calls for a single repayment at the earliest of 1.) One hundred and eighty days 2.) the first date by which the borrowing organization has received in hand at least \$150,000 in support. The loan also includes certain other commitments by the borrowing organization. The loan is discounted and reported at its face value.

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

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### NOTE 4 - CAPITAL ASSETS

Capital assets at June 30, 2022 and 2021, consist of the following:

	2022	2021
Computers	\$ 11,055	\$ 11,055
Furniture and equipment	24,288	3,588
Leasehold improvements	<u>35,618</u>	<u>35,618</u>
	70,961	50,261
Less: accumulated depreciation	<u>(54,056)</u>	<u>(49,021)</u>
<b>Total</b>	<u><u>\$ 16,905</u></u>	<u><u>\$ 1,240</u></u>

Depreciation expense for the years ended June 30, 2022 and 2021 was \$5,034 and \$1,980, respectively.

### NOTE 5 - NET ASSETS WITHOUT DONOR RESTRICTIONS

Net assets without donor restrictions at June 30, 2022 and 2021, consist of the following:

	2022	2021
Undesignated	\$ 5,376,880	\$ 5,112,828
Board Designated - Strategic Investment	<u>--</u>	<u>156,122</u>
<b>Total</b>	<u><u>\$ 5,376,880</u></u>	<u><u>\$ 5,268,950</u></u>

# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

### FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

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#### NOTE 6 - NET ASSETS WITH DONOR RESTRICTIONS

As of June 30, 2022 and 2021, net assets with donor restrictions are as follows:

	2022	2021
<b>Subject to Expenditure for Specific Purpose</b>		
Big Belly Grant	\$ 42,588	\$ --
Lunch Fund	29,906	--
Guy Lansing Neighbors	15,911	29,510
Service Team Wish List	<u>651</u>	<u>651</u>
<b>Total Net Assets with Donor Restrictions</b>	<u>\$ 89,056</u>	<u>\$ 30,161</u>

#### NOTE 7 - NET ASSETS RELEASED FROM RESTRICTIONS

Net assets were released from restrictions by incurring expenses satisfying the restricted purposes or by the occurrence of other events specified by donors. During the years ended June 30, 2022 and 2021, net assets released were as follows:

	2022	2021
Big Belly Grant	\$ 58,540	\$ 45,380
Essex Park	24,788	--
Guy Lansing Neighbors	13,598	--
Problem Library	5,000	5,000
Lunch Fund	1,874	4,966
Service Team Wish List	<u>--</u>	<u>791</u>
<b>Total</b>	<u>\$ 103,800</u>	<u>\$ 56,137</u>

#### NOTE 8 - RETIREMENT PLAN

ECCBD established a defined contribution retirement plan (the "Plan") for its employees. The Plan allows eligible employees to make voluntary contributions by salary reduction to the Plan, up to the limit allowed by law.



# THE EAST CUT COMMUNITY BENEFIT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2022 AND 2021

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### NOTE 9 - COMMITMENTS

ECCBD has a three-year office lease agreement, which expires on June 30, 2024. The lessor is the employer of an ECCBD's board member.

The following is a schedule of minimum lease commitments:

For the Years Ending	
June 30,	Total
2023	\$ 81,716
2024	84,168
<b>Total</b>	<b>\$ 165,883</b>

For the years ended June 30, 2022 and 2021, the rent expense was \$112,325 and \$117,326, respectively.

### NOTE 10 - LIQUIDITY AND AVAILABILITY

ECCBD's financial assets available within one year of the statement of financial position date for general expenditures at June 30, 2022 and 2021, were as follows:

	2022	2021
<b>Financial Assets</b>		
Cash and cash equivalents	\$ 2,431,322	\$ 2,562,300
Assessments receivable	117,878	90,253
Investments	3,608,336	3,212,101
Loan receivable	20,000	--
<b>Total Financial Assets</b>	<b>6,177,536</b>	<b>5,864,654</b>
Cash held for others	(9,190)	(12,902)
Donor imposed restrictions	(89,056)	(30,161)
Board designated net assets	--	(156,122)
<b>Financial Assets Available to Meet General Expenditures Within One Year</b>	<b>\$ 6,079,290</b>	<b>\$ 5,665,469</b>

# **THE EAST CUT COMMUNITY BENEFIT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

**FOR THE YEARS ENDED JUNE 30, 2022 AND 2021**

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### **NOTE 10 - LIQUIDITY AND AVAILABILITY (CONTINUED)**

ECCBD's goal is generally to maintain financial assets to meet 180 days of operating expenses (approximately \$2 million). As part of its liquidity and availability plan, excess cash is invested in short-term investments, including money market accounts and certificates of deposit.

### **NOTE 11 - CONDITIONAL GRANTS**

During the year ended June 30, 2020, ECCBD received a conditional grant of \$28,000 that is directed to the Big Belly pilot. During the year ended June 30, 2022, all conditions on which it depends have been satisfied. During the year ended June 30, 2021, ECCBD received a conditional grant for \$65,000, which has been amended to \$165,600 for the year ended June 30, 2022, that is directed to the Big Belly pilot and pressure washing project. During the year ended June 30, 2022, \$125,289, was recognized as the conditions on which it depends has been satisfied. At June 30, 2022, the remaining conditional grant balance is \$40,311. Management anticipates that the conditions on the remaining balance will be met during the year ended June 30, 2023.

### **NOTE 12 - RISK AND UNCERTAINTY**

The global economy has been impacted by events such as the outbreak of the COVID-19 virus and international conflicts. This has resulted in many businesses temporarily closing or working in remote environments. ECCBD does not yet know the full extent of the potential impact, if any, these events may have on its business operations. No specific material adverse matters have been identified. ECCBD will continue to monitor the impact of global events closely and revise its estimates in future periods, as necessary.

### **NOTE 13 - SUBSEQUENT EVENTS**

ECCBD has evaluated all subsequent events through January 24, 2023, the date the financial statements were available to be issued. No events requiring recognition or disclosure in the financial statements were identified.

# MEMORANDUM

**TO:** Supervisor Matt Dorsey, District 6 Supervisor

**CC:** San Francisco Board of Supervisors

**FROM:** Chris Corgas; Deputy Director, Community Economic Development, OEWD  
Jackie Hazelwood; Program Director, OEWD

**DATE:** November 28, 2023

**SUBJECT:** The East Cut Community Benefit District; FY 2021-2022 Annual Report

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This is a memo summarizing the performance of the East Cut Community Benefit District (The East Cut CBD) and an analysis of its financial statements for the period between July 1, 2021 and June 30, 2022.

The East Cut CBD is required to submit a mid-year report, an annual report, and a CPA Financial Review or Audit. The East Cut CBD has submitted all necessary documents. OEWD staff reviewed The East Cut CBD's annual report to monitor and report on whether the CBD complied with applicable rules under the Property and Business Improvement District Law of 1994, California Streets and Highways Code Sections 36600 et seq.; San Francisco's Business and Tax Regulations Code Article 15; the Greater Rincon Hill Community Benefit District management contract with the City; and the Greater Rincon Hill Community Benefit District Management Plan (Management Plan) as approved by the Board of Supervisors in 2015. Also attached to this memo are the following documents:

1. Annual Report
  - a. FY 2021-2022
2. CPA Financial Audit Report
  - a. FY 2021-2022
3. Draft resolution from the Office of Economic and Workforce Development



## **Background**

The District includes approximately 4,900 property-based parcels.

- July 31, 2015: the Board of Supervisors approved the resolution that established the property-based district called the Greater Rincon Hill Community Benefit District for 15 years (Resolution # 299-15).
- December 8th, 2015: the Board approved the contract with non-profit corporation Greater Rincon Hill Association for the administration and management of the Greater Rincon Hill Community Benefit District (Resolution # 506-15).
- April 10, 2017: Greater Rincon Hill Association voted to rename both the nonprofit corporation and the District as The East Cut Community Benefit District.
- June 5, 2017: The Secretary of State accepted and filed the name change of the nonprofit corporation to The East Cut Community Benefit District.
- September 25, 2018: The Board of Supervisors approved the FY 2016–17 annual report and financial statements for The East Cut Community Benefit District (Resolution # 316-18)
- November 19, 2019: The Board of Supervisors approved a resolution changing the name of the Greater Rincon Hill Community Benefit District to The East Cut Community Benefit District and approved the FY 2017-18 annual report and financial statements (Resolution # 492-19)
- January 26, 2021: The Board of Supervisors approved the FY 2018-19 annual report and financial statement for The East Cut Community Benefit District (Resolution # 022-21).
- May 17, 2022: The Board of Supervisors approved the FY 2019-20 annual report and financial statements for The East Cut Community Benefit District (Resolution # 206-22).
- November 29, 2022: The Board of Supervisors approved the FY 2020-21 annual report and financial statements for The East Cut Community Benefit District (Resolution # 501-22).

## **The East Cut CBD Summary and Highlights**

Year Established	July 2015
Assessment Collection Period	FY 2015-16 to FY 2029-30 (July 1, 2015 to June 30, 2030)
Services Start and End Date	January 1, 2015 – December 31, 2030
Initial Estimated Annual Budget	\$2,474,194
FY 2021-2022 Assessment Roll Submission	\$4,466,696.68
Fiscal Year	July 1 – June 30
Executive Director	Andrew Robinson
Name of Nonprofit Owners' Entity:	The East Cut Community Benefit District

The current CBD website, <https://theeastcut.org>, includes all the pertinent information about the organization and its programs, meeting calendar and agendas, and Management Plan.



## **Summary of The East Cut CBD Program Areas**

The East Cut Community Benefit District (The East Cut CBD) has a unique management plan budget allocation compared to other districts. All other districts illustrate their management plan budget as a fixed percentage of assessments toward a specific category which does not change over time.

Understanding that The East Cut CBD would have ongoing development, which included parks and greenspace coming online, project proponents provided a new management plan budget for each service category for each FY through FY 18-19. Following FY 18-19, the CBD will follow FY 18-19 management plan budget through the rest of its legislative life. The main factors determining this method of management plan budgeting was the eventual opening of Salesforce Park (called City Park in the Management Plan) and various small parks and parklets within the CBD's jurisdiction.

### **Public Safety**

Community Guides monitor street conditions, provide crime deterrence, and evaluate quality of life issues within the District. Community guides may patrol the District on foot or bicycle, depending on pedestrian traffic.

During night hours, crime deterrence is provided by a private security firm. They are in cars and on foot. The Management Plan calls for approximately 23.36% of District assessment funds to be spent in this service area.

### **Cleaning and Maintenance**

Cleaning and Maintenance program area includes regular sidewalk sweeping, steam cleaning, trash can topping, graffiti abatement, weeding of tree basin, spot cleaning of street furniture, and maintenance of streetscape amenities. A dispatch service is available to CBD residents and property owners to address specific cleaning and safety issues. The Management Plan calls for approximately 14.90% of District assessment funds to be spent in this service area.

### **Parks and Greenspace**

Maintenance services include: irrigation systems management and repair; pest control; tree, shrub, and ground maintenance; gardening/weeding; arborist and horticultural consultation; seasonal fire fuel reduction; trash off-haul; pavement and pathway repairs/care; small capital improvements such as replacement of plant materials, fixtures, furniture, and equipment; emergency repair projects.

Park operations include: management of maintenance and safety services; special events planning and oversight; community outreach. The Management Plan calls for approximately 53.64% of District assessment funds to be spent on this service area.

### **Communication and Development**

To communicate the changes taking place in the District and reinforce the public's positive perception of the District's parcels, a professionally managed communication and development program will be created. This program may include:

- Newsletters
- Marketing materials
- Website development
- Property owner and merchant outreach programs
- Community liaison activities and special events
- Business retention and recruitment
- Media relations
- Advertising
- Property manager outreach
- Property database development and updating



The Management Plan calls for approximately 1.92% of District assessment funds to be spent in this service area.

### **Management**

The Management Plan calls for approximately 3.54% of District assessment funds to be spent on management. The East Cut CBD is staffed by a full-time Executive Director who serves as the focal point person and advocate for the CBD. The East Cut CBD Board of Directors has twenty-three (23) board members who represent the diverse property owners and businesses in the District. Notice of meetings of the CBD's Board of Directors and CBD Advisory Committees are posted to the CBD's website and at the SF Main Library. All Board of Directors meetings are open to the public, and public comment is welcome.

### **Operations**

The East Cut CBD will incur the customary and usual expenses of running a business and office. Annual operational costs include rent, utilities, insurance, accounting, audit, and legal fees. In addition, \$12,000 per year has been budgeted for an annual Assessment Database to ensure that The East Cut CBD properly accounts for and levies assessments on new development as it is built, completed, and occupied. The Management Plan calls for approximately 2.64% of District assessment funds to be spent in this service area.

## **Summary of Accomplishments, Challenges, and Delivery of Service Areas**

### **FY 2021-2022**

#### **Public Safety**

- Provided public safety services 24/7 throughout the district, with Community guides working between 5:30 AM and 10:00 PM, daily and dedicated neighborhood security patrolling the district 24/7
- Responded to 1,986 public calls for service, and 174 311 service requests as part of pilot project to better coordinate with the City's 311 system and allow The East Cut CBD to close out 311 requests completed by their services team.
- Conducted outreach 2,640 times to unsheltered individuals to connect them to city services and ensure they are not in need of urgent medical care.

#### **Cleaning and Maintenance**

- The CBDs street services crew provides daily cleaning and beautification: sidewalk sweeping, power washing, graffiti abatement, topping off City trash cans, weeding tree basins and sidewalk cracks, and spot-cleaning health hazards. Cleaning services are provided every day from 5:30am to 10:00pm.
- Removed 118,500 pounds of litter.
- Cleaned or removed 1,904 instances of graffiti.
- Topped off 3,500 overflowing trashcans.
- Removed 823 needles.



## **Parks and Greenspace**

- Launched The Crossing at East Cut, the interim activation of the former Temporary Transbay Terminal Site
- Launched a series of walking tours exploring the neighborhood's extensive network of POPOS
- Adopted a Term Sheet with the TJPA and OCII for the development of Under Ramp Park (aka, East Cut Sports & Dog Park) Opened the East Cut Community Garden on Essex Street
- Continued to maintain numerous parks within the CBD, including Emerald, Park, Guy Place Mini Park, and Salesforce Park

## **Salesforce Park**

- Funded nearly 80% of the programming and maintenance of Salesforce Park.
- Steadily increased programming to return to pre-Covid levels

## **Communication and Development**

- Launched campaign to raise operating funds for East Cut Sports & Dog Park
- Produce weekly email to The East Cut CBD Board of Directors
- Promote The East Cut CBD's services and events through district newsletter, social media, website and district-wide street banner campaign.
- Host quarterly property manager meetings with commercial and residential property managers

## **Management**

- Secured grant funding to support the East Cut Community Garden, Bigbelly trash cans, and The East Cut Street Services team
- Staff participate the Embarcadero Navigation Center working group, the SFPD Southern Station Community Police Advisory Board, San Francisco Benefit District Alliance, and the California Downtown Association board of directors

## **Operations**

- The East Cut CBD produced its sixth Annual Report

### **The East Cut CBD Annual Budget Analysis**

#### **OEWD's staff reviewed the following budget related benchmarks for The East Cut CBD:**

- **BENCHMARK 1:** Whether the variance between the budget amounts for each service category was within 10 percentage points from the budget identified in the Management Plan (Agreement for the Administration of the "Greater Rincon Hill Community Benefit District", Section 3.9 – Budget)
- **BENCHMARK 2:** Whether one and forty hundredths percent (1.40%) 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 (CA Streets & Highways Code, Section 36650(B)(6); Agreement for the Administration of the “Greater Rincon Hill Community Benefit District”, Section 3.4 - Annual Reports)

- **BENCHMARK 3:** Whether the variance between the budget amount and actual expenses within a fiscal year was within 10 percent (Agreement for the Administration of the “Greater Rincon Hill Community Benefit District”, Section 3.9 – Budget)
- **BENCHMARK 4:** Whether The East Cut CBD is indicating the amount of funds to be carried forward into the next fiscal year and designating projects to be spent in current fiscal year (CA Streets & Highways Code, Section 36650(B)(5))

#### **FY 2021-2022 Budget Analysis**

**BENCHMARK 1:** Whether the variance between the budget amounts for each service category was within 10 percentage points from the budget identified in the Management Plan

**ANALYSIS:** East Cut CBD met this requirement. See table below.

<b>Service Category</b>	<b>Management Plan Budget – Asst. (Percentage)</b>	<b>Management Plan Budget - Total (Percentage)</b>	<b>FY2021-2022 Budget – Asst. (Percentage)</b>	<b>FY2021-2022 Budget - Total (Percentage)</b>	<b>Variance Percentage Points – Asst.</b>	<b>Variance Percentage Points – Total</b>
Public Safety	\$957,461.00 (23.36%)	\$971,056.00 (21.21%)	\$1,172,566.00 (24.59%)	\$1,235,566.00 (24.29%)	+1.23%	+3.08%
Cleaning and Maintenance	\$610,703.00 (14.90%)	\$619,374.00 (13.53%)	\$795,160.00 (16.68%)	\$928,160.00 (18.24%)	+1.78%	+4.72%
Parks and Greenspace	\$639,640.00 (15.60%)	\$686,235.00 (14.99%)	\$514,061.00 (10.78%)	\$604,061.00 (11.87%)	-4.82%	-3.11%
Salesforce Park	\$1,559,353.00 (38.04%)	\$1,969,378.00 (43.02%)	\$1,714,742.00 (35.96%)	\$1,714,742.00 (33.71%)	-2.08%	-9.31%
Communication and Development	\$78,831.00 (1.92%)	\$78,831.00 (1.72%)	\$216,575.00 (4.54%)	\$229,575.00 (4.51%)	+2.62%	+2.79%
Management	\$145,241.00 (3.54%)	\$145,241.00 (3.17%)	\$195,010.00 (4.09%)	\$215,010.00 (4.23%)	+0.55%	+1.05%
Operations	\$108,232.00 (2.64%)	\$108,232.00 (2.36%)	\$160,223.00 (3.36%)	\$160,223.00 (3.15%)	+0.72%	+0.79%
<b>TOTAL</b>	<b>\$4,099,461.00 (100%)</b>	<b>\$4,578,347.00 (100%)</b>	<b>\$4,768,338.00 (100%)</b>	<b>\$5,087,338.00 (100%)</b>		

**BENCHMARK 2:** Whether one and forty hundredths percent (1.40%) of actuals for Public Safety, one and forty hundredths percent (1.40%) for Cleaning and Maintenance, six and seventy-nine hundredths percent (6.79%) for Parks and Greenspace, came from sources other than assessment revenue. The Transbay Joint Powers Authority (TJPA) is responsible for raising twenty and eighty-one hundredths percent (20.81%) for Salesforce Park from sources other than assessment revenue.





**ANALYSIS:** The East Cut CBD met this requirement. Assessment revenue was \$1,029,841.08 or 96.21% of actuals and non-assessment revenue was \$40,579.00 or 3.79% of actuals for the public safety service category. Assessment revenue was \$656,869.61 or 86.56% of actuals and non-assessment revenue was \$102,014.00 or 13.44% of actuals for the cleaning and maintenance service category. Assessment revenue was \$687,994.13 or 87.92% of actuals and non-assessment revenue was \$94,506.00 or 12.08% of actuals for the Parks and Greenspace service category. Assessment revenue was \$1,558,564.51, but The East Cut CBD spent \$1,402,427.89 or 79.18% actuals and non-assessment revenue was \$368,860.75 or 20.82% of actuals. See table below.

Public Safety - 1.40% Needed

Revenue Sources	FY 2021-2022 Actuals	% of actuals
Assessment Revenue - FY20-21	\$1,029,841.08	
<b>Total Assessment (Special Benefit) Revenue</b>	<b>\$1,029,841.08</b>	<b>96.21%</b>
Contributions and Sponsorships	\$2,650.00	0.25%
Grants	\$20,182.00	1.89%
Donations	\$16,185.00	1.51%
Other	\$1,026.00	0.10%
Interest Earned	\$536.00	0.05%
<b>Total Non-Assessment (General Benefit) Revenue</b>	<b>\$40,579.00</b>	<b>3.79%</b>
<b>Total</b>	<b>\$1,070,420.08</b>	<b>100.00%</b>

Cleaning and Maintenance- 1.40% Needed

Revenue Sources	FY 2021-2022 Actuals	% of actuals
Assessment Revenue - FY20-21	\$656,869.61	
<b>Total Assessment (Special Benefit) Revenue</b>	<b>\$656,869.61</b>	<b>86.56%</b>
Contributions and Sponsorships	\$2,650.00	0.35%
Grants	\$80,731.00	10.64%
Donations	\$16,185.00	2.13%
Other	\$1,608.00	0.21%
Interest Earned	\$840.00	0.11%
<b>Total Non-Assessment (General Benefit) Revenue</b>	<b>\$102,014.00</b>	<b>13.44%</b>
<b>Total</b>	<b>\$758,883.61</b>	<b>100.00%</b>



Parks and Greenspace – 6.79% Needed

Revenue Sources	FY 2021-2022 Actuals	% of actuals
Assessment Revenue – FY20-21	\$687,994.13	
<b>Total Assessment (Special Benefit) Revenue</b>	<b>\$687,994.13</b>	<b>87.92%</b>
Contributions and Sponsorships	\$33,464.00	4.28%
Grants	\$25,000.00	3.19%
Other	\$3,692.00	0.47%
Interest Earned	\$1,928.00	0.25%
<b>Total Non-Assessment (General Benefit) Revenue</b>	<b>\$94,506.00</b>	<b>12.08%</b>
<b>Total</b>	<b>\$782,500.00</b>	<b>100.00%</b>

Salesforce Park – 20.82% Needed

Revenue Sources	FY 2021-2022 Actuals	% of actuals
Assessment Revenue – FY20-21	\$1,402,427.89	
<b>Total Assessment (Special Benefit) Revenue</b>	<b>\$1,402,427.89</b>	<b>79.18%</b>
Other (TJPA Contribution)	\$360,860.75	20.82%
<b>Total Non-Assessment (General Benefit) Revenue</b>	<b>\$360,860.75</b>	<b>20.82%</b>
<b>Total</b>	<b>\$1,771,288.64</b>	<b>100.00%</b>

**BENCHMARK 3:** Whether the variance between the budget amount and actual expenses (for assessment funds) within a fiscal year was within 10 percentage points

**ANALYSIS:** The East Cut CBD met this requirement. See table below.

Service Category/Budget Line	FY2021-2022 Budget – Asst. (Percentage)	FY2021-2022 Budget - Total (Percentage)	FY21-22 Assessment - Actual (Percentage)	FY21-22 Total - Actual (Percentage)	Variance Percentage Point - Asst	Variance Percentage Point - Total
<b>Public Safety</b>	\$1,172,566.00 (24.59%)	\$1,235,566.00 (24.29%)	\$1,104,275.00 (25.91%)	\$1,144,854.00 (23.30%)	+1.31%	-0.99%
<b>Cleaning and Maintenance</b>	\$795,160.00 (16.68%)	\$928,160.00 (18.24%)	\$815,945.00 (19.14%)	\$917,959.00 (18.68%)	+2.47%	+0.43%
<b>Parks and Greenspace</b>	\$514,061.00 (10.78%)	\$604,061.00 (11.87%)	\$403,719.00 (9.47%)	\$498,225.00 (10.14%)	-1.31%	-1.74%
<b>Salesforce Park</b>	\$1,714,742.00 (35.96%)	\$1,714,742.00 (33.71%)	\$1,404,255.00 (32.94%)	\$1,773,116.00 (36.08%)	-3.02%	+2.37%
<b>Communication and Development</b>	\$216,575.00 (4.54%)	\$229,575.00 (4.51%)	\$170,513.00 (4.00%)	\$194,564.00 (3.96%)	-0.54%	-0.55%
<b>Management</b>	\$195,010.00 (4.09%)	\$215,010.00 (4.23%)	\$207,406.00 (4.87%)	\$219,810.00 (4.47%)	+0.78%	+0.25%
<b>Operations</b>	\$160,223.00	\$160,223.00	\$156,579.00	\$165,822.00	+0.31%	+0.22%



	(3.36%)	(3.15%)	(3.67%)	(3.37%)		
<b>TOTAL</b>	<b>\$4,768,338.00</b> <b>(100%)</b>	<b>\$5,087,338.00</b> <b>(100%)</b>	<b>\$4,262,692.00</b> <b>(100%)</b>	<b>\$4,914,350.00</b> <b>(100%)</b>		

**BENCHMARK 4:** Whether The East Cut CBD is indicating the amount of funds to be carried forward into the next fiscal year and designating projects to be spent in current fiscal year

**ANALYSIS:** The East Cut CBD met this requirement. Please note: There is a period between when the City collects assessment payment and when the City disburses the funds to the CBD. As a result, a CBD typically has a fund balance at the end of the fiscal year that is equal to about 6 months of its annual budget. See table below.

<b>Special Assessment Project</b>	<b>Amount As of 06.30.21</b>	<b>Budgeted for FY22-23</b>	<b>Remaining Carryover</b>
<b>Public Safety</b>	\$ 780,503.00	\$ 112,311.00	\$ 668,192.00
<b>Cleaning and Maintenance</b>	\$ 590,555.00	\$ 197,359.00	\$ 393,196.00
<b>Parks and Greenspace</b>	\$ 1,605,317.00	\$ -	\$ 1,605,317.00
<b>Salesforce Park</b>	\$ 2,258,606.00	\$ 28,958.00	\$ 2,229,648.00
<b>Communication and Development</b>	\$ 128,900.00	\$ 101,554.00	\$ 27,346.00
<b>Management</b>	\$ 28,587.00	\$ 19,977.00	\$ 8,610.00
<b>Operations</b>	\$ 73,468.00	\$ 17,716.00	\$ 55,752.00
<b>Special Project Total</b>	\$ 5,465,936.00		
<b>Total</b>	\$ 5,465,936.00	\$ 477,875.00	\$ 4,988,061.00

### **Findings and Recommendations**

The East Cut CBD has met all benchmarks as defined on page 5 of this memo. The East Cut CBD has a strong history of meeting each of these benchmarks since its inception. 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 Salesforce 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. The general benefit for Salesforce Park is calculated based on the actual expenses compared to the other categories are based on the assessment revenue raised for each fiscal year as stated by the Management Plan and further described in the Memorandum of Understanding between the East Cut CBD and TJPA.

The East Cut CBD does not employ surveillance technology. OEWD received no complaints regarding this CBD during this reporting period. OEWD does not have any recommendations for The East Cut CBD.



### **Conclusion**

The CBD performed well in implementing its service plan. The CBD is in its seventh year of operations, and has increased its opportunities in partnering with community stakeholders and numerous municipal agencies for various projects within the District. The CBD is an extremely well-run organization with an active Board of Directors and committee members. OEWD believes The East Cut CBD will continue to successfully carryout its mission and service plans.



BOARD of SUPERVISORS



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## MEMORANDUM

TO: Sarah Dennis-Phillips, Executive Director, Office of Economic and Workforce Development  
Ben Rosenfield, City Controller, Office of the City Controller

FROM: Stephanie Cabrera, Assistant Clerk

DATE: December 15, 2023

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Government Audit and Oversight Committee has received the following proposed legislation, introduced by Supervisor Matt Dorsey on December 5, 2023:

**File No. 231260**

**Resolution receiving and approving an annual report for The East Cut Community Benefit District for Fiscal Year (FY) 2021-2022, 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.**

If you have any additional comments or reports to be included with the file, please forward them to Alisa Somera at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [Alisa.Somera@sfgov.org](mailto:Alisa.Somera@sfgov.org).

cc:  
Anne Taupier, Office of Economic and Workforce Development  
Alesandra Lozano, Office of Economic and Workforce Development  
Todd Rydstrom, Office of the City Controller

## Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☒ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)  
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor [ ] inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. [ ] from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. [ ]
- ☐ 9. Reactivate File No. [ ]
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on [ ]

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission    ☐ Youth Commission    ☐ Ethics Commission
- ☐ Planning Commission    ☐ Building Inspection Commission    ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes    ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Dorsey

Subject:

The East Cut Community Benefit District – Annual Report for FY 2021-2022

Long Title or text listed:

Resolution receiving and approving annual report for The East Cut Community Benefit District for fiscal year 2021-2022, 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.

Signature of Sponsoring Supervisor: Matt Dorsey