



Central Market Community Benefit District



Legislative Overview

**Community Benefit Districts (CBDs) /
Business Improvement Districts (BIDs) are
governed by:**

- **State law**
 - “1994 Act”
- **Local law**
 - “Article 15”



Review Process

This resolution covers the Annual Report for CY 2016

OEWD ensures that all CBDs/BIDs are meeting their management plans.

- OEWD staff conducts an annual review of Annual Reports and CPA Financial Reviews.
- OEWD provides the Board Supervisors with a summary memo.



CMCBD Formation

CMCBD	Type	Assessment Budget*	Year Established	Year Renewed	Expires
	Property-Based	\$ 1,225,433.63	2006	2013	June 30, 2028

**budget identified in management plan*



CMCBD Operations

Staff

- Executive Director – Tracy Everwine

Service Areas

– Public Safety

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

– Cleaning and Maintenance

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

– Management & Economic Development

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



BENCHMARKS

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

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

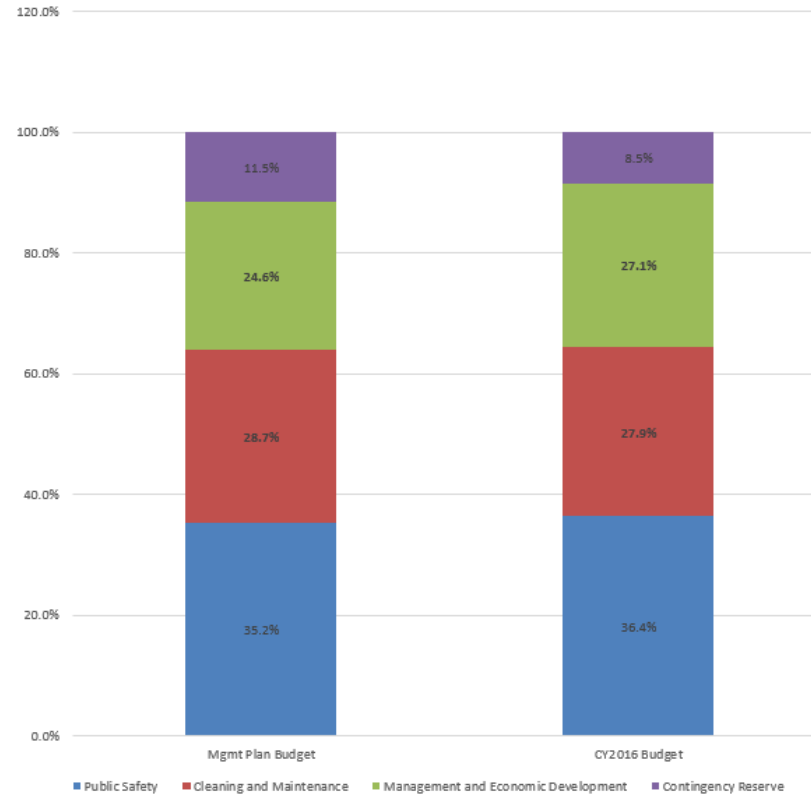
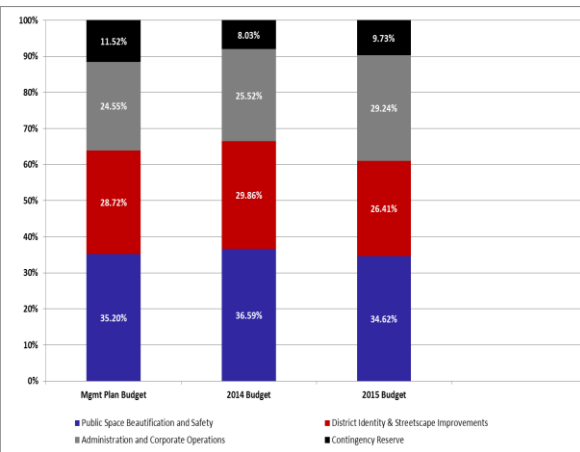
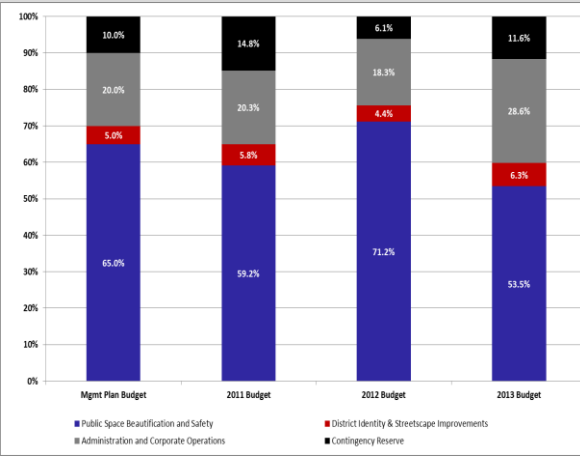
Benchmark 2 – Whether three and sixty eight hundredths percent (3.68%) of CMCBD's actuals came from sources other than assessment revenue.

Benchmark 3 - Whether the variance between the budget amounts for each service category was within 10 percentage points from the actuals.

Benchmark 4 - Whether CBD is indicating the amount of funds carried over from the current fiscal year and designating projects to be spent in the upcoming fiscal year.

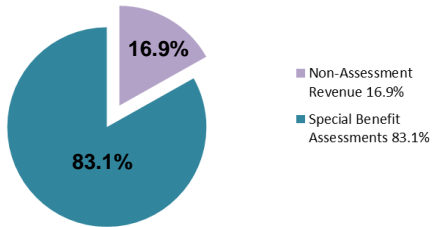


Management Plan vs. Annual Budgets

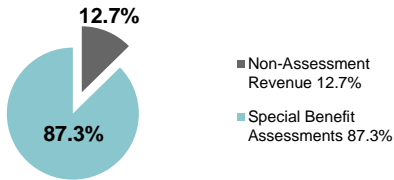


Assessment Revenue & Other Income

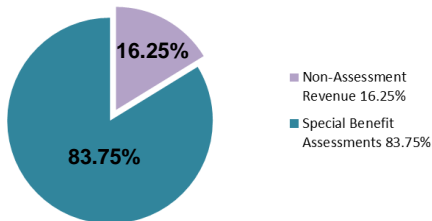
CY 2013



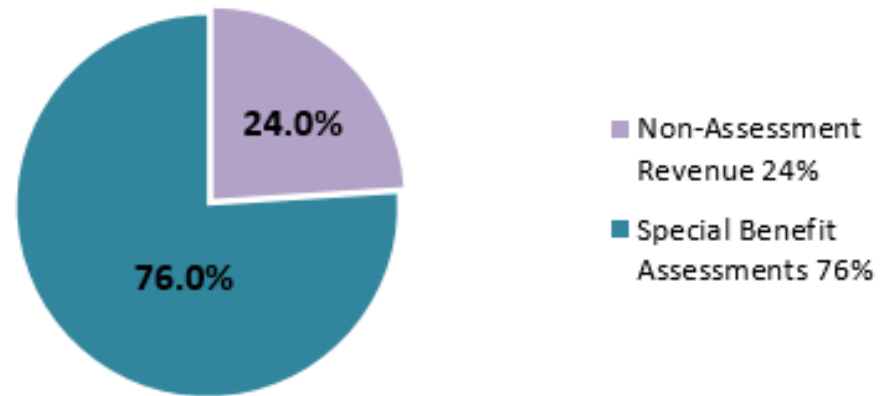
CY 2014



CY 2015



CY 2016



Budget vs Actuals

Service Category	CY 2013 Variance % Points	Service Category	CY 2014 Variance Percentage Points	CY 2015 Variance Percentage Points	CY 2016 Variance Percentage Points
Public Space Beautification & Safety	+14.7%	Public Safety	-1.8%	+1.68%	-0.56%
District Identity and Street Improvements	+3.1%	Cleaning and Maintenance	+0.9%	+2.13%	-0.64%
Administrative Expenses	+0.6%	Management and Economic Development	-1.2%	-4.27%	-1.75%
		Contingency	+2.1%	+0.46%	+2.96%



Carryover

CY 2016 Carryover	Total
Assessment	
Public Safety	\$96,270.88
Cleaning and Maintenance	\$79,630.88
Contingency and Reserve	150,136.84
Total Carryover Disbursement for Future Years	\$326,038.60



Conclusion

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

- **The organization did a commendable job of raising +24% in non-assessment revenue to support the district.**
- **Continues to partner well with community organizations and municipal organizations to fulfill the District management plan.**
- **Maintained an active board of directors and robust subcommittees.**





2016 Annual Report San Francisco

Board of Supervisors
Government Audit &
Oversight Committee



central market community benefit district



2016 District Map: 806 parcels, \$1.3M Annual Budget



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

Cleaning & Maintenance

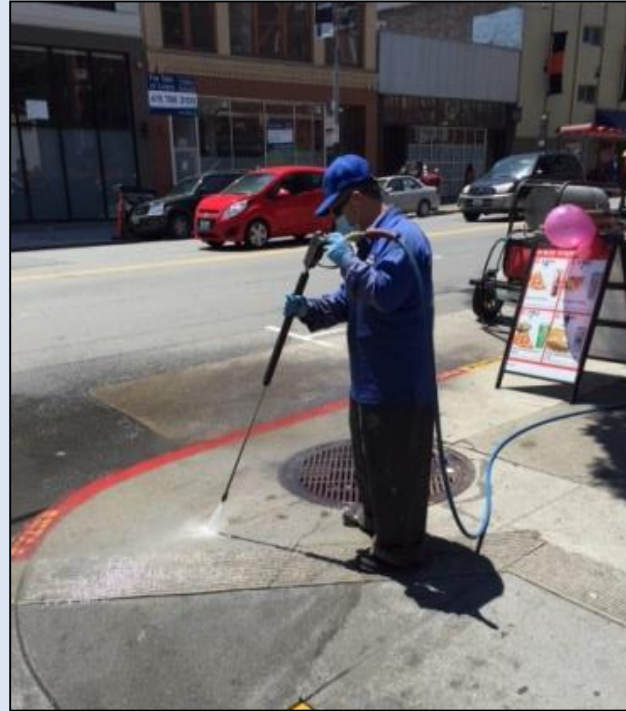
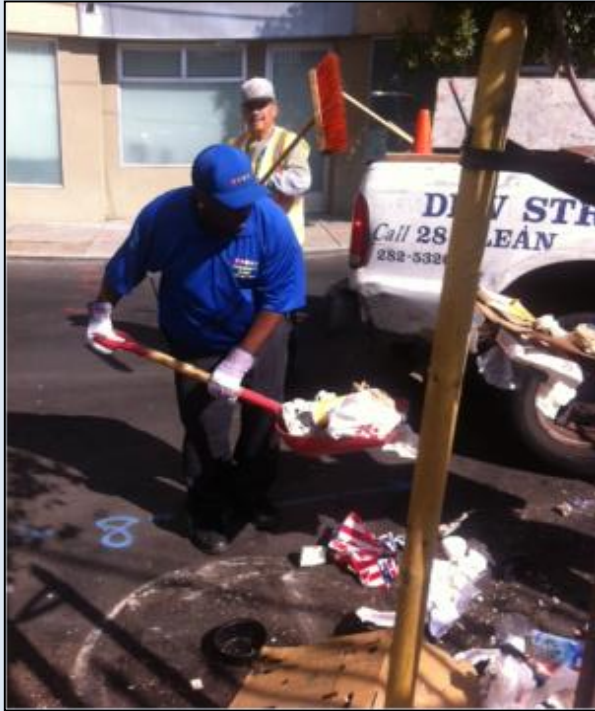
Public Safety

Economic Development





CLEANING & MAINTENANCE



Human and animal waste removals
Graffiti tags removed
Syringes collected and disposed

2016 Monthly Avg.

504
489
462

2016 Yearly total

6,053
5,873
5,540



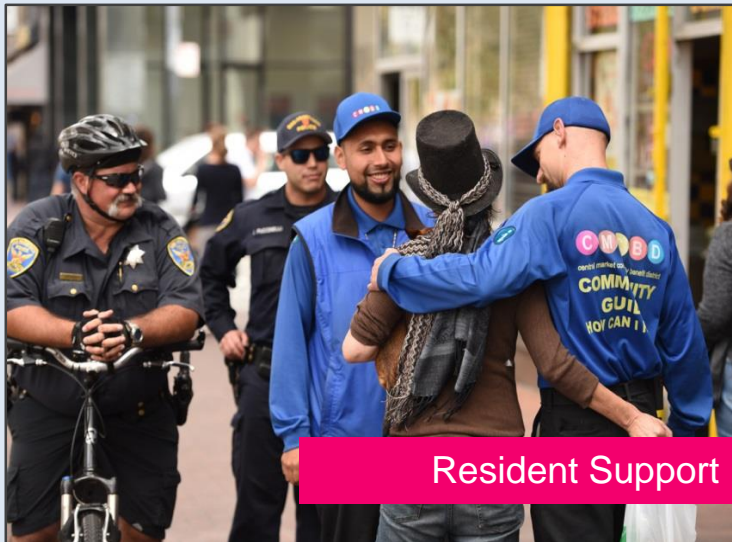
PUBLIC SAFETY



Directions & Referrals



Merchant Support



Resident Support



Social Service Outreach

Other Area Ambassador Programs



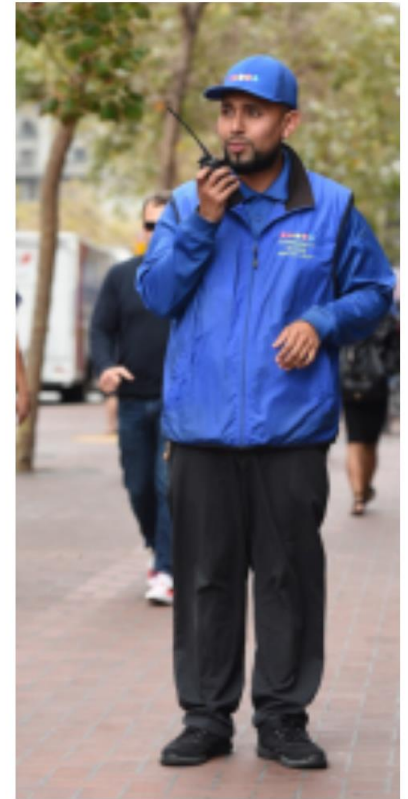
San Francisco
CAP



Civic Center
CBD



Safe
Passage

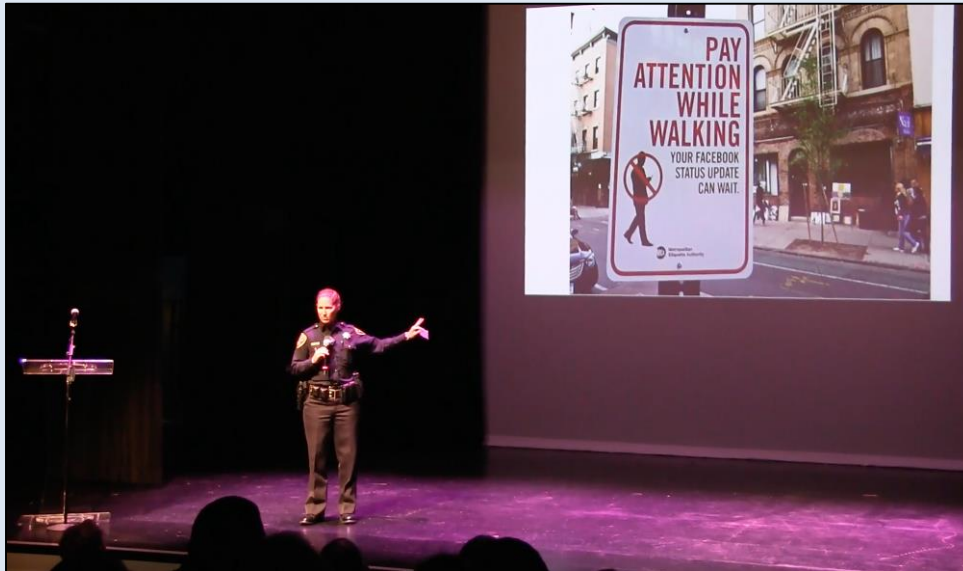


Central Market
CBD



Security Camera Program & Co-responder Safety Teams





CMCBD SAFETY SUMMIT

ACT Strand Theater
1127 Market Street, SF

You are cordially invited to the **CMCBD Safety Summit** on
September 12, 2016 3-5 pm

Come learn about keeping yourself, your staff and your residents safe in an urban environment.

- 3:00-3:30:** Registration □ safety resources tables □ refreshments
- 3:30-4:30:** Instructional presentations by the San Francisco Police Department, the San Francisco District Attorney's office, community safety specialists AVS and MJM, and the opportunity to meet the District's foot beat officers.
- 4:30-5:00** Networking reception and further Q&A with safety resource provider representatives □ wine & appetizers

Service resource providers will include:

BART & Muni Police □ Central Market Community Benefit District
NERT - Neighborhood Emergency Response Team
OCEIA Community Ambassadors Program □ Safe Passage □ SF Safe
SFPD A.L.E.R.T. (Auxiliary Law Enforcement Response Team)

RSVP REQUIRED – CONTACT: info@central-market.org

Questions? Call 415.957.5985.



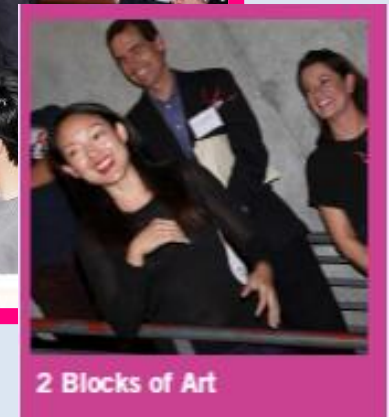


Economic Development: Promotion and advancement of District Resources

**Business Attraction,
Retention & Expansion**



- Fill Commercial Retail Vacancies
- Small Business Technical Assistance
- Construction Barricade Enhancement
- 2 Blocks of Art Art Walk



2 Blocks of Art



ECONOMIC DEVELOPMENT: New District Business Openings

JOBS
GOODS AND SERVICES
ACTIVE STOREFRONTS
SIDEWALK STEWARDSHIP





central market community benefit district



Text:

dispatch@central-market.org



Call:

415.543.5223



Email:

dispatch@central-market.org



Service Hours:

7am-7pm, 7 days/week