



**Civic
Center**
Community
Benefit District

Annual Report 2018-2019

It all happens
in Civic Center.

| History | Culture | Government |



Clean Team

CBD Cleaners undertake the task of keeping Civic Center clean by sweeping sidewalks, removing graffiti, weeding tree basins, monitoring public trash receptacles and street furniture for necessary upkeep. This year the Clean Team pressure washed 46,000 linear feet of sidewalk, removed over 5,000 instances of graffiti and over 60,000 pounds of litter from District sidewalks.



Day Ambassadors

CBD Ambassadors work to keep the District safe, serving as a helpful presence on the street, providing information and referrals, and addressing or reporting hazards and emergencies to our City agency partners. They also assist in connecting those in need of medical attention or social service support with the proper agency.



Evening Ambassadors

CBD evening Ambassadors provide essential support for the District's abundance of nighttime events and activities, keeping paths of travel to venues, transit and parking safer for pedestrians. The CBD evening Ambassadors worked 200 nights this year supporting events at District venues from Mr. Tipples and Rickshaw Stop to the Opera, Symphony, Ballet, and SF Jazz.



Garage Greeter

Patrons of the Civic Center Parking Garage rely on the presence of the CBD's Garage Greeter who monitors the garage entrance, elevators and pay stations at night. The Garage Greeter works in collaboration with the garage's operator, Impark, the evening Ambassadors, the Playground Safety Team, and Park Rangers to provide a network of support.



Safety Summit

The CBD offers a free, annual group training for the District on safety topics such as: improving personal safety in an urban environment; how to avoid being the victim of theft. This year's topic was "Theft and Break in Prevention at Home and Work". If there are safety topics you would like to see covered at the next Safety Summit, please email your ideas to the CBD at info@sfciviccenter.org.



Playground Safety

Keeping kids and families safe in the new Helen Diller Civic Center Playgrounds is supported by the CBD's playground safety team afternoons and evenings, 7 days a week. The playgrounds, made possible by the Helen Diller Family Foundation, The Trust for Public Land and the San Francisco Recreation and Parks Department now serve 1,000 users per day.



Civic Center CBD continued its successful partnership with city agencies and private sector partners to bring events and activities to Civic Center's three main public spaces: 1) United Nations Plaza, 2) Fulton Mall and 3) Civic Center Plaza. Working with: the Arts Commission, City Administrator's Office; Department of Children, Youth and Families; Grants for the Arts; Mayor's Office, of Economic and Workforce Development; Real Estate Division, Recreation and Parks Department and Planning Department; Civic Center CBD served as a nucleus for all the partners to successfully implement near term goals for the District. Special thanks to the Recreation and Parks Department for the street soccer courts on Fulton and the Winter Park ice rink in Civic Center Plaza.

Civic Center also continued more private sector partnerships with generous funders such as Dolby, the Kenneth Rainin Foundation, Lendlease, Redwood Credit Union, Square, Streetplus and Twitter; and programming partners: Alonzo King Lines Ballet, Another Planet Entertainment, Asian Art Museum, Bonneville Radio, Downtown Streets Team, Friends of the Library, Off the Grid Markets and SF Etsy - just to name a few. Throughout the year these partners helped turn Civic Center into a more valuable resource for its vast constituency through: free, family-friendly events and entertainment; interactive educational installations, the promotion of community resources old and new; public art exhibitions and infrastructure upgrades. Special thanks to the Main Library and Rubicon Point Partners for providing ongoing logistical support and storage space, which enhanced programming efficiency and success.



Bi-Rite Café Opens

Civic Center Plaza Bi-Rite Cafe opened to the public on October 23 as Mayor London Breed officiated the "rolling up" of the awnings for the first day of business. Already a popular lunch spot, a line forms in front of the kiosk on most days during mealtimes. Bi-Rite works directly with over 200 local growers, makers, and producers, to help ensure that our local economy thrives.

Bi-Rite offers the menu staples of salads, sandwiches and bowls; and has exclusively brought their famed soft serve ice cream to the Civic Center Plaza location. Beer and wine will be available soon. Contact Bi-Rite for catering or to reserve the cafe for private events.



Friday Markets & Bazaar

The Heart of the City Farmers' Market has expanded its hours in UN Plaza to Fridays, 7am to 4pm. (Their first Friday market since the 1980s!) The Market is joined by over 15 local artisan vendors from the Gift Gallery, SF Etsy and Square. The expanded Friday Farmers Market & Bazaar, which started June 7, also features food trucks from Off The Grid Markets and stalls, a rotation of free DIY activities at noon, lawn games and picnic tables for dining and hanging out with friends, family and co-workers. It's a great way to start the weekend!



Holiday Tree Lighting

"Snow" billowed, children laughed, and the Tree was lit at the Civic Center Plaza Holiday Tree Lighting Ceremony on December 5th. Emceed by Belle Bottoms, the night of entertainment featured performances by Amy Lizardo, and the SF Girls Chorus, the Tap Dancing Christmas Trees, Business Casual, youth poets from America Scores and costumed characters led by Artistic Director Nick A. Olivero.

This festive event also featured a toy giveaway for 600 kids, sponsored by Another Planet Entertainment & SFPD's Northern Station. Activities such DIY ornament making with SF Etsy, festive button making with the Asian Art Museum and free books and backpacks gifted to attendees by the San Francisco Public Library.



Key partners shaping District policy, programming and infrastructure

- BART
- Department of Public Health
- District 5 & 6 Supervisorial Offices
- Office of Economic & Workforce Development
- Planning
- Police Department
- Public Works
- Recreation & Parks Department
- SFMTA

Budget & Balance Sheet

INCOME:	BUDGET	ACTUAL
Assessments (Net of Contingency)	\$801,849.30	\$1,497,166.32
* Non-Assessment/ Fundraising/In-Kind Income	\$548,159.64	\$3,107,750.66
Total Income	\$1,350,008.94	\$4,604,916.98

EXPENSE	BUDGET	ACTUAL
Safety	\$411,805.85	\$393,633.36
Cleaning & Maintenance	\$159,992.08	\$155,366.64
Beautification & Activation	\$44,698.12	\$55,454.54
Renewal	\$92,000.63	\$113,020.66
Administration	\$217,513.53	\$241,655.39
Non-Assessment/ Fundraising/In-Kind Expense	\$423,998.72	\$780,598.86
Total Expense	\$1,350,008.93	\$1,739,729.45

ASSETS	ACTUAL
Cash and Cash Equivalents	\$1,180,558.61
Contingencies and Reserve	\$183,916.45
Accounts Receivable Net	\$66,784.63
Prepaid and Other Assets	\$2,119,004.45
Total Assets	\$3,550,264.14

LIABILITIES	ACTUAL
Accounts Payable	\$120,938.56
Accrued Expenses	\$139,559.79
Deposits Payable	\$52,692.16
Deferred Revenues	\$15,000.00
Total Liabilities	\$328,190.51

NET ASSETS:	ACTUAL
Unrestricted	\$3,222,073.63
Total Net Assets	\$3,222,073.63
Total Liabilities and Net Assets	\$3,550,264.14

*In-Kind income includes a one time gift of \$2,156,225 from Trust for Public Land for Café Kiosk in Civic Center.

CCCBD Successfully Renewed for 15 years!

On July 23rd the Board of Supervisors unanimously passed the renewal of the District through 2034. A whopping 93% of ballots returned were in favor of renewal & expansion - the highest ever achieved in San Francisco!

Thank you to all the property owners who participated in over 18 planning and budget meetings, the Open House informational events, the public hearings; and for the overwhelming support the community has shown for the important work the CBD does on behalf of the community day in and day out.

Expanded services and hours commenced January 1, 2020.



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City and County of San Francisco Real Estate Division

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Hayes Street Grill

Financial Reporting

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

SA 31 - Civic Center		FY 2018-19 Budget									
Service Category/Budget Line	Management Plan Budget	General Benefit Dollars	Management Plan Assessment Budget	% of Budget	FY 2018-19 Budget	FY 2018-19 Assessment Budget	% in Relation to Management Plan Budget	% of Budget	Variance - Mgmt. Plan Budget	Variance	Source
SA 31 - Civic Center CBD - Safety Program	\$ 357,495.00	\$ -	\$ 357,495.00	52.19%	\$ 411,805.85	\$ 411,805.85	49.38%	30.49%	-2.81%	-21.70%	
SA 31 - Civic Center CBD - Cleaning and Maintenance	\$ 139,890.00	\$ -	\$ 139,890.00	20.42%	\$ 159,992.08	\$ 159,992.08	19.18%	11.84%	-1.24%	-8.58%	
SA 31 - Civic Center CBD - Beautification	\$ 22,876.00	\$ -	\$ 22,876.00	3.34%	\$ -	\$ -	0.00%	0.00%	-3.34%	-3.34%	
SA 31 - Civic Center CBD - Activation of Public Spaces	\$ 24,081.00	\$ -	\$ 24,081.00	3.52%	\$ 44,698.12	\$ 44,698.12	5.36%	3.31%	1.84%	-0.21%	
SA 31 - Civic Center CBD - Administration, Corporate Operations	\$ 140,702.00	\$ -	\$ 140,702.00	20.54%	\$ 217,513.53	\$ 217,513.53	26.08%	16.10%	5.54%	-4.44%	
SA 31 - Civic Center CBD - Non Assessment Funds / Renewal	\$ -	\$ -	\$ -	0.00%	\$ 515,999.35	\$ -	0.00%	38.20%	0.00%	38.20%	
Contingency and Reserve	\$ -	\$ -	\$ -	0.00%	\$ 834.71	\$ -	0.00%	0.06%	0.00%	0.06%	
TOTAL	\$ 685,044.00	\$ -	\$ 685,044.00	100.00%	\$ 1,350,843.64	\$ 834,009.58		100.00%			

BENCHMARK 2: General Benefit Requirement

1.00%

Revenue Sources	FY 2018-2019 Actuals	% of actuals	Source
Assessment Revenue	\$ 1,497,113.24		PAGE 4; CBD Financial Statements
Total Assessment (Special Benefit) Revenue	\$ 1,497,113.24	32.51%	
Contributions and Sponsorships	\$ 2,220,868.81	48.23%	PAGE 4; CBD Financial Statements
Grants	\$ 401,793.81	8.73%	PAGE 4; CBD Financial Statements
Donations	\$ -	0.00%	PAGE 4; CBD Financial Statements
Interest Earned	\$ 53.08	0.00%	PAGE 4; CBD Financial Statements
Fee for Service	\$ 485,088.04	10.53%	PAGE 4; CBD Financial Statements
Total Non-Assessment (General Benefit) Revenue	\$ 3,107,803.74	67.49%	
Total	\$ 4,604,916.98	100.00%	

BENCHMARK 3: Whether the variance between the budget amount and actual expenses within a fiscal year was within 10 percentage points

SA 31 - Civic Center		FY 2018-19											
Service Category/Budget Line	FY 2018-19 Budget	Amount from Assessment	Amount from General Benefit	% of Budget (Assessment)	% Budget (Total Budget)	Actuals	Amount from Assessment	Amount from General Benefit	% of Actuals (Assessment)	% of Actuals (Total Budget)	Variance (Assessment)	Variance (Total Budget)	Source
SA 31 - Civic Center CBD - Safety Program	\$ 411,805.85	\$ 411,805.85	\$ -	49.38%	30.49%	\$ 393,633.36	\$ 393,633.36	\$ -	46.52%	20.88%	-2.85%	-9.61%	
SA 31 - Civic Center CBD - Cleaning and Maintenance	\$ 159,992.08	\$ 159,992.08	\$ -	19.18%	11.84%	\$ 155,366.64	\$ 155,366.64	\$ -	18.36%	8.24%	-0.82%	-3.60%	
SA 31 - Civic Center CBD - Beautification	\$ -	\$ -	\$ -	0.00%	0.00%	\$ 10,756.42	\$ 10,756.42	\$ -	1.27%	0.57%	1.27%	0.57%	
SA 31 - Civic Center CBD - Activation of Public Spaces	\$ 44,698.12	\$ 44,698.12	\$ -	5.36%	3.31%	\$ 44,698.12	\$ 44,698.12	\$ -	5.28%	2.37%	-0.08%	-0.94%	
SA 31 - Civic Center CBD - Administration, Corporate Operations	\$ 217,513.53	\$ 217,513.53	\$ -	26.08%	16.10%	\$ 241,655.39	\$ 241,655.39	\$ -	28.56%	12.82%	2.48%	-3.29%	
SA 31 - Civic Center CBD - Non Assessment Funds / Renewal	\$ 515,999.35	\$ -	\$ 515,999.35	#DIV/0!	38.20%	\$ 893,619.52	\$ -	\$ 893,619.52	0.00%	47.39%	#DIV/0!	9.19%	
Contingency and Reserve	\$ 834.71	\$ 834.71	\$ -	0.00%	0.00%	\$ 145,910.75	\$ -	\$ 145,910.75	0.00%	7.74%	0.00%	7.74%	
TOTAL	\$ 1,350,843.64	\$ 834,009.58	\$ 515,999.35	100.00%	61.74%	\$ 1,885,640.20	\$ 846,109.93	\$ -	100.00%	100.00%			

BENCHMARK 4: Whether 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

FY 2018-2019 Carryover Disbursement	183,916.45	Spenddown Timeline
Special Assessment Project		
Projects and Administration	\$ 183,916.45	
Designated Projects	\$ -	
Total Designated Amount for FY 2018-19	\$ 183,916.45	