



UNION SQUARE  
BUSINESS IMPROVEMENT  
DISTRICT

Public Affairs Committee

January 14, 2020 – 9:00 -10:30 am  
323 Geary Street, Suite 203

## MINUTES

### In attendance

Committee members: Stephen Brett, Lori Coleman, J. Timothy Falvey, Russell D. Keil Jr., Rusty Middleton, Kelly Powers (phone), Beau Simon, Terry Lewis, and Wes Tyler.

Staff and contract service providers: Karin Flood (USBID Executive Director), Brianna Caspersen (USBID Project Coordinator), Rob Silver USBID Director of Marketing & Public Realm) and Eva Schouten (USBID Intern)

Guests: Jim Chappell, Wyatt Lin (Pure710 SF) and Christine Torrington (Local citizen and photographer)

#### 1. Call to Order and Introductions

Observing a quorum present, Karin Flood called the meeting to order at 9:11am. Introductions were made.

#### 2. Public Comment

Karin called for public comment. Seeing none, Karin moved to the next agenda item.

#### 3. Discussion: Pure710 SF Expansion – Wyatt Lin

Karin introduced Wyatt Lin, owner of cannabis store Pure710 SF, to the committee. His store is located on 49 Kearny street and is open Monday through Friday from 11:00am to 07:00pm. Wyatt informed the committee that he wants to expand his third-floor retail space to the second floor. The second floor is currently his office space, but with an increasing number of customers he wants to convert it into retail space to manage customer overflow and provide space for vendors to demo their new products. There is no consumption of the product on the premises. The expansion would only be interior, the exterior of the building will remain the same. He mentioned that he is currently in the planning stage which may be approved January 23<sup>rd</sup> and he wants to complete the extension before 04/20. Wyatt asked the committee for a letter of support.

**Action:** With 2 abstains and 1 opposed, the committee voted to recommend to the Board of Directors to support the expansion of Pure710 SF, as motioned by Wes Tyler and seconded by Russell D. Keil Jr.

4. **Presentation: March Ballot Measures – Jim Chappell**

Karin introduced Jim Chappell to present the March ballot measures to the committee.

**A: City College Job Training, Repair and Earthquake Safety Measure Bond**

The SF City College wants \$845 Million in general obligation bonds for new building construction and upgrades across a range of campus facilities. The committee discussed that the City College are financially unreliable and the large financial impact this will have on the building owners. However, as 70% of the buildings are marked as poor and very poor and there are 65,000 students who would benefit from these upgrades, the committee voted to support this ballot.

**Action:** The committee unanimously voted to recommend to the Board of Directors a supportive position on the Ballot Measure A; City College Job Training, Repair and Earthquake Safety Measure Bond, as motioned by Stephen Brett and seconded by Russell D. Keil Jr.

**B: SF Earthquake Safety and Emergency Response Bond 2020**

This measure would create \$628.5 million in general obligation bonds to finance the construction, acquisition, improvement and seismic retrofitting of the City's emergency managements infrastructure including fire and police facilities and 911 Call Center. Jim informed the committee that this ballot had one opposition which are retired fire fighters who had a different plan.

**Action:** The committee unanimously voted to recommend to the Board of Directors a supportive position on the Ballot Measure B; SF Earthquake Safety and Emergency Response Bond 2020, as motioned by J. Timothy Falvey and seconded by Lori Coleman.

**C: Retiree Health Care benefits for Former Employees of the SF Housing Authority**

This measure would extend City retiree benefits to former employees of the SF Housing Authority. If passed, it would affect approximately 25 clerical level employees with a total increased cost to the City of around \$80,000 spread out over many years.

**Action:** The committee unanimously voted to recommend to the Board of Directors a supportive position on the Ballot Measure C Retiree Health Care Benefits for Former Employees of the SF Housing Authority, as motioned by Russell D. Keil Jr. and by seconded by Lori Coleman.

**D: Vacancy Tax**

Establishes a graduated annual tax on vacant commercial properties in certain commercial areas which does not include Union Square or China Town. A small discussion took place on the zones where this tax would be applied and about other possible solutions.

**Action:** The committee unanimously voted to recommend to the Board of Directors an opposing position on the Ballot Measure D; Vacancy Tax, as motioned by Lori Coleman and seconded by Wes Tyler.

E: Limits on Office Development

The measure would amend citywide limits on office development to link amounts of office development to affordable housing production. Jim informed the committee that this could impact jobs in San Francisco however it may be regionally beneficial. However, it will likely ultimately have a negative influence the fiscal taxes and affordable housing.

**Action:** The committee unanimously voted to recommend to the Board of Directors an opposing position on the Ballot Measure E; Limits on Office Development, as motioned by Lori Coleman and seconded by Russell D. Keil Jr.

Summary of Recommendations to the Board of Directors

<b>City of San Francisco March 2020 Ballot Measures: USBID Recommendations</b>			
<b>Letter</b>	<b>Title of Measure</b>	<b>Notes</b>	<b>USBID</b>
<b>A</b>	<b>City College Job Training, Repair and Earthquake Safety Measure Bond</b>	Requires 55% to pass	<b>Support</b>
<b>B</b>	<b>San Francisco Earthquake Safety and Emergency Response Bond 2020</b>	Requires 66 and 2/3% to pass	<b>Support</b>
<b>C</b>	<b>Retiree Health Care Benefits for Former Employees of the San Francisco Housing Authority</b>	Requires 50% +1 to pass	<b>Support</b>
<b>D</b>	<b>Vacancy Tax</b>	Requires 66 and 2/3% to pass	<b>Oppose</b>
<b>E</b>	<b>Limits on Office Development</b>	Requires 50% +1 to pass	<b>Oppose</b>

5. **Action** to approve the December 10, 2019 minutes

**Action:** The committee unanimously approved the December 10, 2019 minutes, as motioned by Lori Coleman and seconded by Russell D. Keil Jr.

## **6. Discussion: 420 Sutter Hotel Development Project**

Karin updated the committee about the hotel development project on 420 Sutter Street. Last meeting, the project sponsors presented to the committee about the project and asked the committee for support. However, there were some unanswered questions about the level of the hotel brand and the neighbors' positions on the project. Bri informed the committee that the hotel will be an upper-upscale hotel comparable to the Hyatt or Hilton. She also informed them that 450 Sutter Street is opposed to this project as they do not like the new design or the fact that the extension of the building will block their windows. Other neighboring tenants have not taken a position on the project. Karin continued to inform the committee that there is no timeline connected to this project. Wes suggested that they wait to see how this project develops before taking a position and the committee agreed.

## **7. Announcements**

### **- Winter Walk**

Karin informed the committee Winter Walk is finished and asked Rob to provide further information. Rob informed the committee about the contract termination with Off The Grid and the difficulties that came along with this. Furthermore, the BID faced opposition from retailers on Grant Ave and numerous hurdles from the City that drove up costs of the event. A small discussion about the permitting of events took place. Rob informed them that he will be meeting with Urban Space next month to discuss Winter Walk 2020.

### **- Union Square Rockin' Holiday Fundraiser recap**

Karin informed the committee that the fundraiser was a huge success. The Union Square Foundation raised \$96,000 which includes the generous \$30,000 donation by Macy's.

### **- Board of Directors Meeting – January 23, Parc 55**

Karin updated the committee about the upcoming Board of Directors meeting January 23 at the Parc 55 hotel.

### **- OEWD grant for Retail Vacancy Study awarded**

Karin updated the committee that the \$25,000 grant for Retail Vacancy Study has been awarded. A brief discussion about the scope of the project followed.

### **- Central Subway Station Tour**

Karin informed the committee that she is in the process of arranging a Central Subway Station Tour and everybody is welcome. The exact date still needs to be confirmed though it will most likely be on a Friday morning (10:00am) in February.

## **8. Public Affairs Updates**

### **- 89-unit Post Hotel to be used for supportive housing and services**

### **- 152 Geary Cannabis Retail**

## **9. Adjournment and Next Meeting: February 11, 2020**

Karin adjourned the meeting at 10:43am.