

# MINUTES

## South of Market Community Stabilization Fund -- Community Advisory Committee

May 15, 2014  
5:30 PM

### Meeting Location

1 S. Van Ness Ave.  
5<sup>th</sup> Floor  
San Francisco, CA 94103

### Community Advisory Committee (CAC)

Sam Alicia Duke - excused  
John Elberling - excused  
Conny Ford - excused  
Allan Manalo - present  
Joel Merchan - excused  
Kristian Joy Ongoco, Co-Chair - present  
Tom Temprano, Co-Chair - present

**1. CALL TO ORDER and ROLL CALL** **5 min.**

**2. DISCUSSION ITEM** **5 min.**  
*Agenda review and meeting logistics*

**3. ACTION ITEM** **5 min.**  
*Review and approve minutes of the April 2014 meeting.*

Item continued due to lack of quorum

**4. STAFF UPDATE** **10 min.**

- *Fund development strategy for existing portfolio*
- *Prospectus*
- *Potential RFPs*

Claudine del Rosario reported that she had found and spoken to several agencies that may be able to provide support to the Fund's portfolio for fund development. The organizations range from focusing on marketing to working directly with agencies to help build their capacity for development. She will develop an RFP for agencies to respond to by end of June or early July.

Ms. del Rosario has not been able to get quotes from Repro on printing a prospectus as she is awaiting final photos and quotes to include from the community coordinator.

Two additional RFPs may be released by end of June or early July: one for the acquisition of a community facility and another for connection services to college preparatory program for SoMa youth.

## **5. DISCUSSION ITEM**

**15 min**

*Updates from funded organizations. Renaissance Entrepreneurship Center and Soma Childcare Center will present on their progress at the June 2014 CAC meeting. Staff Claudine del Rosario will provide preliminary report based on monthly reporting of the agencies.*

Misha Olivas provided an update on the work to date under the Renaissance grant. She explained that grant funds were made available to help local businesses hire locally. She reported that two community members have been hired to date. It has been more difficult than expected to get folks to the workshop. Mr. Temprano asked how the kiosk at 333 Harrison can be activated. The suggestion was made to advertise the availability of on the space on Storefront SF for free.

Ms. del Rosario reported that a school site coordinator has been hired for Bessie Carmichael and has engaged several new organizations as partners. She has also helped secure resources for the school including 60 computers and iPads. 5M has committed \$5000 to the school along with a pledge to help fundraise \$25,000 for the fund development position.

## **6. ACTION ITEM**

**20 min.**

*CAC will continue discussion and possible action to implement a two-year RFP/funding cycle for most SoMa Stabilization Fund grants for services. CAC will also consider additional requirements and timelines for emergency response grants and capital projects.*

Item was continued due to lack of quorum.

## **7. DISCUSSION ITEM**

**20 min.**

*Don Marcos from the San Francisco Filipino Cultural Center will update the CAC on the development and build out of the Center.*

Don Marcos provided an update on the SF Filipino Cultural Center. He explained that when Westfield negotiated for the operation of the Metreon, space was to be made available for a Cultural Center as a community benefit. He stated that the Cultural Center has a 20-year lease and that the rent is free for the first 3 years. He went on to explain that \$720,000 was available for tenant improvement and \$500,000 for operating expenses and that Swinerton was selected to build out the space. Don reported that the construction cost has escalated and now the cultural center cannot repay the construction loan. Therefore the cultural center is looking to attract sponsorship and is offering naming rights. The space will be available for a variety of uses and will have four offices available for nonprofit. Mr. Marcos stated that he would like to rent the nonprofit space at a community rate. Mr. Manalo asked what he is requesting of the SOMA fund and what is the Cultural Center's current budget. Mr. Marcos explained that there is \$500,000 on hand for 5 years of operation. The cultural center has to pay of Swinerton a total of \$672,000. The center needs \$172,000; the remaining \$500,000 will come from a bridge loan. Mr. Marcos also noted that the dissolution of the SFRA created a shortfall in the financing for the project. Ms. Ongoco asked which lenders had been

approached for a bridge loan. No one has been identified. Mr. Manalo requested that Mr. Marcos return with a business plan, an operating budget, and clarity about what will be requested of the Fund.

## **8. PUBLIC COMMENT**

**10 min.**

Teresa, staff at BISHOP, reported that 10 households were placed at Bridge's new development (the Natoma Apartments.) Ms. Kay Griffin introduced herself. She noted that she is involved in neighborhood and resident displacement issues. Mr. Manalo announced that there would be a sketch comedy performance at Bindlestiff Studio this weekend.

## **9. ADJOURN**

Meeting was adjourned at 7:30pm.

### **EXPLANATORY DOCUMENTS:**

Copies of Explanatory Documents listed in this agenda, and other related materials received by the SOMA C.S.F.C.A.C. after the posting of the agenda, are available for public inspection and/or copying at One South Van Ness, 5<sup>th</sup> Floor. Please call Claudine del Rosario at (415) 749-2519 to make arrangements for pick-up or review.

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