

Potrero Yard Neighborhood Working Group Meeting #44 Minutes
 Tuesday, July 9, 2024, 5:30 p.m. to 6:30 p.m.
In-person Virtual & Hybrid Meeting via Microsoft Teams

Note – The meeting minutes capture the overall tone of the group’s discussion and is not meant to be an exact transcription.

Members Present:	PNC Staff:	City Staff:
Amy Beinart	Chris Jauregui	Bonnie Jean von Krogh (SFMTA)
Christian Howes	Clem Howard	Chris Lazaro (SFMTA)
Christian Vega	Jackson Smith	John Angelico (SFMTA)
Erick Arguello	Jennifer Trotter	Kerstin Margary (SFMTA)
Heather Dunbar	Kelsey Frost	Sean O’Brien (Public Works)
Jolene Yee	Michelle Feng	Tim Kempf (Public Works)
James Bryant	Seth Furman	
J.R. Eppler	Other Attendees:	Members not in attendance:
Magda Freitas	Aleena Galloway	Manuel (Dino) Santamaria
Mary Travis-Allen	Ronald Mitchell	Jorge Elias, Jr.
Roberto Hernandez		Claudia DeLarios Morán
Ross Brown		Peter Belden
Scott Feeney		Raven McCroey

Purpose of the meeting

The purpose of the meeting was to provide updates about the working group, bus yard, and funding for the Project.

Item 1. Welcome

John Angelico: (Slide 1) John Angelico opened the meeting.

John Angelico: (Slide 2) Presented the agenda and meeting focus areas.

Item 2. Member and SFMTA Announcements

John Angelico: (Slide 3) Shared Member, SFMTA, and Muni Announcements.

John Angelico: (Slide 4) Twin Peaks tunnel is currently under repair with preventative maintenance. Subway operations will continue from Embarcadero to Castro with disruptions between July 20 – July 21 and August 22 – August 29.

John Angelico: (Slide 5) Shared Working Group Announcements.

Comment: Calle 24 Latino Cultural District will be tabling at Fiesta de Las Americas on September 21. (Erick Arguello)

Item 3. Working Group Updates

John Angelico: (Slide 6) Introduced Working Group Updates.

John Angelico: (Slide 7) Thank You For Your Service

- Announced that Alexander Hirji will be stepping down from the Working Group. He originally joined as a member of the SF Youth Commission. Extended appreciation for insight and time.

John Angelico: (Slide 8) Introduced new Working Group Members. Ross Brown and James Bryant will be filling two vacant seats for Youth Services and Workforce Development, respectively.

Comment: Thank you for the opportunity. I currently serve as an Outreach and Engagement Specialist at Horizons in San Francisco. Located at 17th and Potrero, Horizons serves youth ages 14-24 through 15 different youth programs. I am very excited and enthusiastic about this project and look forward to transferring knowledge as a representative of youth in the neighborhood. (Ross Brown)

Comment: I currently work in workforce development, and I am excited to be part of this team. I have a comfortable relationship with the community and look forward to contributing. (James Bryant)

John Angelico: (Slide 9) Summarized the current makeup of the Working Group and individual representatives.

John Angelico: (Slide 10) Shared update regarding the addition of a new Working Group seat for a Youth representative. The team developed a plan to attract applicants and will begin recruitment efforts soon. Eligible students must be in grades 9-12 and reside and attend school in the city. The application process will include letters of recommendation and specific requirements, with priority given to students living in the Project area.

Comment: Preparing to begin outreach to recruit for the new seat. The application will soon be posted on the SFMTA website. Outreach will include flyers, posters, online promotion, and leveraging networks with schools and community/academic organizations. Please share the application with any potential candidates once it is live. (Jackson Smith)

Q: Could you clarify the current timing given that students are currently on Summer break?
(Bonnie Jean von Krogh)

- A: We plan to give ample time for applications, which are due September 9. Interviews will be conducted the following week, and we will onboard the new Working Group member by September 30. (Jackson Smith)

Q: Could you talk about who could write a letter of recommendation? (John Angelico)

- A: We are open to recommendations from teachers, counselors, coaches, or anyone who can speak to the student's strengths and potential contributions to the working group. (Jackson Smith)

Q: Are students able to get recommendations from family? (John Angelico)

- A: For the purposes of this application, we are discouraging immediate family members from providing letters of recommendation. (Jackson Smith)

Q: Given SFUSD's dynamic nature and diverse backgrounds, is there an equity focus on how the students are being recruited? (Ross Brown)

- A: We are prioritizing certain zip codes near the Project Site to emphasize specific geographic areas. (John Angelico)
- A: We are not requiring any specific academic standing or prior work experience. We understand that students have varying access to opportunities and want to keep it open and flexible to meet students where they are. (Jackson Smith)
- A: In developing this new seat we discussed equity at length as a key priority. For example, we discussed whether to limit participation to students who both live and attend school in specific zip codes to hyper-focus on the community – and ultimately decided not to do so because it would not be equitable for a student living near the Yard but attending a merit-based school outside of the Southeast corridor (ex. Lowell HS).

Q: SF Muni is used by many, with varying levels of use. Many students are big fans and have personal histories connected with the system. What type of student are we looking for? (Ross Brown)

- Yes, we are prioritizing individuals interested in transit, housing, social justice policy, and environmental sustainability. We're seeking someone rooted in the community with an interest in accessible, reliable transit and equitable housing, without requiring a specific GPA. This priority is to identify individuals with project-related interests in an equitable way. (Jennifer Trotter)

Q: What nuances are involved in the outreach approach? A specific youth outreach strategy is essential. If the plan was developed without input from youth outreach experts, there may be gaps that need addressing. (Ross Brown)

- A: We welcome feedback and support from working group members. SFMTA's Youth Transportation Advisory Board is also collaborating closely with us on this initiative. (Bonnie Jean von Krogh)
- A: YCD and MEDA provide youth services and resources to reach to support outreach. We plan to use this experience to also support this team reaching as many students as possible. (Jennifer Trotter)

Comment: We are focused on marginalized communities and uplifting individuals from them. There is a specific equity focus. (Bonnie Jean von Krogh)

- Response: Alex Hirji, the former Working Group Youth Services member and former SF Youth Commission member, offered to help train, onboard, and recruit. (John Angelico)
- Response: For future opportunities, I suggest collaborating with the Youth Commission during the ideation and creation phases of youth seat development. (Ross Brown)

Item 4. General Project Updates

John Angelico: (Slide 11) Introduced General Project Updates.

Chris Jauregui: (Slide 12) Shared Project Updates. PNC is currently advancing RFP process for General Contractor for the bus yard, including bidding documents and design plans. Also the Project Team (SFMTA and PNC) is progressing on housing agreements and MTA transition plan, implementing CEQA mitigation measures, and NEPA compliance goals this year.

Chris Jauregui: (Slide 13) Shared updates around Oral Histories portion of Cultural Resource mitigation measure. As part of the CEQA process, staff will be conducting oral histories of the yard through interviews with community members and former SFMTA staff to document individual histories. We are seeking two working group members to participate in this initiative, which will culminate in a report submitted to the public library to create a narrative project summary. Interviews will take approximately one hour each and are anticipated to occur in August 2024.

Comment: We do have a few leads for potential interviewees, with Mr. Ronald Mitchell nominated from this room (as an SFMTA representative). We are also considering Jorge as well, who has extensive knowledge about the yard and relevant individuals. (John Angelico)

- Response: We'll be in touch. (Ronald Mitchell)

Comment: There will be representation from the American Indian Cultural District, employees of Potrero Yard, and other SFMTA employees. (Jennifer Trotter)

Comment: Since we are aligned with Calle 24, I would like to suggest that they have a shared voice in cultural representation. (Mary Travis-Allen)

- Response: That is a great idea, thank you for offering to share AICD representation with Calle 24. We could have one representative from The American Indian Cultural District and one from Calle 24, rather than two representatives from AICD. (Jennifer Trotter)

John Angelico: (Slide 14) Shared updates for public art. Two percent of the public works budget is allocated to public art for the Project. One site features an expansive 11,000 square feet area (bus ramp on 17th Street), while the other site covers a stairwell with 3,800 square feet of glass façade (on Mariposa Street).

- These spaces have been offered to the arts community locally and nationally, with eight finalists selected from 225 initial submissions.
- The first round of art proposals is due July 15, followed by a public comment period from July 31 to August 14. (*Note: the comment period was subsequently changed to Aug 5 – 19.*) This period accepts feedback from the public but does not involve voting; it provides an opportunity for open input.
- Information will be available on the Arts Commission website and displayed via QR codes around the yard on 17th and Mariposa Streets. SFMTA Staff will also have a dedicated feedback space.
- Arts Commission staff are anticipated to provide additional information to the Working Group at subsequent meetings.

John Angelico: (Slide 15) Summarized upcoming Community Engagement events. The next major event is Sunday Streets Mission on August 25 from 11 am to 4 pm, where streets will be closed for walking, biking, and riding. Will discuss Project, distribute swag, and engage with the public. Additional events are planned for the fall, including Fiesta de Las Americas. Suggestions for other activities to attend are welcome from the community.

Comment: We also recently attended the June YMCA celebration in Bayview and connected with youth and families. (Bonnie Jean von Krogh)

Item 5. Project Procurement Update

Chris Jauregui: (Slide 16) Shared Project Procurement Updates.

Chris J: (Slide 17) Summarized Bus Yard Design-Builder Procurement Schedule. Completed the RFQ process with responses received last year. Moving forward with releasing the RFP (targeting July 2024), finalizing commercial documents, and completing design components to present to contractors for bidding. Contractors are expected to respond within a 4-month timeline, with submissions anticipated in October - November 2024.

Item 6. Bus Yard Updates

Chris Lazaro: (Slide 18) Introduced Bus Yard Updates.

Chris Lazaro: (Slide 19) Announced that SFMTA did not receive a federal grant of \$115 million (Low & No Emissions grant). The SFMTA plans to reapply in the next round of the annual process run by the Federal Transit Administration (FTA), aiming to strengthen the project application further. The grant outcome does not impact the project timeline, which will continue moving forward as planned. Currently awaiting a debrief meeting with the FTA to understand the

reasons for the decision and hope to receive detailed feedback to improve SFMTA's application for the next round.

Q: What was the amount of the grant? If it has no impact, what was the intent of the funding originally? (Mary Travis-Allen)

- A: The more federal funds we secure, the lower the overall project costs the SFMTA. Applying funds early in the project development reduces long-term expenses. Our grant request was for \$115 million out of a total \$1.5 billion in grants awarded nationwide, with the largest award being \$99.5 million. (Chris Lazaro)
- Comment: My primary professional focus is fundraising, specializing in private funding. I'm eager to support research in funding opportunities like META and other sources of philanthropy. I leverage personal relationships and networks, particularly with foundations, to frame funding pursuits. I also strategize around private donations, aiming for impactful outcomes. (Ross Brown)
- Response: Thank you for the offer. (John Angelico)

Q: How does PNC and MEDA collaborate on the funding process? (Ross Brown)

- A: For affordable housing, we primarily rely on local, county-wide, state grants and loans, and tax credits. We're preparing for our first major state funding round in January, which, once secured, will unlock additional funding opportunities. This is crucial as many funders prefer not to be the initial contributors, and state funding can pave the way for further financial support. (Seth Furman)
- Comment: It sounds like we might need a subcommittee for fundraising. (Kirsten Margery)
- Response: Craigslist is prioritizing fundraising for military veterans if there is any relation on this end. (Ross Brown)

Item 7. Next Steps

Chris Jauregui: (Slide 21) Introduced Next Steps.

Chris Jauregui: (Slide 22) Another working group meeting is scheduled for August 13, which will provide updates on the process, including the ongoing RFP process with general contractors.

- Comment: Jackie von Treskow of the SFAC will share art submission details at the next meeting, which is one day before the comment period ends. Public comment on art proposals will be available for two weeks before the meeting. (John Angelico)
- Comment: This is a great opportunity for working group members to comment. John will provide updates on the process, including details on listening sessions, outreach efforts, and broad dissemination. (Bonnie Jean von Krogh)

John Angelico (Slide 23) Opened Meeting for Public Comment.

Q: When would the bus facility be done? (Ross Brown)

- A: We postponed the demolition to early 2025, with the scheduled opening date for the bus yard set for 2028. (John Angelico)

Q: What about housing? (Ross Brown)

- A: Housing groundbreaking could follow shortly after, around 2027, contingent on funding sources. The first phase of housing is planned to be completed by 2029. (Seth Furman)
- A: correction to what John said about the bus yard schedule: The timing to finalize the project agreement is expected in Q1 and Q2 of 2025. Demolition is slated for early to mid-2025, with completion of the bus facility anticipated by 2029. (Chris Jauregui)

Q: Then housing will be after? (Ross Brown)

- A: It will start in 2027 with the basement. (Seth Furman)
- A: The bus facility starts first because it takes longer to build and concurrently housing finances take longer to assemble. Construction of housing is estimated to take about 2 years. (Kirsten Margery)

Comment: The next phase of housing will be above the bus yard. Funding will be looked for during all phases. (Bonnie Jean von Krogh)

Comment: I can share previous Working Group meeting decks that cover housing considerations for Ross to have more information as a new member. (Jennifer Trotter)