

**Potrero Yard Neighborhood Working Group Meeting #43 Minutes**

Tuesday, May, 14, 2024, 5:30 p.m. to 6:40 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.

<b>Members Present:</b>	<b>PNC Staff:</b>	<b>City Staff:</b>
Amy Beinart	Chris Jauregui	Bonnie Jean von Krogh (SFMTA)
Christian Howes	Divali Ramkalawan	Chris Lazaro (SFMTA)
Christian Vega	Jackson Smith	Jackie von Treskow (SFAC)
Erick Arguello	Jennifer Trotter	Kerstin Margary (SFMTA)
J.R. Eppler	Michelle Feng	Nathan Stalnaker (SFMTA)
Jolene Yee	Monica Almendral	Wade Wietgreffe (SFMTA)
Magda Freitas	Myrna Ortiz	<b>Members not in attendance:</b>
Manuel (Dino) Santamaria	Natalie Jenkins	Claudia DeLarios Morán
Mary Travis-Allen	Pelesani Seele	Heather Dunbar
Raven McCroey	Sam Hull	Jorge Elias, Jr.
Roberto Hernandez	Seth Furman	<b>Other Attendees:</b>
Scott Feeney	Stuart Marks	James Bryant
Shellena Eskridge		Jayshawn Anderson
Peter Belden		Kurt Ricci
Alexander Hirji		Ross Brown

**Purpose of the meeting**

The purpose of the meeting was to update the Working Group on the public art, federal funding, and contractor procurement.

**Item 1. Member and SFMTA Announcements**

Bonnie Jean von Krogh: (Slide 2) Welcomed attendees and shared the meeting agenda.

Bonnie Jean von Krogh: (Slides 3 - 4) Shared updates to the recently passed SFMTA annual budget. Changes include Muni Fare updates, Muni route service changes, paratransit service,

and street safety programs. The MTA is working to close the budget gap from \$214M to \$12.7M. The MTA's priorities are based on community feedback and surveys.

Bonnie Jean von Krogh: (Slide 5) Shared updates on new priorities for neighborhood parking and safety violations.

Bonnie Jean von Krogh: (Slide 6) Shared updates about enhancing security on Muni by hiring additional transit ambassadors. These are individuals who ride vehicles and support customer needs and conflict de-escalation. The agency has received community feedback that transit riders want more safety precautions taken.

Bonnie Jean von Krogh: (Slide 7) Opened space for Working Group Members to share announcements.

1. Potrero Hill residents are excited about the SFMTA's completion of the 17th Street Project and are hosting a small celebration on June 9th. (Peter Belden)
2. The Homeless Prenatal Program is hosting a gala and fundraiser event this Saturday, May 18 from 7 - 11pm. (Shellena Eskridge)

## **Item 2. Project Updates**

Chris Jauregui: (Slides 8-9) Shared updates around PNC finalizing designs. These will be publicized for the general contractor bid. Procurement documents are in progress. Other project updates include:

- Progress is being made on funding for the bus facility and housing. The Project Agreement is on track for finalization. Interviews are in progress for filling two vacant seats within the Working Group.

Myrna Ortiz: (Slide 10) Shared updates on upcoming community engagement activities that PNC and the SFMTA will participate/participated in May and June:

- Y for Community Day – May 11th | 2:30 p.m. – 7:00 p.m.
- Carnival Festival & Parade – May 25th and May 26th | 11:00 a.m. – 6:00 p.m.
- Bayview Family Day – June 8th | 12:30 p.m. – 3:00 p.m.
- Juneteenth & Father's Day Celebration – June 16th | 12:00 p.m. – 6:00 p.m.

Divali Ramkalawan: (Slide 11) Introduced herself as the Chief Program Office of Young Community Developers (YCD).

- Since the contract was awarded to PNC, YCD has fulfilled two (2) roles as an affordable housing developer with MY-T and as community engagement experts with PNC.
- YCD focus will now shift solely to community engagement as YCD will be stepping down from the MY-T developer team. This decision is due to the reduction in housing units and economic constraints. YCD remains committed to supporting engagement efforts and

expresses confidence in the other MY-T BIPOC affordable housing firms: MEDA and TCDC.

Comment: YCD has been an amazing contributor to the MY-T team by supporting the Project get through entitlements and CEQA. We are thankful that we get to continue partnering with YCD in this new capacity. (Bonnie Jean von Krogh)

Q: Could you speak to the comment on the reduction in units and funding? Is YCD replacing someone else in the role of community engagement? (Amy Beinart)

- A: There are constructability constraints, which have been discussed with the group previously. The Mayor's Office of Housing and Community Development (MOHCD) has only approved funding for one phase of affordable housing (Bryant Street Housing), which does not meet YDC's business requirements. YCD will continue to serve as the Community Engagement consultant, as we have since the Project's inception. (Monica Almendral)
- A: The Draft Environmental Impact Report (DEIR) initially included 575 units. However, the proposed number in the Project application was 513 units. Following the transition from senior to family housing, this figure was further reduced to 465 units. This reduction is due to the shift from smaller units in senior housing to larger units in family housing, resulting in approximately 780 bedrooms overall. (Chris Jauregui)

Comment: I appreciate the clarification regarding the reduction in units. I'm now curious about the current phasing plan, as it seems to be extending significantly. (Amy Beinart)

- Response: MEDA and TCDC remain dedicated to the Project. Phase 1 will focus on Bryant Street family housing, and we are currently in the process of working on our funding applications. Phase 2 with housing on top of the Podium will follow after the completion of Phase 1. (Seth Furman)

Q: So the change in role for YCD will not derail the Project or funding access? (Jolene Yee)

- A: Correct. Each developer of MY-T would yield revenue based on the number of units and from a business side, fewer units means less revenue. This change does not impact funding access or Project success. (Seth Furman)

### **Item 3. Public Art**

Bonnie Jean von Krogh: (Slide 12) Introduced Public Art update.

Jackie von Treskow: (Slide 13) The Arts Commission is finishing the Public Art panels and qualification reviews for the Project.

Jackie von Treskow: (Slide 14) Shared updates for submissions for Public Art opportunities.

- The Artist Qualification Panel met in February to review 225 RFQ applications to develop a short list of 31 applicants deemed most qualified for the glass artwork opportunities.
- The 31 applicants were advanced to the Artist Review Panel meeting on March 11 to identify four (4) finalists for each glass artwork opportunity who were invited to develop site-specific conceptual proposals for the Project.
- The Artist Finalists Orientation Meeting was held at the Potrero Yard on March 25. This included a comprehensive introduction to artists that included several stakeholders to share Project history and context.
- **Four finalists for the bus ramp:** Celeste Byers and Spencer Keeton Cunningham, Precita Eyes Muralists, Twin Walls Mural Company. One of the shortlisted artists stepped out of the competition for personal reasons.
- **Four finalists for the Mariposa stairwell opportunity:** Christopher Burch, Juan Fuentes, Jet Martinez, Josue Rojas

Jackie von Treskow: (Slide 15) Introduced Celeste Byers and Spencer Keeton Cunningham. With murals that span the globe from Oakland to New Zealand, Celeste Byers explores themes of cultural identity, drawing inspiration from her dual heritage. Spencer Keeton Cunningham is an enrolled member of the Confederated Tribes of the Colville Reservation whose work environmental and social issues, including Native American rights.

Jackie von Treskow: (Slide 16) Introduced Precita Eyes Muralists, a longstanding group based in the Mission with decades of experience creating murals and mosaics in the neighborhoods and across San Francisco. They possess relevant skills, experiences, and cultural context for the Project and are eager to work with a new medium.

Jackie von Treskow: (Slide 17) Introduced Twin Walls Mural Company, consisting of Elaine Chu and Marina Perez Wong, who are dedicated to addressing perspectives of community, human rights, and social and environmental justice. Both have deep connections to the city and were born and raised in San Francisco.

Jackie von Treskow: (Slide 18) Introduced Christopher Burch, a San Francisco-based artist originally from St. Louis, Missouri. He explores identity, myth, and folklore intersecting with social justice, incorporating music and comprehensive drawing.

Jackie von Treskow: (Slide 19) Introduced Juan R. Fuentes, a legacy artist with deep connections in the Mission and former director of Mission Grafica at the Mission Cultural Center for Latino Arts. He is a cultural and social activist inspired by the Chicano movement.

Jackie von Treskow: (Slide 20) Introduced Jet Martinez, a Mexican-born contemporary artist with extensive mural experience, whose work is engaged with the traditions of Mexican folk art.

Jackie von Treskow: (Slide 21) Introduced Josué Rojas, an artist and educator with multiple decades of experience in community arts leadership and education. He focuses on engaging with the community throughout his practice, addressing social justice issues, and empowering migrant communities through his work. Josue was a finalist for the Mission Branch Library public artwork, which was also a glass opportunity.

Jackie von Treskow: (Slide 22) Shared the artist anticipated selection timeline:

- **Week of May 20:** Review of proposal development progress by SFAC staff.
- **Week of June 17:** Final review of proposal materials with SFAC for feedback prior to finalization and submission.
- **July 15:** Artists submit final proposals to SFAC.
- **July 31 – August 14:** Two week display of the artist proposals online and at a location near the Project Site, to be determined.
- **August 19:** Presentation of Proposals to Review Panel; Review Panel selects one proposal for each site to be recommended to the Arts Commission for Approval.
- **August 21:** Proposals are submitted to the Visual Arts Committee (VAC), a subcommittee of the Full Commission, for approval. VAC recommendation is forwarded to the full Arts Commission for final approval by Resolution.
- **September 2:** Full Commission approval of VAC recommendation by Resolution.
- **October 2024:** Artists enter into contract with the Arts Commission for Design Development and Consultation during Fabrication and Installation of the Artwork.

Following this, artists will submit their final design proposal, which will be put on display for public comment for approximately two weeks. Comments received during this time will be shared with the Artist Review Panel for them to consider when scoring the artists and their proposals. The artists will present their proposals and be interviewed by the panelists during the final review panel on August 19, after which the panelist will score each proposal based on specific project criteria. All review panel meetings will be open to the public.

Jackie von Treskow: (Slide 23) Artists for the glass art will be chosen first, as the tile will need to complement the design of the glass artwork on the bus ramp. The tile artwork will commence immediately after glass artist selection is complete in the fall.

Q: Who is the artist who dropped out? (Eric Arguello)

- A: Juana Alicia Araiza. (Jackie von Treskow)

Comment: I was impressed with how the SFAC facilitated the meetings and how everything was accomplished during the review panel boards. (Jolene Yee)

- Response: Thank you for your support on the outreach and getting the word out. (Jackie von Treskow)

Q: How are you supporting artists who have not previously worked with glass? (Myrna Ortiz)

- A: We provide training to help artists understand how their work can transition between mediums. All contractors will collaborate with expert subcontractor fabricators for the Project. With its size of 11,000 square feet, a dedicated team will execute the artistic plan. We also have an open-door policy where artists can call us and ask any questions that come up throughout the process. (Jackie von Treskow)

Comment: It has been a pleasure to serve on the panel. (Kerstin Margary)

#### **Item 4. Project Procurement**

Chris Jauregui: (Slide 24-25) PNC and the SFMTA have reached several key milestones regarding the contractor procurement. We are advancing the RFP process and anticipate a June 2024 release, requesting fixed-price fixed-schedule submissions. This is for the Design-Build portion of the Bus Yard.

Chris Jauregui: (Slide 26) Shared details around communication protocol. The bidders are prohibited from communicating with each other and with members of the Potrero Yard Neighborhood Working Group. If a Working Group member engages in conversations with bidders (including entering into contracts or receiving donations) about this Project, they are required to recuse themselves from the Working Group. The expectation is that the Working Group is independent from PNC.

#### **Item 5. Bus Yard Updates**

Chris Lazzaro: (Slide 27-28) Last month we shared that we were applying for a \$115M low emission federal grant. It was submitted at the end of April and we expect notice of award decisions at the end of July. This money would come with no interest payments and would help support the Project's progress.

This grant would require a Phase 2 of the environmental review. We previously went through CEQA and would need to also go through the federal environmental review process called NEPA [National Environmental Policy Act].

Wade Wietgreffe: (Slide 29) Shared overview of NEPA requirements.

- NEPA is the federal law equivalent to the CEQA [California Environmental Quality Act]. The requirements are similar in many ways and were actually enacted in the same year.
- The purpose of NEPA is to assess and inform decision makers of a Project and enable federal funds to flow into the Project. The team is working closely with federal consultants in addition to PNC. The robust analysis done for CEQA will inform the NEPA analysis for the Project, which includes assessing cultural resources. This analysis relies on our previous efforts and will be completed over the next few months.

Chris Lazzaro: (Slide 30) Shared how NEPA impacts the Project schedule. The Federal NEPA process will cause a slight shift in the Project schedule (expected to be approximately three months)

- The Project's Potrero Yard closure will shift from the end of 2024 to Spring 2025.
- The BYC completion time is pushed to 2027-2028.

### **Item 6. Next Steps**

Chris Jauregui: (Slide 31) The next Working Group meeting will take place on June 11, 2024. We are continuing work on the Contractor procurement process.

We are happy to continue to meet with local organizations and interested parties to share Project updates as part of our grassroots efforts. If you have any recommendations for groups who we should meet with, please reach out to PNC or the SFMTA.

### **Item 7. Public Comment**

Comment: Why is Alecia no longer participating in the public art RFP? (Roberto Hernandez)

- Response: She pulled out due to personal reasons. (Jackie Von Treskow)

Q: I work with Horizons and would like to reiterate that this process is a great opportunity for youth to learn about project planning. I would like to urge the Working Group to find a way to engage youth in these meetings as a learning opportunity. (Ross Brown)

- A: Thank you, Ross, we do have a Working Group seat for a youth representative. Alexander Hirji fills that seat. (Bonnie Jean von Krogh)

Comment: If you have a youth who you think is interested, please share their information. (Roberto Hernandez)

- Response: We have TAY (Transitional Age Youth) at Horizons that would be great candidates. If there is interest, I would happily provide a list of qualified youth that would be interested in participating. (Ross Brown)

Q: Are there any current Working Group seat vacancies that a youth could fill? (Scott Fenney)

- A: We have two vacant Working Group seats. One is a workforce development seat and the other is a Senior Services seat. (Bonnie Jean von Krogh)

Q: How do we go about creating a seat for a youth? (Roberto Hernandez)

- A: Alexander Hirji fulfills the Working Group's youth chair. (Bonnie Jean von Krogh)

*Meeting adjourned at 6:40 p.m. by Bonnie Jean von Krogh.*