

BOARD of SUPERVISORS



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San Francisco 94102-4689
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AFFIDAVIT Receipt of Amended Management Plan

I, Adele Destro, Assistant Clerk of the Board, City and County of San Francisco, do hereby acknowledge receipt of an Amended Fisherman's Wharf Community Benefit District Management District Plan, correcting grammatical and text changes filed on June 6, 2005, with the Office of the Clerk of the Board.

This 6th day of June, 2005

A handwritten signature in cursive script, reading "Adele Destro".

ADELE DESTRO
Assistant Clerk of the Board

NEW CITY

America, Inc.

Marco Li Mandri, President • www.newcityamerica.com

June 6, 2005

Clerk of the Board of Supervisors
City and County of San Francisco
C/o Lisa Pagan, Office of the Mayor
City Hall, Room 436
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

FAX: 415 554-6018

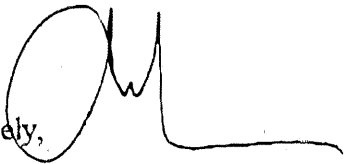
SUBJECT: Submittal of Final Management District Plan for the Fisherman Wharf
Community Benefit District, formed under Article 15 of the Business
Improvement Districts Procedure Code, City and County of San Francisco

Dear County Clerk:

Please find attached a copy of the final Fishermans Wharf Management District plan. This plan includes any and all final grammatical and text changes done in conjunction with the City Attorney's office and the Mayor's Office of Workforce and Economic Development.

Please call my office at (888) 356-2726 should you have any questions regarding this final plan.

Sincerely,


Marco Li Mandri
New City America, Inc.
Consultant to the Fisherman's Wharf Community Benefit District



**FISHERMAN'S WHARF COMMUNITY BENEFIT
DISTRICT MANAGEMENT DISTRICT PLAN
SAN FRANCISCO, CALIFORNIA**

*Formed Under California Streets and Highway Code Section 36600
Property Business Improvement District Act of 1994, Augmented by Article 15 San Francisco
Business and Tax Regulation Code, City and County of San Francisco*

FINAL PLAN

SUBMITTED TO:

**THE FISHERMAN'S WHARF COMMUNITY BENEFIT DISTRICT
(CBD) STEERING COMMITTEE;**

**THE PROPERTY OWNERS OF THE PROPOSED FISHERMAN'S WHARF
C.B.D.**

AND

THE SAN FRANCISCO BOARD OF SUPERVISORS

PRESENTED BY:

MARCO LI MANDRI, NEW CITY AMERICA INC.

MAY 11, 2005

**FISHERMAN'S WHARF/SAN FRANCISCO
COMMUNITY BENEFIT DISTRICT
MANAGEMENT DISTRICT PLAN
FINAL PLAN – MAY 11TH, 2005**

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EXECUTIVE SUMMARY OF FISHERMAN'S WHARF COMMUNITY BENEFIT DISTRICT - 2005

"For nearly 100 years, Fisherman's Wharf has been a substantial economic asset for San Francisco. It is home to Northern California's most active fishing fleet and fish handling facilities. Fisherman's Wharf is San Francisco's number one visitor attraction, as well as the most significant income generator for the Port of San Francisco and a substantial tax contributor for the City and County of San Francisco, generating millions of dollars annually. Over 32,000 people work in Fisherman's Wharf. People come from around the world to enjoy its distinctive maritime setting, historic fisheries, world class restaurants, hotels, unique retail projects, and entertainment".

(White Paper, Fisherman's Wharf Comprehensive Plan, Board of Governors, 11/24/03).

The Board of Governors of the Fisherman's Wharf Association has worked long and hard to maintain the image and strengthen the identity of this historic district. The "White Paper" quoted above, serves as our visionary document and has provided guidance to the organization over the past year. As the City budget crisis becomes more noticeable and permanent, we must devise ways to take this district to the next level, with a stable revenue source and managed at a community level.

Over the past few years, order and cleanliness in the City side of the Fisherman's Wharf public rights of way have gradually deteriorated. With the current budget deficit in San Francisco, as well as in the state, it is safe to assume that current minimal City services delivered in the district will decrease in the future. To make this district and community better, commercial and institutional property owners must look at new ways of cleaning up, beautifying, marketing and promoting and maintaining order in the district.

Early in 2004, the Board of Supervisors unanimously adopted, and Mayor Newsom signed into law, a new enabling ordinance that allowed for the establishment of special benefit districts, known locally as "*Community Benefit Districts*" (CBD). This new enabling ordinance could have a dramatic impact on the way neighborhoods appear and function throughout the entire City. The first step is to determine whether support exists among neighborhood property owners, and see if they are inclined to assess themselves for such special benefit services.

The Fisherman's Wharf Board of Governors has taken the lead in this effort by working closely with Supervisor Peskin's office, by working to establish a new Community Benefit District for this historic area. Though our district is unique in its history and character, we share many of the same problems of business districts throughout the City of San Francisco and throughout the state.

This new Fisherman's Wharf CBD will fund special benefit services in the public rights of way, *over and above those currently provided by the City*. Such services could include sidewalk sweeping, steam cleaning, the removal of bulky items, painting out of graffiti, security services (above and beyond that of the San Francisco Police Department), aiding in

the coordination of homeless services, beautification programs, tree planting and maintenance, installation of decorations, installation and maintenance of pedestrian signage, funding for the annual Fourth of July fireworks celebration, funding for seasonal special events, as well as serving as an advocacy group of the Fisherman's Wharf community.

The CBD Steering Committee has met on at least 6 - 8 occasions since January 2005 to develop a plan that we believe is responsive to the needs of this community. Attached, please find the results of our research and work.

Location:	<u><i>Proposed Boundaries (in general)</i></u> <ul style="list-style-type: none"> <input type="checkbox"/> Jefferson St.: from Hyde to Embarcadero (south side only) <input type="checkbox"/> Beach St.: from Van Ness to Embarcadero <input type="checkbox"/> North Point: from Van Ness to Embarcadero <input type="checkbox"/> Bay St.: from Mason to Powell <input type="checkbox"/> Hyde St.: from North Point to Jefferson <input type="checkbox"/> Columbus Ave.: from Francisco to Beach <input type="checkbox"/> Taylor St.: from Bay to Jefferson <input type="checkbox"/> Stockton St: from Bay to Embarcadero <input type="checkbox"/> Leavenworth St: from North Point to Jefferson <input type="checkbox"/> Jones St. from Francisco to Jefferson <input type="checkbox"/> Powell St.: from Bay to Embarcadero <input type="checkbox"/> Embarcadero: from Powell to North Point <input type="checkbox"/> Larkin: from North Point to Beach <input type="checkbox"/> Mason: from Bay to Jefferson <input type="checkbox"/> Grant Ave. from North Point to Embarcadero <input type="checkbox"/> Van Ness: from Beach to mid block south, (east side only)
Services:	<ol style="list-style-type: none"> 1. Public Rights of Way and Sidewalk Operations; 2. District Identity and Streetscape Improvements (DISI), (Marketing and Promotions) 3. Administration/Corporate Operations 4. Contingency/Reserve
Method of Financing:	Special benefit assessments levied on properties within the district.
Benefit Zones	There will be three benefit zones within the proposed CBD
Assessment:	<p>The <i>annual assessment</i> rate for properties is equal to:</p> <p>Building Square Foot/Zone 1: \$0.033368 - 0.072168 per square foot (Based upon building use)</p> <p>Building Square Foot/Zone 2: no costs</p> <p>Building Square Foot/Zone 3: no costs</p> <p>Lot Size/Zone 1: \$ 0.091612 per square foot</p> <p>Lot Size/Zone 2: \$ 0.091612 per square foot</p> <p>Lot Size/Zone 3: no costs</p>

	<p>Linear Frontage/Zone 1: \$ 5.429596 per linear foot Linear Frontage/Zone 2: \$ 5.429596 per linear foot Linear Frontage/Zone 3: \$ 5.429596 per linear foot (The ILWU block is the only parcel to fall within Benefit Zone 3)</p> <p>Building type "F"/Residential will be assessed \$.05 per square foot per year for all Benefit Zone 1 parcels</p>
Annual Budget:	The first year annual budget for the district is \$ 622,615.00 which includes special benefit assessments and general benefit contributions from the City and County of San Francisco
Annual Increase:	Year 2 – 15 assessments may be subject to the Bay Area Consumer Price Index (CPI) for all urban consumers, not to exceed 5% annually.
City Services:	The San Francisco Board of Supervisors, by adopting this Plan, will confirm its intention to ensure a baseline level of services equivalent to the level that is being provided elsewhere in similar areas of the City.
Formation:	District formation requires submission of petitions from property owners representing at least 30% of the total assessments. Once the petitions have been submitted, the Board of Supervisors will adopt a Resolution of Intent to establish the district and mail out ballots to all affected property owners. The district is formed if the weighted majority of returned ballots support the district formation.
Duration:	<p>The district will have a 15 year term if a new business-based business improvement district (BID) is established as set forth below. If such condition is not met, the district will have a one year term, expiring on June 30, 2007.</p> <p>The 15-year term is conditioned upon a business-based BID being formed on or before December 31, 2006 that meets the following criteria:</p> <ol style="list-style-type: none"> 1. The new business-based BID receives not less than \$50,000 in annual assessments; 2. The new business-based BID is formed to fund, at a minimum, District Identity and Streetscape Improvement services as outlined in Section B; 3. The new business-based BID will include business license holders on Port-owned property in the Fisherman's Wharf area (between Pier 35 and the Aquatic Park).

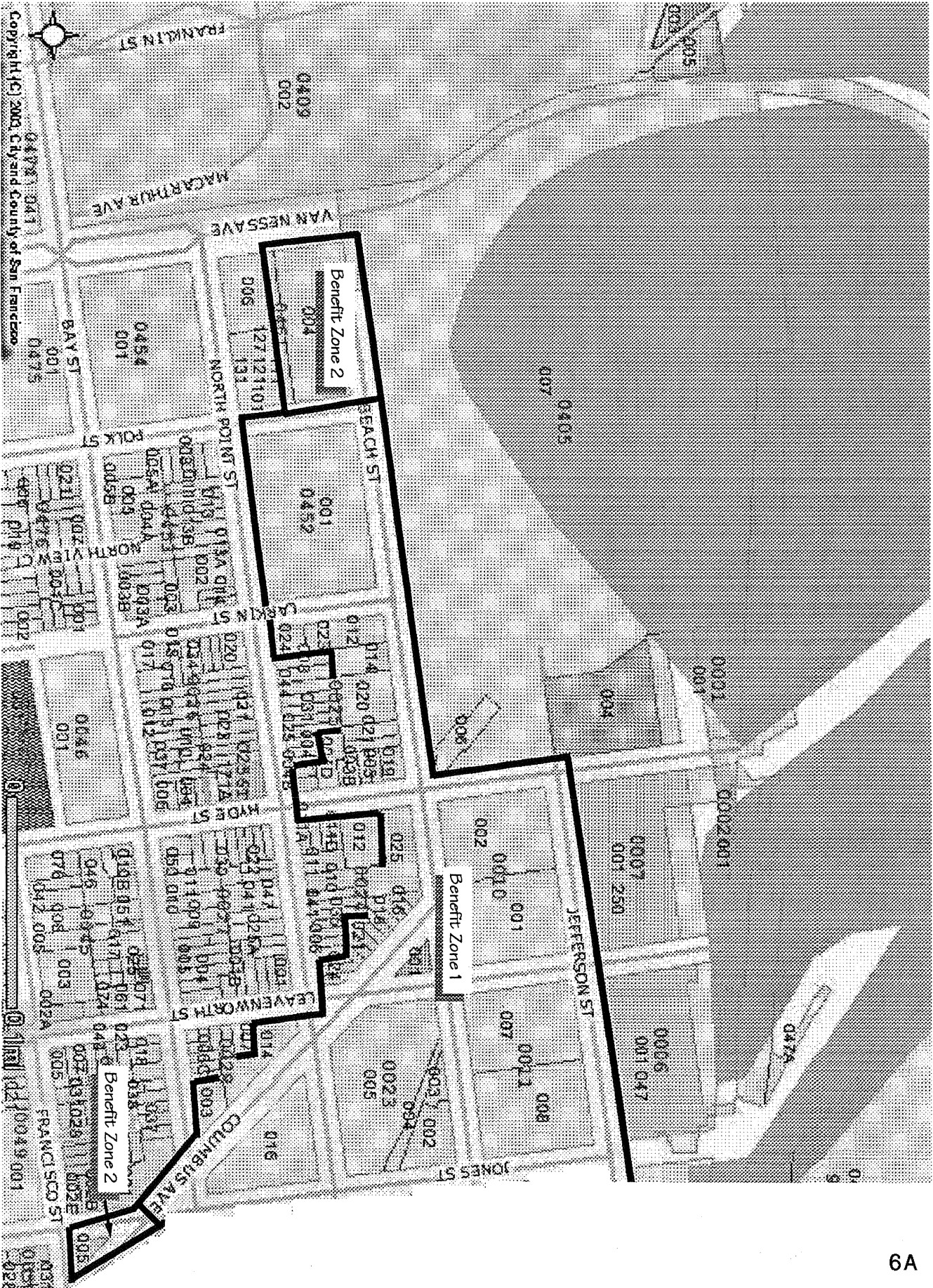
A. FISHERMAN’S WHARF COMMUNITY BENEFIT DISTRICT BOUNDARIES

The Fisherman’s Wharf CBD will deliver special benefit services to 106 parcels throughout the district boundaries as well as within the heart of Fisherman’s Wharf’s business district. The addresses of the properties included in the district are as follows:

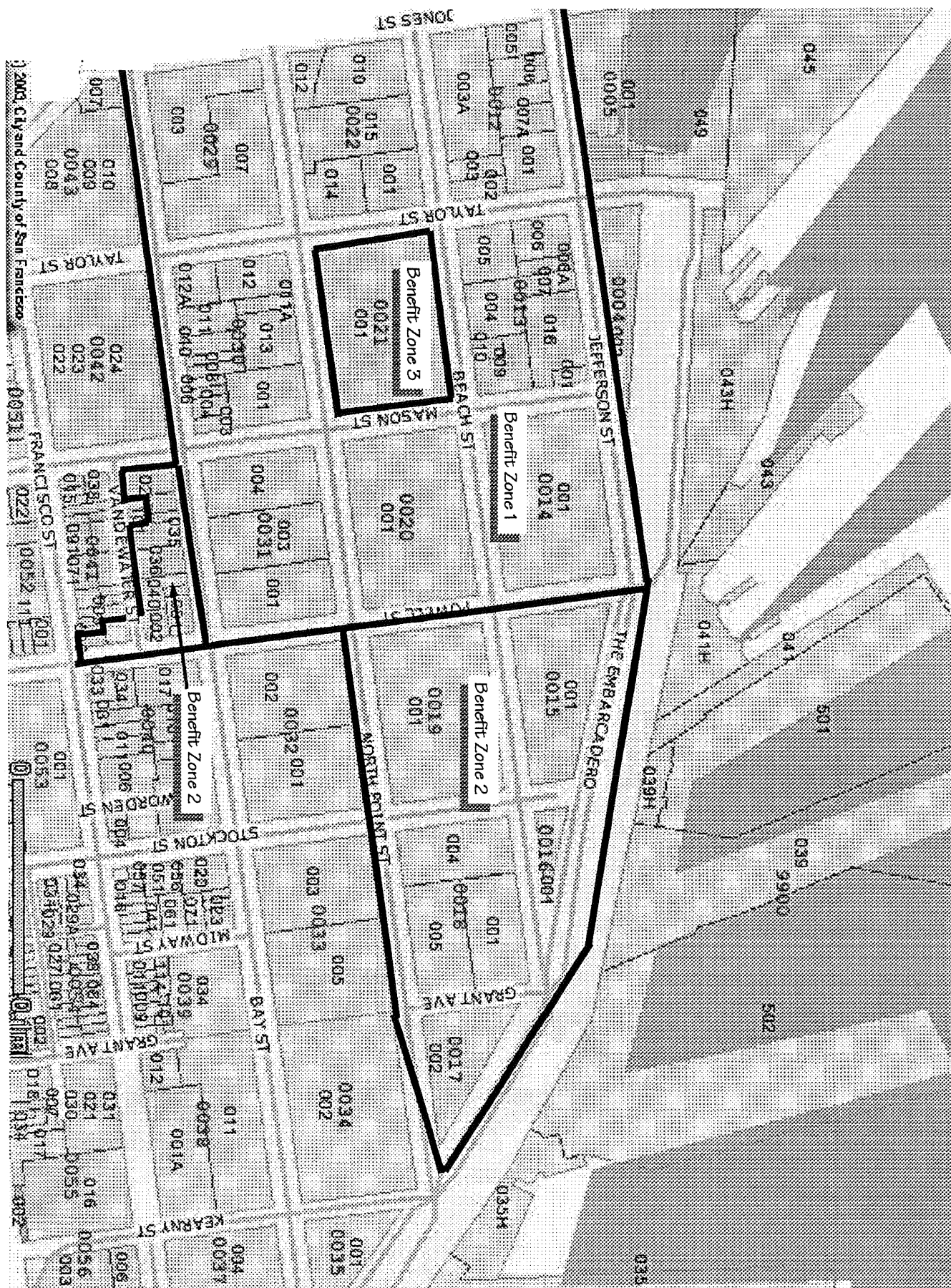
<i>Street</i>	<i>Address Series</i>
Bay Street	300 - 490
Beach Street	1 - 999
Columbus Ave.	1111 – 1365
Hyde St.	2711 - 2751
Jefferson St.	101 – 495
Jones St.	2620
Larkin St.	3030
Leavenworth	2800 – 2801
Mason St.	2500 – 2601
North Pointe	2 – 900
Powell St.	2201 – 2399
Stockton St.	2301 – 2340
Taylor St.	2552 – 2775
The Embarcadero	1789
Van Ness	3250

A map showing the district boundaries is shown in the following pages.

Fisherman's Wharf (Part 1)



6B



Service Plan and Budget

Service Plan

The Fisherman's Wharf CBD Steering Committee conducted a mail survey of all property owners in the district in January of 2005. The purpose of the survey was to ascertain the level of support for the creation of this special benefits district and to identify the services that were desired by property owners. Additionally, meetings of the Fisherman's Wharf CBD Steering Committee were held to review the survey findings and to get additional input from property owners, merchants and residents. The following services were identified as the top priorities for the district:

PUBLIC RIGHTS OF WAY AND SIDEWALK OPERATIONS: (Examples include but are not limited to)

- Regular sidewalk and gutter sweeping, (at least four times per week)
- Quarterly sidewalk steam cleaning;
- Spot steam cleaning as necessary;
- *Safe passage* programs for visitors and employees;
- Minor security services;
- Beautification;
- Decorations;
- Enhanced trash emptying in the public rights of way;
- Removal of bulky items;
- Graffiti removal, within 24 hours;
- Installation and maintenance of banners and/or decorations;
- Tree and plant maintenance and planting;
- Equipment, supplies, tools;
- Vehicle maintenance and insurance;
- Maintenance personnel and supervisor costs;

DISTRICT IDENTITY AND STREETScape IMPROVEMENTS/MARKETING AND PROMOTIONS (Examples include, but are not limited to)

- Special events;
- Marketing and Promotions strategies;
- Personnel related to Marketing and Promotions;
- Logo development and Web site;
- Pedestrian kiosks and wayfinding signage system;
- Enhanced beautification, public space development;
- Walking map;
- Advertising;
- Communications;
- Historical markers and public art;

ADMINISTRATION AND CORPORATE OPERATIONS: (Examples include, but are not limited to)

- Staff and administrative costs;
- Insurance;
- Office related expenses;
- Financial reporting;
- Communications;
- Repayment of District formation costs; *(during the first year of operation, up to \$22,500 in formation costs may be repaid to the organizations which funded the formation efforts of the district, for actual expenditures for the cost of preparing this plan and the engineer's report consistent with Article 1511(d) of the BID Procedure Code, City and County of San Francisco).*

CONTINGENCY/RESERVE: (Examples include, but are not limited to)

- Delinquencies;
- Reserves;
- Repayment of District formation costs; *(during the first year of operation, up to \$22,500 in formation costs may be repaid to the organizations which funded the formation efforts of the district, for actual expenditures for the cost of preparing this plan and the engineer's report consistent with Article 1511(d) of the BID Procedure Code, City and County of San Francisco).*

Service Plan Operating Budget The service plan budget has been developed to provide the services identified as the highest priorities to the stakeholders in the Fisherman's Wharf CBD area. The initial annual operating budget for the Fisherman's Wharf CBD is estimated at \$ 622,615.00. A breakdown of this budget is included in the table below. Of the total service plan budget, 95% of the revenues or \$ 591,485.00, will be generated from the special benefit assessments. The remaining 5%, or \$ 31,130.00, will be generated from other sources.

TABLE 1A

<i>Special Benefit to be funded</i>	<i>% of 1st year budget</i>	<i>Annual first year costs</i>
Public Rights of Way and Sidewalk Operations	29%	\$ 181,130.00
District Identity and Streetscape Improvements	41%	\$ 255,000.00
Administrative/Corporate operations	20%	\$ 125,000.00 (May include repayment of up to \$ 22,500 in formation costs during first year, for actual expenditures for the cost of preparing this plan and the engineer's report consistent with Article 1511 of the San Francisco BID Procedure Code)
Contingency/Reserve	10%	\$ 61,033.00 (May include repayment up to \$ 22,500 in formation costs during first year, for actual expenditures for the cost of preparing this plan and the engineer's report consistent with Article 1511 of the San Francisco BID Procedure Code)
Special Projects (Zone 1)		\$ 452.00
<i>Total, Special and General Benefits</i>	<i>100%</i>	<i>\$ 622,615.00</i>

Issuance of Bonds or Debt Service:

No bonds, nor related bond indebtedness will be issued.

C. ASSESSMENTS AND ASSESSMENT METHODOLOGY**Calculation of Assessments and Benefit Zones:**

There are four property variables that are to be used in determining individual assessments. These factors are 1) linear frontage, (sidewalk frontage), 2) land area, 3) entire usable building square footage, and 4) building use. There is a total of 2,151,139 square feet in gross lot size, 28,276 feet in linear frontage and 4,486,146 in building square footage. In addition, there will be three Benefit Zones in the district. Benefit Zone 1 will include all parcels north of North Point/Bay, between Polk and Powell, Benefit Zone 2 will include parcels west of Polk and east of Powell, and Benefit Zone 3 will include the ILWU block bordered by Beach, Mason, Taylor and North Point. The ILWU has been designated as Benefit Zone 3 due to its unique position in the district and will pay based upon its four sides of linear frontage only. If the building is converted to non-ILWU uses in the future, the parcel will fall into Benefit Zone 1 and be assessed accordingly.

The assessment will be calculated as follows:

TOTAL PROPERTY ASSESSMENT =

(Zone 1)

***\$0.091612 per square foot of lot size + \$ 5.4296 per linear foot of lot frontage +
\$ 0.072168 per square foot (Building Use "A or B") or
\$ 0.033368 per square foot (Building Use "C – E")
\$.0.05 per square foot for residential "F")***

(Zone 2)

\$0.091612 per square foot of lot size + \$ 5.4296 per linear foot of lot frontage +

(Zone 3)

\$ 5.4296 per linear foot of lot frontage (ILWU Block)

Benefit Zone 1 parcels will derive the most benefit from the creation of the district.

All residential uses, building use "F" land uses in Benefit Zone 1 will be assessed \$.0.05 per square foot per year. This special assessment is established to accommodate future residential growth in the Benefit Zone 1 properties. These assessments, tied to Benefit Zone 1 "F" will be placed into a fund to enhance the public rights of way primarily for the residential uses.

Under the proposed assessment methodology, a 5,000 square foot lot, with 50 feet of frontage and 4,000 square feet of usable retail or commercial building use in *Benefit Zone 1* would yield an annual assessment for the Fisherman's Wharf CBD of:

5,000 x .091612	= \$ 458.06 in lot size
50 x \$ 5.4296	= \$ 271.48 in linear frontage, and
4,000 x \$.072168	= <u>\$ 288.67</u> in building square footage (A or B)

or a total assessment of: \$ 1,018.21 per year

Benefit Zone 2 parcels will be assessed at the same rate as above but without a building factor assessment. Benefit Zone 3 will be assessed on the basis of linear frontage only.

This assessment methodology has been endorsed by the CBD Steering Committee as the most fair and equitable for apportionment of assessments to participating parcels. Linear frontage will be assessed on all sides fronting the public rights of way, lot size will be assessed based upon the data from the City and County of San Francisco; and the usable building square footage and use will be determined by field survey and data from the City and County of San Francisco.

Different special benefit services will have their costs apportioned to the different property variables. For example, sidewalk sweeping, sidewalk steam cleaning, tree maintenance, graffiti removal and other services performed within the public rights of way will be apportioned to linear frontage assessments in all three benefit zones. District Identity and Streetscape Improvements (DISI) costs will be apportioned to the building uses in Benefit Zone 1. Administration and Contingency will be apportioned to the lot size assessments in Benefit Zones 1 and 2.

Building Uses in District

- Each Benefit zone 1 building use has been categorized in the district.

Building Use Categories

<i>Building Use Code</i>	<i>Description of Use</i>
A	Retail space, hotels, motels, visitor related
B	Office and Commercial uses, free standing parking structures
C	Industrial/Manufacturing/Distribution
D	Institutional (City, County, School, public utility, parks, etc.)
E	Church, non-profit, tax-exempt, affordable housing, rent-controlled housing
F	Multi-unit housing, condos, apartments
G	Non-functional building structures,

TOTAL FIRST YEAR FISHERMAN'S WHARF C.B.D. SERVICES BUDGET
LINE ITEMS BASED UPON SUGGESTED PROGRAMS AND ALLOCATIONS

SERVICE OR CATEGORY OF SPECIAL BENEFIT TO BE FUNDED	ESTIMATED FIRST YEAR COST	% OF TOTAL FIRST YEAR BUDGET	APPORTIONED TO SPECIFIC PROPERTY VARIABLE
Public Rights of Way and Sidewalk Operations	\$ 181,130.00	29%	Linear Frontage , from all 3 Benefit Zones. Includes assessments from current and future Benefit Zone 1 "F" building uses
District Identity and Streetscape Improvements	\$ 255,000.00	41%	Building "A" and "B" in Benefit Zone 1 pay \$ 0.072168 to underwrite special events. Building Uses "C, D, E, G" in Benefit Zone 1 pay \$ 0.033368 to underwrite special benefit district identity services
Administration and Corporate Operations, including Repayment of Formation Costs	\$ 125,000.00	20%	Lot Size in Benefit Zones 1 and 2 (May include repayment of up to \$ 22,500 in formation costs during first year)
Contingency/Reserve, including Repayment of Formation Costs	\$ 61,033.00	10%	Lot size in Benefit Zones 1 and 2 (May include repayment of up to \$ 22,500 in formation costs during first year)
<i>Total, Special and General Benefits</i>	<i>\$ 622,615.00</i>	<i>100%</i>	

Publicly Owned Parcels and Government Assessments:

The Fisherman's Wharf Community Benefit District Steering Committee assumes that the City and County of San Francisco, the DPW or any of the City and County's agencies, the State of California and any other publicly owned parcels, will pay assessments for the special benefits conferred upon government owned property within the boundaries of the CBD. Article XIID(4) of the California Constitution, (Proposition 218), explains the basis for assessing publicly owned parcels:

"Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from Assessments unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."

Exemptions:

Consistent with Article XIID of the State Constitution, (Proposition 218), it has been determined that all parcels within the proposed district will derive special benefits from the

district. Therefore, no parcels will be exempted from payment, regardless of use or ownership.

Annual Assessment Increases

Assessments may increase annually for inflation which will not exceed the lesser of 5% or the Bay Area Consumer Price Index (CPI). This assessment increase can only be initiated by the Fisherman's Wharf non-profit management corporation.

The annual budgets below assume a 5% percentage maximum increase in overall assessments revenues collected per year. This is the maximum allowable increase based upon this plan.

<i>Year of Operation</i>	<i>Total Budget</i>	<i>Year of Operation</i>	<i>Total Budget</i>
2006	\$ 622,615.00	2014	\$ 919,885.00
2007	\$ 653,745.00	2015	\$ 965,880.00
2008	\$ 686,433.00	2016	\$ 1,014,174.00
2009	\$ 720,754.00	2017	\$ 1,064,882.00
2010	\$ 756,792.00	2018	\$ 1,118,126.00
2011	\$ 794,632.00	2019	\$ 1,174,033.00
2012	\$ 834,363.00	2020	\$ 1,232,734.00
2013	\$ 876,081.00		

D. TIME AND MANNER OF COLLECTING ASSESSMENTS

The Fisherman's Wharf Community Benefit District, will appear as a separate line item on the annual property tax bills prepared by San Francisco County tax collector. Payment of Property Taxes is due on November 1 and February 1, with the bill becoming delinquent at the close of business December 10 and April 10, respectively. The total bill may be paid with the first installment. The San Francisco Tax Collector shall distribute the assessments collected by the City and County of San Francisco to the management corporation.

E. NUMBER OF YEARS ASSESSMENTS WILL BE LEVIED

This Fisherman's Wharf CBD *will be established for the maximum term of fifteen years.* The maximum term allowable is proposed due to the need for ample time for revitalization, creating well-designed public spaces, developing solid programs for strengthening the image of the area, as well as attracting new businesses to the business community. The district will also need the full 15-year term to develop annual special events, design and construct public spaces and public art, as well as implement tree planting and maintenance programs.

The district would commence operations January 1, 2006 and expire on December 31, 2020, unless disestablished.

The district will have a 15 year term if a new business-based business improvement district (BID) is established as set forth below. If such condition is not met, the district will have a one year term, expiring on June 30, 2007.

The 15-year term is conditioned upon a business-based BID being formed on or before December 31, 2006 that meets the following criteria:

1. The new business-based BID receives not less than \$50,000 in annual assessments;
2. The new business-based BID is formed to fund, at a minimum, District Identity and Streetscape Improvement services as outlined in Section B;
3. The new business-based BID will include business license holders on Port-owned property in the Fisherman's Wharf area (between Pier 35 and the Aquatic Park).

Disestablishment:

Each year that the Fisherman's Wharf CBD is in existence, there will be a 30-day period during which the property owners will have the opportunity to request disestablishment of the district. This 30-day period begins each year on the anniversary date that the district was first established by the Board of Supervisors. Within that 30-day period, if a written petition is submitted by the owners of real property who pay 50% or more of the assessments levied, the CBD may be disestablishment by the Board of Supervisors. The Board of Supervisors, with a supermajority of eight members, may initiate disestablishment proceeding at any time and need not make findings of bad actions by the designated management corporation.

If there is debt outstanding, the district cannot be disestablished until all of the debt has been repaid. All financial obligations in the form of bonds (there are no bonds associated with this district), or loans for capital improvements, must be paid off before the district can be disestablished.

F. TIMELINE FOR IMPLEMENTATION AND COMPLETION OF MANAGEMENT DISTRICT PLAN

The timeline for formation and completion of the Fisherman's Wharf CBD and management plan is as follows:

<i>Task</i>	<i>Time task is anticipated to be, or was completed</i>
Present Fisherman's Wharf CBD Steering Committee, meet to look at 1 st draft Management District Plan	March
Approve Management District Plan by Steering Committee	April 20 th
Mail out Management District Plan and petition endorsing plan to affected Fisherman's Wharf property owners	April 30 th
Submit minimum 30% weighted petitions endorsing plan and their related assessments to the Mayor's office of Economic and Workforce Development	May 11 th
Ballots distributed by mail to property owners upon Resolution of the Board of Supervisors	Early June
Ballots due, public hearing, ballots counted, district formed	Late July
Management Corporation created by Fisherman's Wharf CBD Steering Committee, papers filed with Secretary of State and IRS and other government agencies	August – November
First assessments paid	December
First installment of assessments transferred from City to Fisherman's Wharf CBD Management Corporation to begin district operations	January 2006

G. PROPOSED RULES AND REGULATIONS TO APPLIED TO THE DISTRICT

Management of the District:

The non-profit management corporation make-up for this CBD must make accommodations for the participation of all stakeholders paying into the district, as well as taking into account that at least 20% of the Board seats must be set aside for non-property owners, (Article 15, Section 1511 (f) of the San Francisco Business Tax and Regulations Code). Once the district has been established, the Fisherman's Wharf CBD Steering Committee will continue its work to write the bylaws and register the new non-profit corporation. *The Steering Committee will be open to all community stakeholders interested in developing the rules and regulations of the new management corporation, whose sole function would be to manage the district and allocate the assessment district funds consistent with the plan.*

The management corporation will be a non-profit corporation with provision for election or appointment of board members based upon the various land uses, location and weight

within the district. The board will serve as a volunteer Board of Directors, however may have paid staff to implement the programs as outlined in the plan. The Fisherman's Wharf CBD is cognizant of the need to have this management corporation as transparent as possible and responsive to the various sectors of this community.

The management corporation shall aim to meet the following operational objectives for the Fisherman's Wharf CBD:

- *Create and manage programs that best respond to the top priorities of Fisherman's Wharf CBD stakeholders;*
- *Maximize coordination of the City/County government to avoid duplication of services and to leverage resources;*
- *Deliver services through a cost-effective, non-bureaucratic and easy to access organizational structure;*
- *Provide accountability and responsiveness to those who pay.*

The management corporation may establish rules and regulations that uniquely apply to the district. A few initial rules and regulations will be employed by the Fisherman's Wharf CBD management corporation in the administration of the district.

Competitive Bidding:

Following the formation of the district, the management corporation board shall consider developing a policy for competitive bidding as it pertains to contracted services for the Fisherman's Wharf CBD. The policy will aim to maximize service quality, efficiency and cost effectiveness.

Conflict of Interest:

Any board member of the Fisherman's Wharf CBD management corporation shall recuse themselves from any vote in which a potential financial conflict of interest is apparent. Such potential conflicts include, but are not limited to, prioritizing capital improvement projects which result in special benefit to specific property owners, prioritization of services to benefit a particular owner or group of owners, hiring or selecting the relatives of board members.

Open Door Policy:

Meetings of the management corporation board shall be open to the public. Annual budgets and financial reports shall be submitted to the board members and to the Board of Supervisors for approval.

H. LIST OF ASSESSED PROPERTIES

See appendix A

I. CONTINUATION OF CITY SERVICES

Throughout the process of establishing the new Fisherman's Wharf CBD, business and property owners have voiced concerns that the City and County of San Francisco maintain existing services at verifiable "baseline" service levels. The San Francisco Board of Supervisors, by adopting this Plan, will confirm its intention to ensure a baseline level of services equivalent to the level that is being provided elsewhere in similar areas of the City

**Fishermans Wharf CBD
Initial Year Assessments
"Appendix A"**

0010 001	\$	18,512.28	3.13%	0025 003	\$	693.87	0.12%
0010 002	\$	21,582.35	3.65%	0025 003A	\$	579.85	0.10%
0011 007	\$	17,929.00	3.03%	0025 003B	\$	564.69	0.10%
0011 008	\$	23,391.31	3.95%	0025 004	\$	566.69	0.10%
0012 001	\$	5,002.44	0.85%	0025 004A	\$	1,103.82	0.19%
0012 002	\$	2,068.85	0.35%	0025 004B	\$	381.41	0.06%
0012 003	\$	1,385.18	0.23%	0025 004D	\$	1,865.46	0.32%
0012 003A	\$	6,888.55	1.16%	0025 012	\$	3,003.72	0.51%
0012 005	\$	2,317.17	0.39%	0025 014	\$	4,000.86	0.68%
0012 006	\$	1,514.43	0.26%	0025 017	\$	515.27	0.09%
0012 007	\$	1,081.73	0.18%	0025 019	\$	1,827.60	0.31%
0012 007A	\$	2,463.18	0.42%	0025 020	\$	3,371.06	0.57%
0013 001	\$	1,210.63	0.20%	0025 021	\$	1,445.47	0.24%
0013 004	\$	5,200.39	0.88%	0025 023	\$	1,405.79	0.24%
0013 005	\$	7,127.13	1.21%	0025 024	\$	1,633.28	0.28%
0013 006	\$	5,434.43	0.92%	0028 003	\$	2,436.87	0.41%
0013 006A	\$	1,162.26	0.20%	0028 009	\$	2,175.34	0.37%
0013 007	\$	1,547.50	0.26%	0028 014	\$	5,156.90	0.87%
0013 009	\$	3,747.39	0.63%	0028 015	\$	20,434.59	3.46%
0013 010	\$	885.65	0.15%	0029 003	\$	4,406.73	0.75%
0013 016	\$	11,094.49	1.88%	0029 003	\$	13,214.65	2.23%
0014 001	\$	33,789.55	5.71%	0029 007	\$	24,342.60	4.12%
0015 001	\$	13,246.83	2.24%	0030 001	\$	10,907.53	1.84%
0016 001	\$	3,686.48	0.62%	0030 003	\$	1,190.17	0.20%
0017 002	\$	8,801.07	1.49%	0030 004	\$	988.40	0.17%
0018 001	\$	5,701.12	0.96%	0030 006	\$	494.09	0.08%
0018 004	\$	6,444.97	1.09%	0030 007	\$	559.15	0.09%
0018 005	\$	5,701.03	0.96%	0030 008	\$	816.80	0.14%
0019 001	\$	17,845.33	3.02%	0030 009	\$	670.78	0.11%
0020 001	\$	38,660.61	6.54%	0030 010	\$	907.48	0.15%
0021 001	\$	7,465.69	1.26%	0030 011	\$	3,565.76	0.60%
0022 001	\$	3,486.19	0.59%	0030 011A	\$	1,348.47	0.23%
0022 010	\$	10,453.57	1.77%	0030 012	\$	9,302.80	1.57%
0022 012	\$	2,113.10	0.36%	0030 012A	\$	2,118.23	0.36%
0022 014	\$	4,438.43	0.75%	0030 013	\$	7,111.53	1.20%
0022 015	\$	17,050.64	2.88%	0031 001	\$	6,450.31	1.09%
0023 002	\$	4,446.93	0.75%	0031 003	\$	4,957.17	0.84%
0023 003	\$	2,247.88	0.38%	0031 004	\$	13,852.94	2.34%
0023 004	\$	1,606.57	0.27%	0041 001	\$	1,323.83	0.22%
0023 005	\$	29,802.99	5.04%	0041 002	\$	469.12	0.08%
0024 001	\$	4,358.96	0.74%	0041 004	\$	234.56	0.04%
0024 002	\$	1,020.96	0.17%	0041 005	\$	606.11	0.10%
0024 015	\$	699.15	0.12%	0041 006	\$	570.92	0.10%
0024 016	\$	554.37	0.09%	0041 031	\$	250.85	0.04%
0024 017	\$	534.13	0.09%	0041 034	\$	250.85	0.04%
0024 018	\$	928.15	0.16%	0041 035	\$	958.22	0.16%
0024 019	\$	632.73	0.11%	0041 036	\$	1,176.96	0.20%
0024 020	\$	370.71	0.06%	0041 039	\$	501.69	0.08%
0024 021	\$	545.20	0.09%	0041 040	\$	749.02	0.13%
0024 022	\$	660.23	0.11%	0041 102	\$	1,776.56	0.30%
0024 024	\$	1,106.43	0.19%	0043 005	\$	1,839.97	0.31%
0024 025	\$	8,383.16	1.42%	0451 004	\$	7,390.49	1.25%
				0452 001	\$	34,651.47	5.86%

