

**SOUTH OF MARKET PROJECT AREA COMMITTEE**  
**1035 Folsom Street**  
**San Francisco, CA 94103**  
**Phone: (415) 487-2166 FAX: (415) 487-2169**  
**September 15, 1997**

**Meeting Participants**

**Members Present:** L. Wayne Batmale, Amy Bayley, Jackie Benjamin, Jim Berk, Roselyn Calangian, Marty Cerles, Marlies Hensel, Martin Herling, Edwin Jocson, Don Marcos, Eric McDougal, Janet Norman, Nick Patel, Rick Patel, Charles Range, Jeff Roth, Antoinetta Stadlman, John Stevens and Willis Warner.

(Note: several members arrived late for the meeting)

**Members Absent:** Amelita Pascual

**Guests:** Peter Bosselman, Alicia Duke, Marilyn Griffin, Annabel Hoyt, Russ Keil, Peter Mackenzie, Adrian Newman, Henry Perez, Christopher Reyes, Teresa Vergel, Steve Vettel and Jose Wheelock

**Staff:** Michael Kaplan and Lucia Mele

**Roll Call:** The meeting was called to order at 6: 10 PM. The roll was called and there were 17 members present at the start of the meeting. (Two additional members arrived soon after)

**Agenda:** A motion was made.

**Motion:** *"To alter the Agenda to place the election of the Chair first."*

**Vote:**            **Yes: 15**            **No: 1**            **Abstain: 1**            **Motion Passes**

**Minutes:** The minutes of the meeting of September 8, 1997 were corrected to reflect the proper account of actions taken on the Bylaws. The minutes were then approved as corrected.

**New Business**

**Election of Chair**

Two persons were nominated for the Chairperson position, **Charles Range** and **Jeff Roth**. Each presented a brief statement on their qualifications, purpose and general goals. Both expressed a desire to bring the community together based on common purposes.

A vote was taken which resulted in the election of **Mr. Range**. Seventeen members voted: **Range** received 9 votes, **Roth**, 7 votes and there was one abstention.

**Mr. Range** assumed the position of Chair and asked all members to thank **Mr. Warner** for his efforts as the Acting Chair, which they did.

**Proposed Housing Project at 1045 Mission Street**

**Mr. Kaplan** introduced the item stating that the Agency was approached by the developer, Emerald Fund, regarding a proposed housing development at 1045 Mission Street that is currently a large public parking lot between Mission and Minna Streets near Seventh Street opposite the Court House. The developer is requesting that the Agency act to request financing assistance through the California Debt Allocation Committee



### **Staffing and funding matters**

**Mr. Cerles** indicated that the Resources Committee had not met to discuss staffing and funding issues. He said he had received a draft RFP from the Agency to seek a consultant to act as administrative coordinator for the PAC, but the Committee has not yet reviewed the RFP. **Mr. Roth** took exception to the draft RFP stating that it did not address the wishes of the PAC to engage a local non-profit organization to act as the fiscal agent for the PAC as its consultant, it gave the Agency too much authority over the consultant, it didn't respect the budget and program that the PAC had developed and was generally insensitive to the PAC's desire to be independent. **Mr. McDougall** echoed **Mr. Roth's** concern indicating that the PAC should have an arm's length relation to the Agency.

**Mr. Kaplan** said that the RFP is a draft and could be modified to reflect PAC concerns. The key document will be the contract between the Agency and the consultant and the scope of work detailed in that contract. He said the intent was to provide a consultant/s who would serve the PAC and be responsible solely to the PAC. The proposed budget reflects one consultant staff person and office space needs for one year. If there is a need to engage additional staff or if office operations requires additional budget, the Agency would consider modifications to the budget accordingly.

It was suggested by the Chair that the matter be discussed at the next PAC meeting after the Resources Committee has considered the matter and develops its own recommendations. **Ms. Stadlman** suggested a motion for PAC action.

**Motion:** *"For the creation of an RFP, which after its subsequent approval by the PAC shall be available to those nonprofit agencies interested in serving as the fiscal sponsor to the PAC and the creation of such job description for the PAC's approval for those staff positions that the PAC deems necessary for its operations."*

**Vote:**                      **Yes: 12**                      **No: 3**                      **Abstain: 1**                      **Motion Passes**

**Mr. Range** suggested that the existing Resources Committee continue its work.

### **Delta Hotel**

Lucia Mele, from the Agency, gave an update on the relocation of Delta Hotel fire victim tenants. She said that the Agency is seeking a contract with Catholic Charities, for up to \$20,000, to assist in finding permanent relocation units for the displaced tenants. Some 218 persons resided in the Delta. To date 43 have been relocated to permanent housing and the remaining 175 have been temporarily relocated. Janet Norman said the PAC should recommend approval of the proposed contract with Catholic Charities.

In response to a question, it was pointed out that there was no relationship between Catholic Charities and Mercy Charities. **Mr. Marcos** said that there were approximately 131 of the Delta tenants who were Filipino whose special needs should be addressed. **Ms. Mele** said that they would be. A motion was made.

**Motion:** *"The PAC recommends approval of Catholic Charities for an Agency contract to assist in the relocation of the Delta Hotel fire victims."*

**Vote:**                                      **Unanimous**                                      **Motion Passes**

**Mr. Berk** said that HUD regulations apparently precluded displaced Delta tenants to be relocated into the Rose Hotel and suggested that the PAC ask HUD to waive its regulations because of the present emergency situation and made a motion to the effect that former Delta residents be given second priority to be relocated in the Rose.

Discussion followed and it was pointed out that there had been some 807 applications for residency in the Rose for 73 rooms. Because of McKinney funding for the Rose,





