

8:30 Call Meeting to Order

- Agenda Public Comment
- Next Board Meeting: Annual Meeting June 4, 2024, at 8:30 am In-Person at DSDP Office
- Approve minutes of January 16, 2024, Board Meeting | **Action**

Community Liaison Report | Informational – 5 Mins

Rhea Aguinaldo Economic Development Department, City of San Diego

Doug Korn Chairman's Report

- Approve Governance Resolution | **Action**
- Board Member Participation
- Committee Updates
 - Committee on Downtown Homelessness Recap Glenna Gasper – 5 Mins.
 - DSDP Policy Committee Recap Peter Engard – 5 Mins.

DSDP Executive Vice President & COO Justin Apgar Update | Informational – 5 Mins

- PBID Renewal Update

DSDP Clean & Safe Executive Director Alonso Vivas Update | Informational – 15 Mins.

- Approve FY 24-25 Budget | **Action**
- Approve FY 24-25 Contractors | **Action**
- Annual Property Owner Meeting
- Placemaking Update w/ Ernesto Romo

DSDP Vice President, Policy & Civic Engagement Josh Coyne Update | Informational – 10 Mins

- Homelessness Update
- Policy Update

DSDP Director of Economic Development Update | Informational – 10 Mins.

- Economic Development Update

Member Discussion

- Non-Agenda Public Comment
This is a period of time for any members of the public to comment on any topic that is not listed on this agenda

Adjourn

Downtown San Diego Partnership Office
401 B Street, Ste. 100
San Diego, CA 92101

THIS INFORMATION IS AVAILABLE IN ALTERNATIVE FORMATS UPON REQUEST.
To request an alternative format or to request a sign language or oral interpreter for the meeting, please contact the Clean & Safe Program office at least five (5) working days before the meeting at (619) 234-8900 to ensure availability. Assistive Listening Devices (ALDs) are available for the meeting upon advanced request.

Clean & Safe Annual Board of Directors Meeting

January 16, 2024, Meeting Minutes

Call to Order:

Meeting commenced at 8:36 am

Clean & Safe Board of Directors Attendance:

Board members present:

- Doug Korn, Chair
- Betsy Brennan
- L.C. Cline
- Mike Madigan, Treasurer
- Pete Engard
- Roann Gobeil
- Steve Kohn
- Michael Trimble
- Larry Seal

Board members not present:

- James Langley
- Howard Greenberg
- Glenna Gasper
- Angie Weber
- Dr. John Parker

The following DSDP staff and community members were present: Alonso Vivas, Charity Jones, Dani Garcia, Sarah Brothers, Justin Apger, Josh Coyne, Jocelyn Johnson-Wilson, April Hill, Nathan Bishop, Natalie Ortiz, Ernesto Romo, Sean Warner, Rhea Aguinaldo (City of SD), Joyce Summer

Agenda Public Comment: No Comment

Motion: Approval of minutes from the August 15, 2023, Board meeting

- 1st – LC Cline
- 2nd – Michael Trimble
- o **Motion Approved**

Motion: Approval of minutes from the October 24, 2023, Board meeting

- 1st – Michael Trimble
- 2nd – LC Cline
- o **Motion Approved**

Chairman's Report: Doug Korn

- Committee Updates:
 - **Committee on Downtown Homelessness**
 - Glenna Gasper Attended October 30, 2023, Meeting (Out of Town and Unable to give Recap to the Clean & Safe Board; Will provide Update at March 19, 2024, Meeting)
 - Next Meeting: February 5, 2024, from 9:00 am – 10:30 am In-Person at DSDP Office
 - **DSDP Policy Committee**
 - January 11, 2024, Meeting Recap: Peter Engard
 - Next Meeting: February 8, 2024, from 8:00 am – 9:30 am In-Person at DSDP Office
- Grand Golden Watchdog Award: Awarded to The Downtown San Diego Partnership's Clean & Safe Program - [San Diego County Taxpayers Association Announces Winners for Golden Watchdog & Fleece Awards — San Diego County Taxpayers Association \(sdcta.org\)](https://www.sdcta.org)

Board Member Peter Engard: January 11, 2024, DSDP Policy Committee Update Key Points

- New Terminal 1 at San Diego Airport Construction in Progress and will Continue thru Summer 2024
 - Expected Opening Summer 2025
 - Old Terminal 1 to be Torn Down and Construction to Continue thru 2028
 - Laural Street Parking Extension
- Homeless for San Diegans Ballot Measure H4SD
 - Transaction Fees on Closing Costs
 - 80% of Funds to be Allocated to Affordable Housing
 - 20% of Funds to be Allocated to Homeless Prevention Assistance
- O-Lot Safe Sleeping Site
- Power San Diego Ballot Measure to Replace SDG&E
- Mobility Master Plan Update was Presented
 - SANDAG Gave 2025 Reginal Plan Update
- Councilmember Whitburn's Office gave Update on Firehouse 4
- Kohta Zaiser gave Update on Changes to Prop 47

DSDP President & CEO Betsy Brennan Update | Informational

- DSDP Continues to work with the mayor's office, SDPD, ESD, City Council, Dept. of Homelessness Solutions & Strategies (City of SD) on Advocacy
- DSDP Operates 140 Beds at the O-Lot
- DSDP Supported the "Unsafe Camping Ordinance" - [Unsafe Camping Ordinance | City of San Diego Official Website](https://www.sandagov.org/unsafe-camping-ordinance)
- State Level: Care Court & SB43 making Progress

- Homeless Count Numbers down 50% from this Time Last Year
- City of San Diego Urban Development Has Released their Bi-Annual Development Numbers
- 7 Office Projects in Development
- 4th & B Vacant Lot – Breaking Ground Next Month
- January 10, 2024, Mayor’s State of the City Address: [Mayor Todd Gloria's 2024 State of the City Address | City of San Diego Official Website](#)
 - Mayor is in Support of Prop 47 Amendment Re: Retail Theft & Drug Possession
 - Shelter Bed Expansion coming 2024
 - 40 Beds to be Reinstated at the Old Library Site
 - H-Barracks Near Airport to Move Forward in 2024
 - RFP for Affordable Housing Has been Submitted for the Old God’s Extended Hand Site
- Create the Future Awards: March 7, 2024
 - Nominations due by January 26, 2024: [Create The Future Awards 2024 – Downtown San Diego Partnership](#)
- Unhoused Care Contract with the City of San Diego comes out to about \$4,887,461 as an additional benefit aside from the Clean & Safe Assessment Dollars

DSDP Executive Vice President & COO Justin Apgar Update | Informational

- PBID Renewal
 - Compliance & Contractual Negotiation on Management District Plan

DSDP Clean and Safe Executive Director Alonso Vivas Update | Informational

- Clean & Safe Safety Update w/ Dani Garcia

DSDP Vice President of Marketing & Communications Sarah Brothers Update | Informational

- CEP Update
 - Downtown Development Tracker
 - Housing:
 - Existing Housing Units: 31,689
 - Under Construction: 3,044
 - Under Review: 3,748
 - Office Space: Under Construction: 1.8M Sq. Ft.
 - Hotels: Under Construction: 535 Guest Rooms
 - Retail Space: Under Construction: 562,600 Sq. Ft.
 - Parks: Under Construction: 3
 - Downtown Activity:
 - Visitors: September 2023: 3.11M
 - Employees: September 2023: 765.7K
 - Downtown Market Recovery Stats

- San Diego Ranked No. 3 in Terms of Overall Recovery

Non-Agenda Public Comment:

- Joyce Summer: HOA Update
 - HOA Outreach is at 89%
 - Columbia & Cortez are Complete
 - East Village in Progress
 - Marina District in Progress
- Rhea Aguinaldo, City of San Diego Economic Development Department
 - Hosted Best Practices Re: Power Washing Workshop
 - State Water Board Attended and Presented Data
 - Hope to Hold Workshops on a Quarterly Basis
 - Next Potential Workshop: Compliance with Organics Ordinance
 - New Green Waste Bins
 - Working with ESD
 - Fiscal Team Update
 - Fiscal Team will Handle Processing Monthly PBID Packets
 - Will Work with Terri Johnson (DSDP) to Ensure Quality & Accuracy

Adjourn: The meeting adjourned at 10:09 am

Next meeting: March 19, 2024

Location: 401 B Street, Suite 100, San Diego, Ca 92101

GOVERNANCE RESOLUTION

“WHEREAS” the Downtown San Diego Partnership’s Clean & Safe program is in the process of renewing its 10-year contract with the City of San Diego, and

“WHEREAS” the Clean & Safe program has a Board of Directors whereby the individuals serve for a term of three (3) years, and

“WHEREAS” Directors shall be elected by the Board on an annual basis;

“IT IS HEREBY RESOLVED” that to provide leadership continuity of the program during the renewal process, the Board shall extend the terms of the current Directors and Officers whose terms are expiring by one year or,

“IT IS FURTHER RESOLVED” the terms shall be extended through the successful renewal of the program, whichever comes first.

I, _____, Secretary of Downtown San Diego Partnership’s Clean & Safe program, a Corporation created and existing under the laws of the State of California, do hereby certify and declare that the foregoing is a full, true, and correct copy of a Resolution passed and adopted by the Board of Directors of the Corporation on the 19th day of March 2024, and that said Resolution is in full force and effective the 1st day of July 2024.

In witness whereof, I have hereunto set my hand this 19th day of March 2024.

Secretary of the
Board
Downtown San Diego Partnership
Clean & Safe Program

Downtown San Diego PBID

Preliminary Budget FY 2024 - 2025

Revenue	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Assessments (1) (2)	641,223	2,357,311	956,502	2,065,094	4,171,317	1,140,808	1,163,658	12,495,913
Midblock Lighting Revenue	-	(93,460)	(37,922)	(81,874)	(165,379)	(45,229)	(46,135)	(470,000)
PBID City Fee Revenue	(7,697)	(28,297)	(11,482)	(24,789)	(50,072)	(13,694)	(13,968)	(150,000)
Loss Provision (3)	(19,802)	(72,798)	(29,539)	(63,774)	(128,818)	(35,230)	(35,936)	(385,896)
Net Assessments	613,724	2,162,756	877,560	1,894,656	3,827,047	1,046,654	1,067,618	11,490,017
Other Revenue	-	6,160	8,960	8,960	11,760	6,160	14,000	56,001
Total	613,724	2,168,917	886,520	1,903,616	3,838,808	1,052,814	1,081,619	11,546,017
Expenses								
Maintenance	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Maintenance Personnel	-	760,531	279,386	749,090	1,216,918	350,477	367,598	3,724,000
Powerwashing	32,576	167,609	27,689	22,842	314,349	57,403	44,433	666,902
Cleaning, Janitorial Supplies & Uniforms	-	63,473	25,755	55,605	112,317	30,717	31,333	319,200
Streetscape + Landscaping	-	5,000	5,000	5,000	5,000	5,000	5,000	30,000
Tree Trimming Neighborhood	-	1,500	1,500	1,500	3,000	1,500	1,500	10,500
Waste Removal	-	27,640	11,215	24,214	48,910	13,376	13,644	139,000
Data Tracking	-	15,360	6,232	13,456	27,180	7,433	7,582	77,244
Vehicle Fuel	-	13,920	5,648	12,194	24,631	6,736	6,871	70,000
Vehicle Repair & Maintenance	-	21,683	8,798	18,995	38,368	10,493	10,703	109,040
Vehicle Insurance	-	9,773	3,965	8,561	17,294	4,730	4,824	49,147
Equipment Leasing / Purchasing	-	3,838	1,557	3,362	6,791	1,857	1,894	19,300
Water Feature Maintenance + Utilities	-	12,320	17,920	17,920	23,520	12,320	28,000	112,001
Innovation and Modernization	-	5,966	2,421	5,226	10,556	2,887	2,945	30,000
Phone Services	-	15,429	6,261	13,517	27,302	7,467	7,616	77,592
Water Services	-	4,793	1,945	4,199	8,482	2,320	2,366	24,106
Rent	-	6,944	2,818	6,083	12,287	3,360	3,428	34,920
Total	32,576	1,135,778	408,109	961,764	1,896,906	518,078	539,740	5,492,951
Beautification	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Beautification Personnel	-	103,826	42,129	90,956	183,723	50,246	51,253	522,133
Placemaking & Activations (formerly Capital Improvements)	-	11,666	11,666	11,666	11,666	11,666	11,670	70,000
Consultants	-	1,989	807	1,742	3,519	962	982	10,000
Equipment Leasing / Purchasing	-	2,983	1,210	2,613	5,278	1,443	1,472	15,000
Total	-	120,464	55,812	106,977	204,186	64,318	65,377	617,133
Safety and Homeless Outreach Services	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Safety & Outreach Personnel	64,343	447,975	234,043	427,781	915,420	245,530	247,109	2,582,200
Consultants	-	1,989	807	1,742	3,519	962	982	10,000
Uniforms	-	3,579	1,452	3,136	6,334	1,732	1,767	18,000
Equipment Leasing / Purchasing	-	7,258	2,945	6,358	12,843	3,512	3,583	36,500
Data collection	-	608	247	533	1,077	294	300	3,060
Phone Services	-	1,432	581	1,254	2,533	693	707	7,200
Total	64,343	462,841	240,075	440,805	941,726	252,724	254,447	2,656,960
Program	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Program Personnel	-	107,529	43,631	94,199	190,274	52,038	53,080	540,751
Equipment Leasing / Purchasing	998	3,669	1,489	3,214	6,493	1,776	1,811	19,450
Community/Board Meetings	-	1,989	807	1,742	3,519	962	982	10,000
Conference/Education	-	4,872	1,977	4,268	8,621	2,358	2,405	24,500
Electric Services	-	5,175	2,100	4,533	9,157	2,504	2,554	26,024
Rent	34,758	31,087	12,614	27,234	55,010	15,045	15,346	191,094
Water Services	-	2,822	1,145	2,472	4,994	1,366	1,393	14,192
Gen Liab Insur	18,135	66,670	27,052	58,405	117,973	32,264	32,911	353,410
IT Support	-	15,276	6,198	13,383	27,032	7,393	7,541	76,823
Office Supplies	-	6,960	2,824	6,097	12,315	3,368	3,436	35,000
Payroll Services / Web Services	-	5,691	2,309	4,985	10,070	2,754	2,809	28,619
Total	53,891	251,739	102,146	220,533	445,458	121,828	124,268	1,319,862
Management	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
Contracts Renewal	4,434	16,299	6,614	14,279	28,842	7,888	8,046	86,400
Legal	2,053	7,546	3,062	6,610	13,353	3,652	3,725	40,000
Management Fee	47,398	174,249	70,703	152,649	308,338	84,327	86,016	923,681
Total	53,885	198,094	80,379	173,538	350,532	95,867	97,787	1,050,081
CEP Exclusive	CEP	City Center	Columbia	Gaslamp	East Village	Cortez	Marina	TOTAL
CEP Personnel	168,371	-	-	-	-	-	-	168,371
Consultants	7,500							7,500
Business Attraction & Retention	139,895							139,895
Property Marketing	93,264							93,264
Total	409,030	-	-	-	-	-	-	409,030
Total Expenses (4)	613,724	2,168,916	886,520	1,903,616	3,838,807	1,052,815	1,081,618	11,546,017
Net Income	(0)	0	(0)	0	0	(0)	0	-
General Benefit (Non-Assessment) (5)	19,087	67,453	27,571	59,202	119,387	32,743	33,638	359,081

(1) Neighborhood percentage is based off of assessment revenue

(2) Budget revenue is based on a 5% assessment increase

(3) Assessment delinquency is 1.5% of total County billing; plus 13% of City manual billing (after deducting Fed assessments)

(4) The broader budget categories may be adjusted by up to fifteen percent (15%) of the total. There is no limitation on the reallocation of funds between individual line budget.

(5) General Benefit is 3.11% of budget and is based on value

Rev. 2.29.2024



FY24-25 Clean & Safe Draft Budget Summary

Downtown San Diego Partnership

Phil Rath
Chair, Downtown San Diego Partnership

401 B Street
Suite 100
San Diego, CA 92101
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Justin Apger, Chief Operations Officer

Terri Johnson, Director of Finance & Administration

Alonso Vivas, SVP & Executive Director, DSDP Clean & Safe

D O W N T O W N
SAN DIEGO
P A R T N E R S H I P
C L E A N & S A F E

March 5, 2024

Budget Summary

The FY24-25 PBID budget process includes an ongoing review of our current collection rates by the county and manual billing from the city. DSDP C & S staff worked closely with the City of San Diego to identify all potential areas of risk within the C&S budget. Input was provided by PBID property owners, attendance at community meetings, dialogue at the monthly neighborhood walkabouts.

The top-line assessment revenue number of \$11,546,017 includes an increase to assessments of 5%, with a blended delinquency rate of 4% (1.5% for the county tax assessor's billing and 8% for the city's manual billing for government and non-profit owners, excluding federal properties). A fund balance carryforward from previous fiscal years in the amount of \$500,000 and portion of the Employee Retention Tax credits of \$955,634 are included in total revenue for fiscal year FY23-24, this one-time revenue accounts for the reduction in revenue for fiscal year FY24-25.

Expenses continue to rise at a greater rate than increases in assessment revenues. To maintain service levels as consistently as possible, we are utilizing a portion of our internal team members to conduct services. In addition, we are exploring additional sources of funds for services in the downtown area. Wages and benefits have been increased to be competitive with the labor market and have been successful in recruiting and retaining team members.

Our proactive steps for financial & operational stability include:

- Midblock street light rates have increased 88%. DSDP is working with the City and Utility Company, to reduce rates.
- We continue to seek additional funds to complement the PBID services budget.
- In addition, we continue to offer services to help unhoused people by partnering with the City and the Regional Task Force for the Homeless. Which are funded outside of Assessments.
- Downtown Partnership is proactively engaging the City and County to monitor the assessments collected.
- During the last four years we have been investing in our in-house safety team, and due to the success, we will be moving the safety program in-house. As a result, we have stayed cost neutral.

D O W N T O W N
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 C L E A N & S A F E

Overall Budget Comparison

Category	FY23-24	FY24-25	Variance
Revenue	\$ 12,791,954.00	\$ 11,546,017.00	-9.74%
Maintenance Expenses	\$ 5,788,165.00	\$ 5,492,951.00	-5.10%
Beautification	\$ 883,505.00	\$ 617,133.00	-30.15%
Safety and Homeless Outreach Services	\$ 3,575,313.00	\$ 2,656,960.00	-25.69%
Program & Management	\$ 2,123,467.00	\$ 2,369,943.00	11.61%
CEP	\$ 421,504.00	\$ 409,030.00	-2.96%
Total:	\$ 12,791,954.00	\$ 11,546,017.00	-9.74%

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**Downtown San Diego Clean & Safe
FY24-25 Budget Timeline**

Date	Action
February 8, 2024	EDD delivers Annual Assessment Adjustment Certification Form to DSDP.
February 21, 2024	DSDP delivers Preliminary District Budget to EDD.
April 8, 2024	DSDP delivers Annual Report and Budget to EDD.
May 22, 2024	Take FY2025 PBID Annual Report & Budget to ED&IR Committee for approval.
June 9 or 10, 2024	Take FY2025 PBID Annual Report & Budget to City Council for approval.
July 1, 2024	Start of Fiscal Year 2025. Effective date of contract extension.

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Following is a summary of our negotiated rates with the Clean & Safe contractors for FY24-25. Negotiated rates are provided for review and approval by the Downtown San Diego Partnership's Clean & Safe Board, and Downtown San Diego Partnership's Executive Board.

Pressure Washing

Aztec Landscaping will provide services in Columbia, Cortez, City Center, Marina, and CEP properties.

Action Item 1: Staff recommendation is to offer AZTEC the FY24-25 pressure washing contract with the requested increase in rates of 5%.

Power Washing	FY23-24	FY24-25
Budget	\$708,236	\$329,710
Sidewalks Washed	14,052	6,202

Pressure Washing

South Bay Pressure Washing will provide services to the Gaslamp and East Village neighborhood.

Action Item 2: Staff recommendation is to offer South Bay the FY24-25 pressure washing contract with the requested increase in rates of 5%.

Pressure Washing	FY23-24	FY24-25
Budget	\$844,236	\$337,191
Sidewalks washed	17,898	6,743



February 2024 Ambassador of the month

Nancy Angulo

**Hired August 7, 2023
7 months of service**

**Total Pounds of
trash collected**

341,140

**January 2024 &
February 2024**

58,475

**Sum of all maintenance activities
done for
January 2024 & February 2024**

8,523	Sidewalks Cleaned	9,634
9,457	Trashcans Serviced	10,409
1,702	Stickers/ Graffiti Re- moved	2,149
2,244	Illegal Dumps	1,904
4,153	Biowaste Cleaned	4,195
235	Syringes Removed	202
1,291	Tickets	1,022

**Biowaste
Cleaned**

14.3%

**Sidewalks
Cleaned**

31%

of all tasks completed



53,657

Total safety logs
recorded.

The Daily Average of tasks recorded was 894.
January 1 to February 29, 2023

Top Safety Activity Figures

Safety Patrol

55%

of all tasks completed

**Proactive
Contacts**

14%

**Individual
Wellness
Checks**

10%

Top Service Locations

Gaslamp

448 Tickets

68% resolved
within 1-hr.

**City Center
1,151 Tickets**

60% resolved
within 1-hr.

**East Village
1,182 Tickets**

67% resolved
within 1-hr.

Safety Tickets Generated

September 1, 2023, to December 31, 2023

79%

Total requests made through the Clean & Safe App.

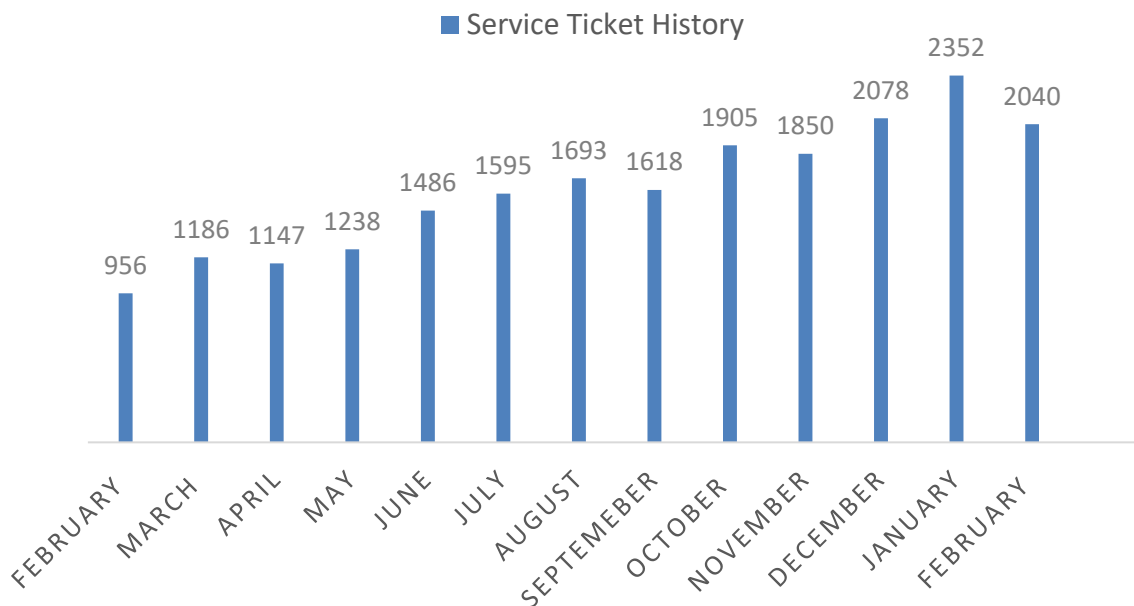
21%

From additional sources.



■ C&S App ■ Additional Sources

SERVICE TICKET HISTORY



This year alone **4,392 service tickets** have been generated for **Safety Services**. With **3,492 service tickets** being submitted through the **Clean & Safe App**. Peak service occurred in **January 2024**, with **2,352** tasks needing attention.

Outreach Activity Report December 2023 & January 2024

Dec 23

Jan- 24

■ Unsheltered Homeless Count: **846**

■ Family Reunification: **35**

■ Unsheltered Homeless Count: **1019**

■ Family Reunification: **43**

2023 FRP Total from July—January—289

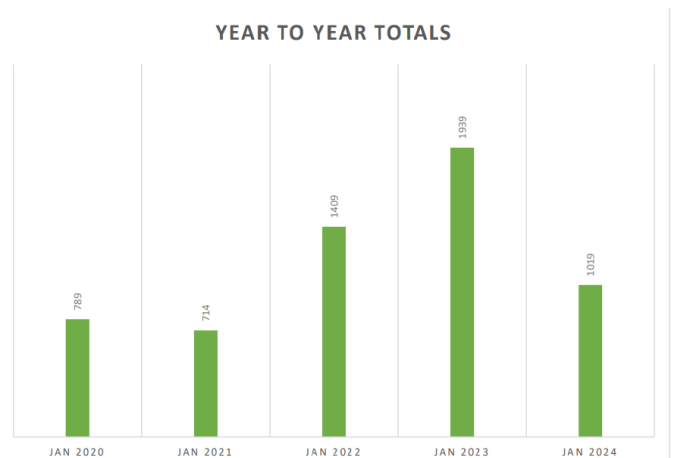
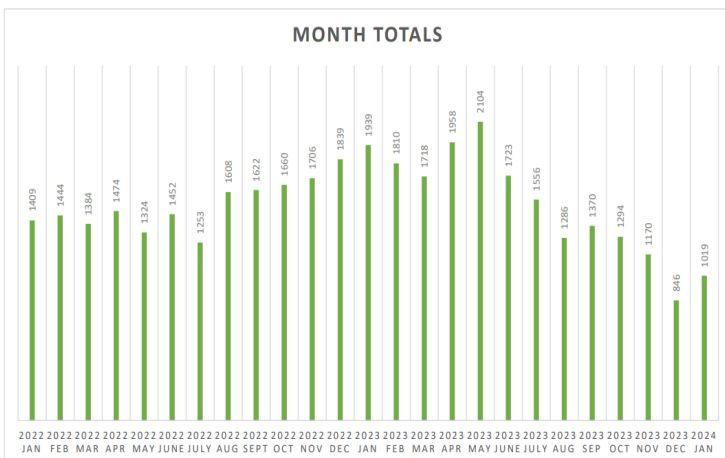
FRP SUCCESS STORY

FRP Success Story

Our client's family arrived in San Diego in December on their way to stay with a friend to get back on their feet. Unfortunately, there was no shelter availability when they arrived with their three young daughters and they ended up staying their first nights on the street. After connecting with the Downtown Partnership's Family Reunification Program, we were able to provide a hotel room so the family would be safe while waiting for their travel as well as the tickets they needed to make it to their destination. When checking in with them we were pleased to learn that the entire family had arrived safely, our client had found employment, and the daughters were already enrolled in school and daycare.

MONTH TOTALS

YEAR TO YEAR TOTALS



Survey Client Quote "FRP is an excellent program. It got me off the streets and back home where I belong."



Marina District Intersection Mural

Location: 3rd Ave & J Street
Artist: Elevated Paintworks
Theme: Celebration of the vibrant Chinese cultural heritage of the Marina District

Lamp Post Refurbishing

We will be refurbishing multiple lamp posts surrounding the San Diego Chinese Historical Museum.



Gaslamp Quarter Electrical Box Wraps

Location: 5th & 6th from Broadway to Market & 4th from E to Market
Theme: Celebration of the Gaslamp Quarter's Illustrious History





Live at Lunch

Join the Downtown San Diego Partnership, Clean & Safe on the last Wednesday of each month for our newest community event series. Take a break from the office, grab your lunch & your colleagues and head outside to connect with your community and enjoy live music, lawn games, and more.

Next Live at Lunch Event:

MARCH

Date: Wednesday, March 27th
Time: 11:30 am – 1:30 pm
Location: TBD

Next Stay Fit Downtown Event:

APRIL

Event: Yoga In The Park
Date: Sunday, April 7th
Time: 9:30 am – 10:30 am
Location: Pantoja Park
Address: 512 W G Street, San Diego, Ca 92101

Stay Fit Downtown

Location: 5th & 6th from Broadway to Market & 4th from E to Market
Theme: Celebration of the Gaslamp Quarter's Illustrious History

