



# Community Investments Committee Meeting

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**June 17, 2026**

# Item 1: Call to Order, Roll Call, Agenda Changes, Land Acknowledgement

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1. Call to order
2. Roll call / Confirmation of quorum
3. Agenda Changes
4. Ramaytush Ohlone Land Acknowledgement

# Land Acknowledgement

The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders and relatives of the Ramaytush Community and by affirming their sovereign rights as First Peoples. As a department dedicated to promoting a diverse and equitable Arts and Culture environment in San Francisco, we are committed to supporting the traditional and contemporary evolution of the American Indian community.

*Pictured: Antone Family (Tohono O'odham), 2019, Photo by Hulleah Tsinhnahjinnie. Left to right: Christine [seated], Melanie, Michelle and Arianna*



# Item 2: General Public Comment

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## *Discussion*

This item is to allow members of the public to comment generally on matters within the Commission's purview as well as to suggest new agenda items for the Commission's consideration.

# Item 3: Community Investments Grant Program Policy Updates

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## *Discussion*

### Community Investments Staff

Deputy Director of Programs, Ebon S. Glenn

Director of Community Investments, Denise Pate

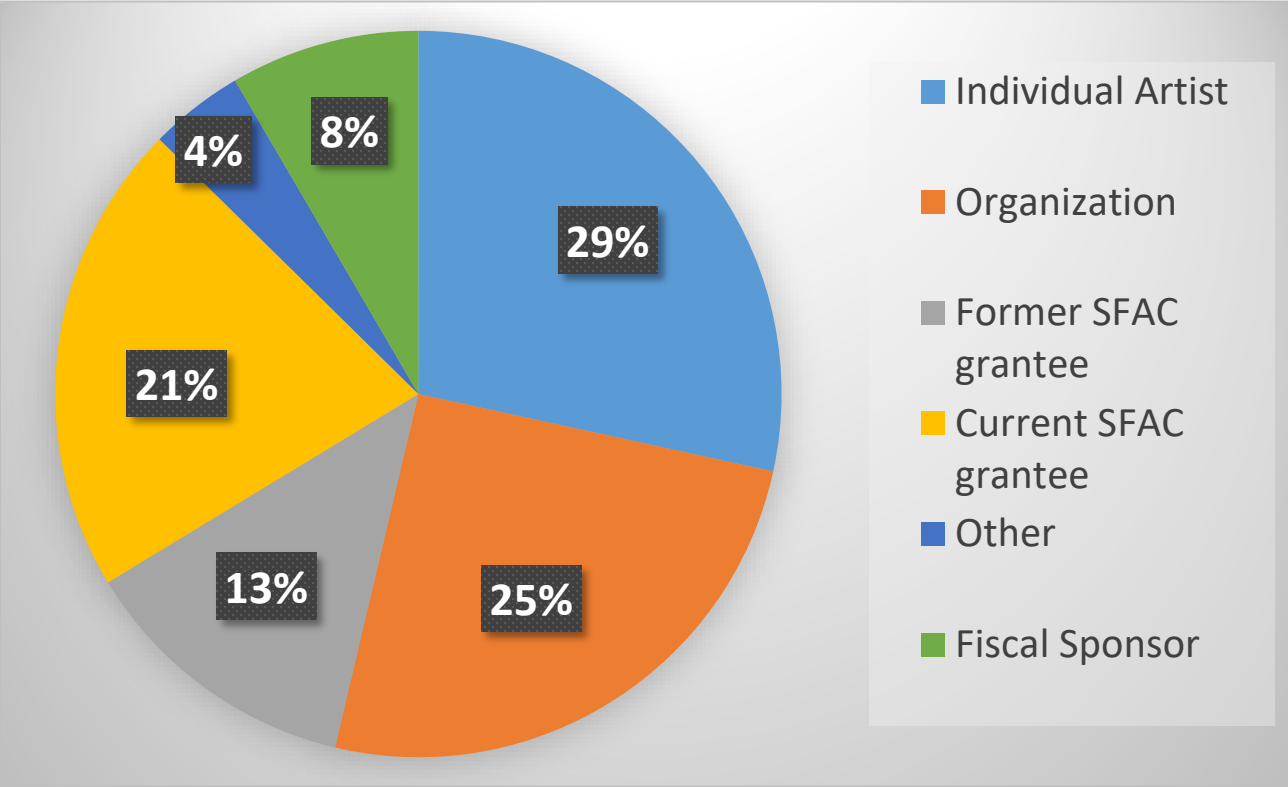
Presentation time: Approximately 15 minutes

# Item 3: Community Investments Grant Program Policy Updates

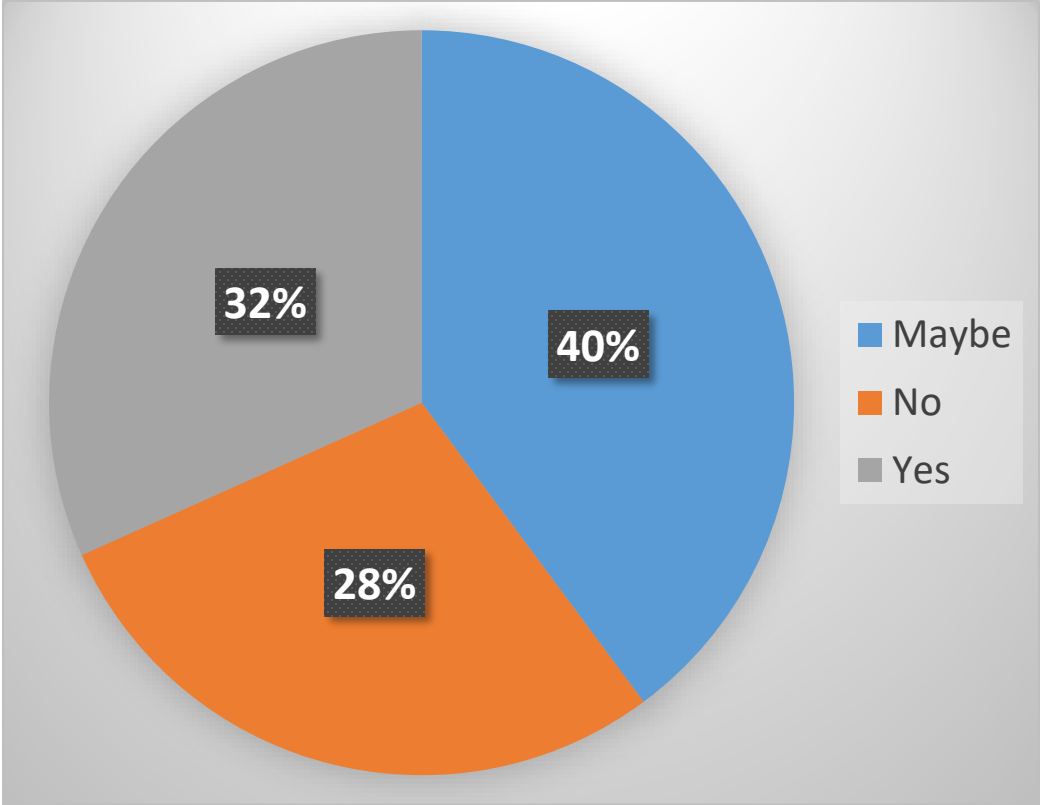
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- May 28, 2026 Payment Documentation and Reporting Policy Information Session & Community Meeting
- January 2026: New Citywide policy creating standard procedures for payments for nonprofits
- SFAC's draft departmental policy aligns with the Citywide standard while being tailored to the needs of our grantees
- Objective: To clearly define the documentation to be submitted to enable timely processing of payment requests

# FEEDBACK ON REPORTING POLICY



**Poll Respondents**



**If recommended for funding, would you be fiscally able to adhere to the reporting policy?**

# PAYMENT DOCUMENTATION AND REPORTING POLICY

## Citywide Standard Policy

- Supporting documentation required of 100% of grantees
- No minimum \$ threshold

## Arts Commission Draft Policy

- For competitive grants, documentation required of **10%** of grantees
- For all grantees, documentation not required for expenses under minimum \$ threshold
- Notification of requirement at beginning of grant term

# ADVANCE PAYMENT AND REIMBURSEMENT POLICY

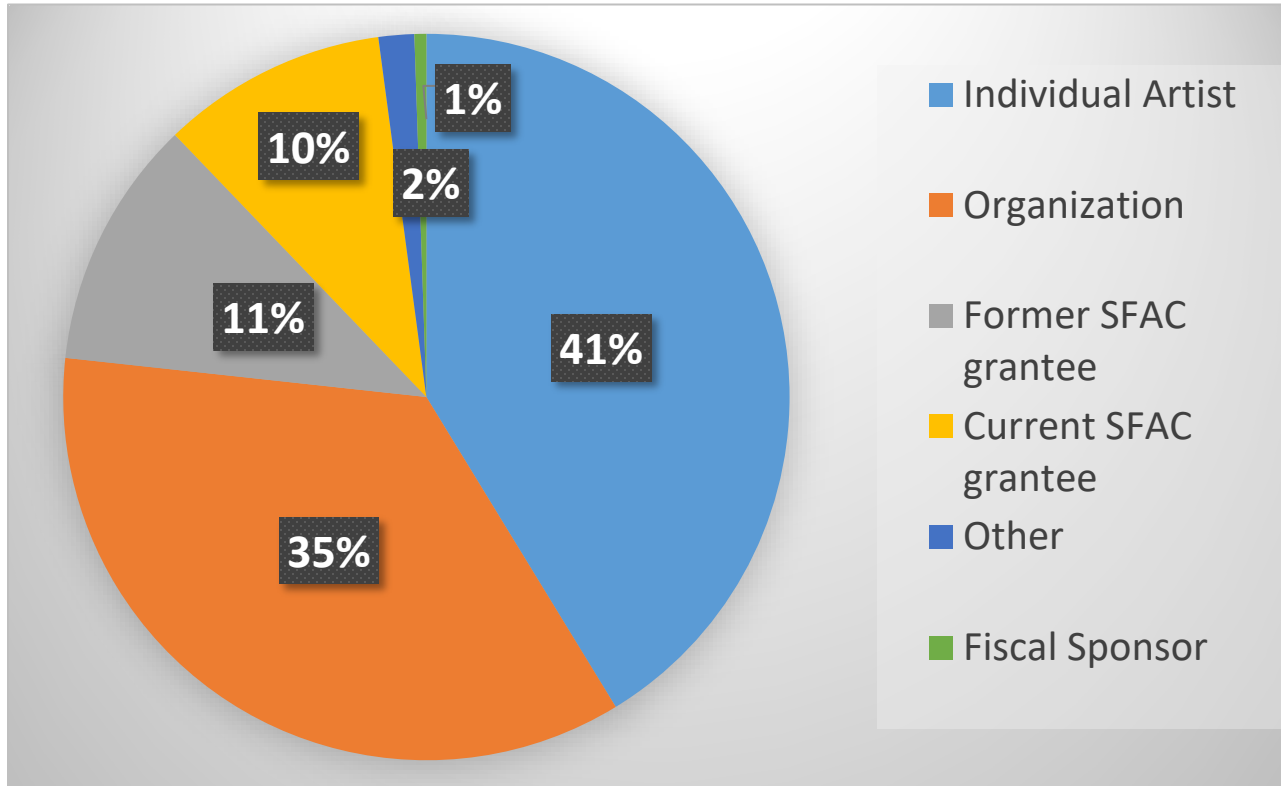
## Controller's Standard Policy

- Advance can only be 10% of the total grant amount
- Advance can only occur in the second or third year of the grant term

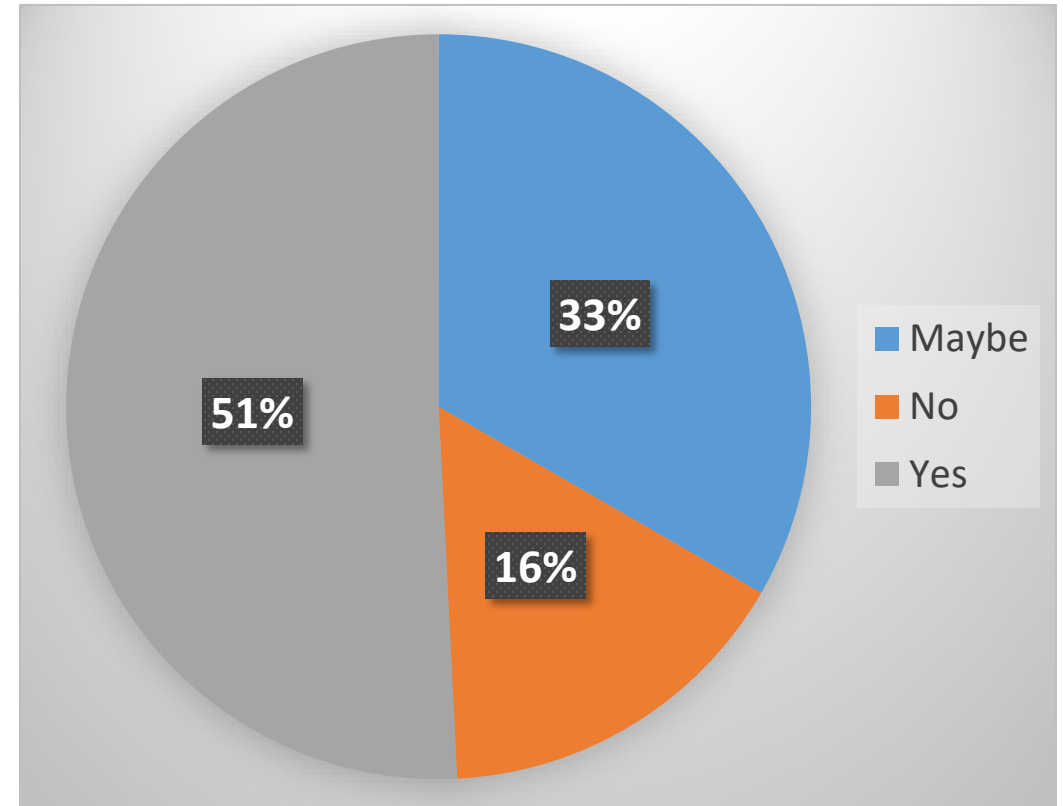
## Arts Commission Policy as approved by the Controller

- Up to 50% of the total grant amount
- Occurs at the beginning of the grant term

# UPDATES TO ADVANCE PAYMENT POLICY



**Survey Respondents**



**If recommended for funding, would you be fiscally able to adhere to the advance payment policy?**

# Item 3: Public Comment

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*Item 3*

**Community Investments Grant Program Policy Updates**

# Item 4: Cultural Center Seismic Retrofit Update & Capital Budget FY27

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## *Discussion*

Staff Presenter: Capital Project Manager, George Lee

Presentation time: Approximately 10 minutes

# Right to Return, Lease, and Project Goals

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## Right to Return, Lease, and Goals

- AAACC and MCCLA have right per lease to return after construction.
- Leases may renew through June 30, 2029, with approved operating grants.
- Leases allow temporary move-out for renovation.

## Goals:

- Project manage move-out, relocation, and return.
- Reduce life-safety risk through seismic retrofit.
- Use remaining budget after seismic for priority repairs: Mechanical, electrical, plumbing, leaks, AAACC elevator modernization, other

# Schedule and Timeline of Construction

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- Notice to Proceed was issued to Pankow May 11, 2026
- Pankow is now under contract and has until March 11, 2028 to design, permit, and complete construction per contract.
- Design, permitting and trade buyouts in 2026.
- Construction January 2027 - March 2028.
- Building must be empty and vacated by January 1, 2027.
  - Some items may remain in 6000ft<sup>2</sup> of no-access deep on-site storage
- Some 2026 construction testing may happen, including hazmat testing.

# AAACC Project — BOI Scope Budget: \$12.5M

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## Major focus areas:

- Seismic structural retrofit
- Accessibility/code upgrades: parking, sidewalk, lobby entry doors, entry ramp, bathrooms, corridors, and Buriel Clay Theater access
- Elevator modernization
- Electrical, switchgear/transformer, mechanical, plumbing, and HVAC work
- Roof, skylight, window, storefront glazing, penthouse, and exterior leak repairs
- Fire alarm upgrades and sprinkler work
- Selected tenant priorities, as budget allows: Hall of Culture, acoustics, and Buriel Clay Theater carpet

# MCCLA Project — BOI Scope Budget: \$16.6M

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## Major focus areas:

- Voluntary seismic retrofit to improve life safety
- Seismic improvements to lobby, perimeter wall, and diaphragm strengthening
- HVAC modernization and new building management system
- Electrical upgrades to support HVAC electrification
- Roof replacement, roof drainage, and domestic hot water improvements
- Accessibility/barrier removal: entry doors, sidewalk, door hardware, signage, theater ramp, drinking fountains, and lavatory pipe insulation
- Targeted architectural repairs in impacted areas, including lobby, second floor gallery, rinse station, storefront, and select rear windows

# Construction Schedule, Delays & Contract Tools

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- Construction schedules can change.
- Common delay risks include permits, electrical utilities, field conditions, materials, and inspections.
- The team is tracking risks early, communicating regularly, and solving issues.
- The contract includes schedule accountability tools:
  - Liquidated damages for late substantial completion: \$5,000 per calendar day
  - Liquidated damages for late final completion: \$2,500 per calendar day
  - Early completion incentives: included in the contract
- Goal: prevent delays where possible, manage unavoidable delays quickly, and keep everyone informed.

# Relocation Schedule

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- Move-out planning starts now.
- Formal temporary move-out notices expected June/July.
- Target full vacancy: December 31, 2026
- Construction activities expected to start January 1, 2027.
- SFAC will issue a relocation responsibilities guide.
- Regular relocation coordination meetings will be set.
- Goal: plan early, reduce disruption, and support return after construction.

# Storage, Access, and Grants

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- Tenants organize, move, store, and move back their items.
- Up to 6,000 sq. ft. of on-site deep storage per building is expected.
- Other storage will need to be off-site.
- Large, sensitive, and cultural items need early planning.
- Sublessees, parking, access, and timing need coordination.
- AAACC and MCCLA both receive relocation grants for move-out costs.

# Communications

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- Keep updates clear and calm.
- AAACC and MCCLA have right to return per lease.
- Temporary relocation is needed for seismic safety and building renewal.
- Both centers have relocation grants.
- Operating grants will continue if in good standing.
- SFAC will coordinate with tenants and ask tenants to do so with sublessees.
- DPW will share construction updates to all.
- A project webpage/FAQ will be created.
- Strong contractual mechanisms in place for on-schedule construction.

# Non-Seismic Capital Budget FY27 Wins

(Mayors Budget)

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- SOMArts ADA Barrier Removal: \$628,286
- AAACC Elevator Modernization: \$565,789
- BVOH Lower Roof Replacement: \$35,000 (Total FY26 + FY27 \$235,000)
- Cultural Centers Maintenance: \$199,340
- Cultural Centers Door Replacement: \$70,000
- Civic Art Collection Maintenance: \$149,055
- Civic Art Collection - Conservation Assessments & Treatment: \$275,000
- Civic Art Collection - Restoration Program: \$380,000
- Civic Art Collection - Structural Assessments & Reinforcements: \$225,000

# Questions?

Genevieve Quick  
Call Center



# Item 4: Public Comment

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*Item 4*

**Cultural Center Seismic Retrofit Update**

# Item 5: Cultural Ambassador Program Update

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## *Discussion*

**Staff Presenter:** Senior Program Officer, Jonell Molina  
Program Officer, Jennifer Chu

Presentation time: Approximately 5 minutes

# Item 5: Cultural Ambassador Program Update

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SFAC Cultural Ambassador Info at:

- [www.sf.gov/cultural-ambassador-program](http://www.sf.gov/cultural-ambassador-program)

Application Deadline: Wednesday July 15, 2026, at 5pm PST

Honorarium: \$3,145 | ~\$37/hour | 85 hours

FY26-27 Cohort: 4 Cultural Ambassadors

- In-Person/Hybrid AND Online/Virtual
- Liaison between SFAC & Community

Timeline: August 2026 - December 2026

- Grant Opportunities in Fall 2026
- SFAC 2026 Annual Convening
- Grant Info Sessions/Instagram Lives



SFAC Cultural Ambassador flyer featuring a photo from 2024 Dream Keeper Initiative grantee African-American Shakespeare Company. Shaxspeare Reimagined. March 2025. Photo by Joseph Giammarco.

# Item 5: Public Comment

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*Item 5*

## **Cultural Ambassador Program Update**

# Item 6: Arts Impact Endowment Grant

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*Discussion and Possible Action*

**Staff Presenter:** Director of Community Investments, Denise Pate

Presentation time: Approximately 5 minutes

## Item 6

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Discussion and possible action to approve the funding recommendation of the Arts Impact Endowment Organization Panels, to award one grant totaling \$50,000 to the following organization, and to authorize the Director of Cultural Affairs to enter into a grant agreement not to exceed the following at this time:

1. International Art Museum of America \$50,000

# Item 6: Public Comment

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*Item 6*

**Arts Impact Endowment Grant**

## Item 6

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**Motion to approve** the funding recommendation of the Arts Impact Endowment Organization Panels, to award one grant totaling \$50,000 to the following organization, and to authorize the Director of Cultural Affairs to enter into a grant agreement not to exceed the following at this time:

1. International Art Museum of America \$50,000

# Item 7: Staff Report

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## *Discussion*

**Staff Presenter:** Director of Community Investments, Denise Pate

Presentation time: Approximately 5 minutes

# Item 7: Public Comment

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*Item 7*

**Staff Report**

# Item 8: New Business and Announcements

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## *Discussion*

*(This item is to allow the Commissioners to introduce without discussion new agenda items for consideration, to report on recent arts activities and to make announcements in accordance with [Prop D.](#))*

# Item 8: Public Comment

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*Item 8*

**New Business and Announcements**

# Item 9: Adjournment

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*Action*

# Thank you!

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