

October 5, 2022
South End Rowing Club
Special Board Meeting Minutes
Conducted Via Zoom

Roll Call

Member	Present		Member	Present
F. Hegeler	X		Membership	
K. Whalen	X		M. Lee	X
J. Sale	X		V. Blyth Marlin	X
B. Ip	X		S. Harrison	
A. Marduel	X		Z. Margolis	
M. Riley	X		E. Young	X
K. Buckholtz	X		S. Kenvin	
S. Dominguez			L. Hovden	X
D. Puglisi	X			
G. Lazaneo	X		S. Wintersteen	

President’s Remarks

Fran thanked everyone for their attendance at this important meeting.

A. DC Expansion

Fran and Kevin W updated the Board on recent developments related to the Dolphin’s proposed expansion.

Fran began by reminding the Board that just prior to our September meeting Supervisor Stefani asked her to put our planned actions (authorization to hire an attorney) on hold to give a mediated solution a chance. The Supervisor scheduled a meeting with representatives of the two clubs for September 30th. On September 29th Fran received an email from the SF Planning informing her that the Dolphins had submitted plans to the City. These plans were for a full-sized deck, not the “compromise” they offered when they last attended the SERC Board meeting and shown by the story poles.

It was against this backdrop that Fran and Kevin W (representing the South End) met with Ward Bushee and Diane Walton (representing the DC), Supervisor Stefani, Dan Sider (Chief of Staff SF Planning) and Phil Ginsburg (GM of SF Recreation and Parks). The meeting was conducted at the two clubs so everybody could visualize the proposed addition from various vantage points.

The meeting started at the DC. The DC representatives were asked to describe their proposal and the evolution of their plans. They explained that they originally had proposed a two-story addition but had substituted a roof deck for the second story in response to SERC objections. They were asked if additional deck space was part of their original plan, and they said it was not.

All present at the mediation agreed that the DC has a beautiful facility with abundant public spaces (an artifact of the fact that the current facility was created by the merger of two previously independent clubs).

Phil explained the review and approval of the DC proposal would be performed by SF Planning. As the landlord, his interest is in not disadvantaging either property.

Dan explained that Planning hoped to receive a “consensus application”. That such an application could be processed in as little as two months. By contrast, a contested application could take two years.

The group then went to SERC, saw our facility and again looked at the story poles but this time from the SERC perspective.

Phil and Dan thanked everyone for their time and said that they would go back to their offices and process what they’ve seen and get back to the group with next steps.

Kevin asked the City folks if they were aware that DC had filed their application the previous day? They were not. Phil and Dan

expressed appreciation that SERC had held back at our September meeting but said that they understood that we now had to move forward with protecting our interests.

Fran and Kevin explained that the SERC Board had vested them with the authority to make binding decisions on behalf of our Club. Phil asked Ward if he had the same authority? Ward said that wasn't the way things worked at the DC. Phil said if mediation was going to work, that the DC needed to send empowered representatives.

Fran observed to our Board that negotiations may not work, that both parties must want it. Notwithstanding that, we are committed to finding a negotiated solution if possible.

After the explanation of recent events and discussion, the Board considered a motion that combined the original motion contemplated for the September meeting along with the motion previously voted on and approved at the September meeting:

- Whereas SERC supports the DC's desire to improve their utility infrastructure, kitchen, weight room and enhance amenities for their members.
- Whereas SERC has consistently stated over the last three years that we will support a project that doesn't undermine SERC and its members experience by impairing our ability to host handball tournaments or diminishing the peaceful enjoyment of the SERC day room, our sole public gathering space with a welcoming view of Aquatic Park and the bay.
- Whereas the SERC By Laws command each board member to "To preserve the Club for future members;"
- Whereas previous SERC Boards have repeatedly voted to oppose any DC expansion that diminishes the experience of our day room.
- We therefore vote at the October 5, 2022 Board meeting to reaffirm our opposition to any DC plan which compromises the experience of (including the views from) our day room while simultaneously fully supporting a mediated solution, and

- To continue President Hegeler and VP Whalen authorization to represent SERC in mediation related to the DC expansion; they are authorized to bind the Club to any DC expansion plan that they believe is in the best interest of the SERC, and
- To authorize President Hegeler to create a standing committee composed of herself, Kevin Whalen, Miriam Hiser, Peter Ross and Josh Sale whose collective purpose is to defend the interests of current and future SERC members specifically with regard to how the DC expansion impacts the peaceful enjoyment of SERC by its members; this standing committee shall be empowered to spend those funds generally authorized for this purpose and
- To report back to the Board at its regularly scheduled meetings and more often as required.
- This authority shall continue through December 31, 2023.

The motion was approved with a rollcall vote:

Aye: President Hegeler, VP Whalen, Secretary Sale, Director Marduel, Director Riley, Director Buckholtz, Captain Puglisi, Commissioner Lazaneo, Commissioner Lee, Commissioner Marlin, Commissioner Young, Treasurer Hovden.

Nay: Director Ip.

The Board then went into closed session to further consider this matter.

After closed session, the Board reported that it had unanimously authorized funding to hire attorneys, mediators and other experts needed to protect the Club's interests.