RUMINATIONS FROM A FORMER SUPERVISOR



The Art of Picking the Public Purse

By Quentin Kopp

t's all privately funded! Those aren't my words; those are the words of the billionaire own-

ers of the San Francisco Warriors and compliant Mayor Edward Lee respecting the proposed (and financially complicated) Warriors proposal to build a mammoth sports and entertainment arena on San Francisco Piers 30-32

Forget for the moment the elevated Embarcadero Freeway no longer precludes our enjoyment of San Francisco Bay, or the Embarcadero itself with a revamped Ferry Building, a multitude of marvelous restaurants, attractive offices and other creature comforts. For over two decades from the 1960's to the 1980's, San Franciscans lost their Bay and Embarcadero. Only an earthquake on October 17, 1989, and the public resolve (led by then-Mayor Art Agnos), prevented post-Loma Prieta Earthquake restoration of the elevated freeway. The Warriors proposal, with Lee as the spear carrier (proudly proclaiming that the wrongly-placed arena would be his "legacy"), would, if ever built, be higher than the hated Embarcadero Freeway, which many San Franciscans

••••••

...under the proposed Warriors deal, the \$120,000,000 borrowing would be approved by a simple majority of the Board of Supervisors, not taxpaying voters. The San Francisco Giants in 1996 and the San Francisco 49ers in 1971 were not afraid to secure voter/taxpayer approval. Maybe Lee and the Warriors are afraid the truth is that \$120,000,000 is needed for the extraordinary cost of bearing the proposed arena's weight, and supporting facilities the Warriors want to build on a platform over San Francisco Bay."

spent years detesting and attempting to eliminate.

Concentrate, instead, on the taxpayer subsidy of up to \$200,000,000 (including interest) to the Warriors. The Warriors demand that Piers 30-32 be fully reconstructed, at Port cost, to a standard that will support the immense 19,000-seat arena. The reconstruction cost is an estimated \$120,000,000. Every single penny of such \$120,000,000 is public money, i.e., the Port. The Port must borrow the money to reconstruct those piers. From whom? The Warriors, of course, and for the privilege of borrowing such money (for the Warriors' benefit), the Port will pay the Warriors an exorbitant 13% per year as interest.

Additionally, the Port must sell the Warriors an enormously valuable piece of public land across the Embarcadero (Seawall 330) for a high-rise hotel, condominium and retail development. The Port doesn't, however, sell it by competitive bid like any homeowner would do; the Port sells Seawall 330 for \$30,400,000 to the Warriors. It should be fair market value, but under the Warriors' proposal with Mr. Lee's concurrence, "fair market value" will never be established by an open, competitive bidding; it has been "established" by a single appraiser selected by the Port and Real Estate Division, but paid by the Warriors, whose 2012 appraisal will, in a rising real estate market, be several years old by the time final terms are approved by the Board of Supervisors and Mayor, and signed by the Mayor and Warriors. The \$30,400,000 is a reduction from the \$33,050,413 assessment for the America's Cup deal cancelled by billionaire Larry Ellison.

The Port, instead of obtaining money from Seawall lot 330's sale through competitive bidding and applying it for worthwhile waterfront projects now lacking funds, takes the Seawall lot 330 sale proceeds and returns such money to the Warriors to reduce its \$120,000,000 debt to the Warriors. Lee then proposes to use all the property taxes (called possessory interest taxes for leasing public land) owed by the Warriors and divert those taxes into an Infrastructure Financing District, another public borrowing gimmick. Thus, the Warriors pay no such taxes, and an estimated \$60,000,000 in waived taxes reduces

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My 2¢ / Will Durst



Letters to the Editor

High Costs of City Attorney's Advice

Re: Patrick Monette-Shaw's article I really enjoyed your article. Thank you for your excellent reporting.

Grace Koch

Miraloma Park Resident

Remembering When

The aerial photo in the May 2013 issue is looking generally NW. Kezar Stadium is at the top. The widest street running bottom left toward top right is Judah/Parnassus. The area in the middle is now UCSF. Right?

I don't actually remember th y it was, I'm a pretty recent transplant to San Francisco, having moved here from the Kansas City area a year ago. I like history and solving puzzles. A few minutes with Google Maps did the trick.

Jeff Ramsey



— Society of Professional Journalists

PO Box 27176, SF 94127 • 415 517-6331 Contributors:

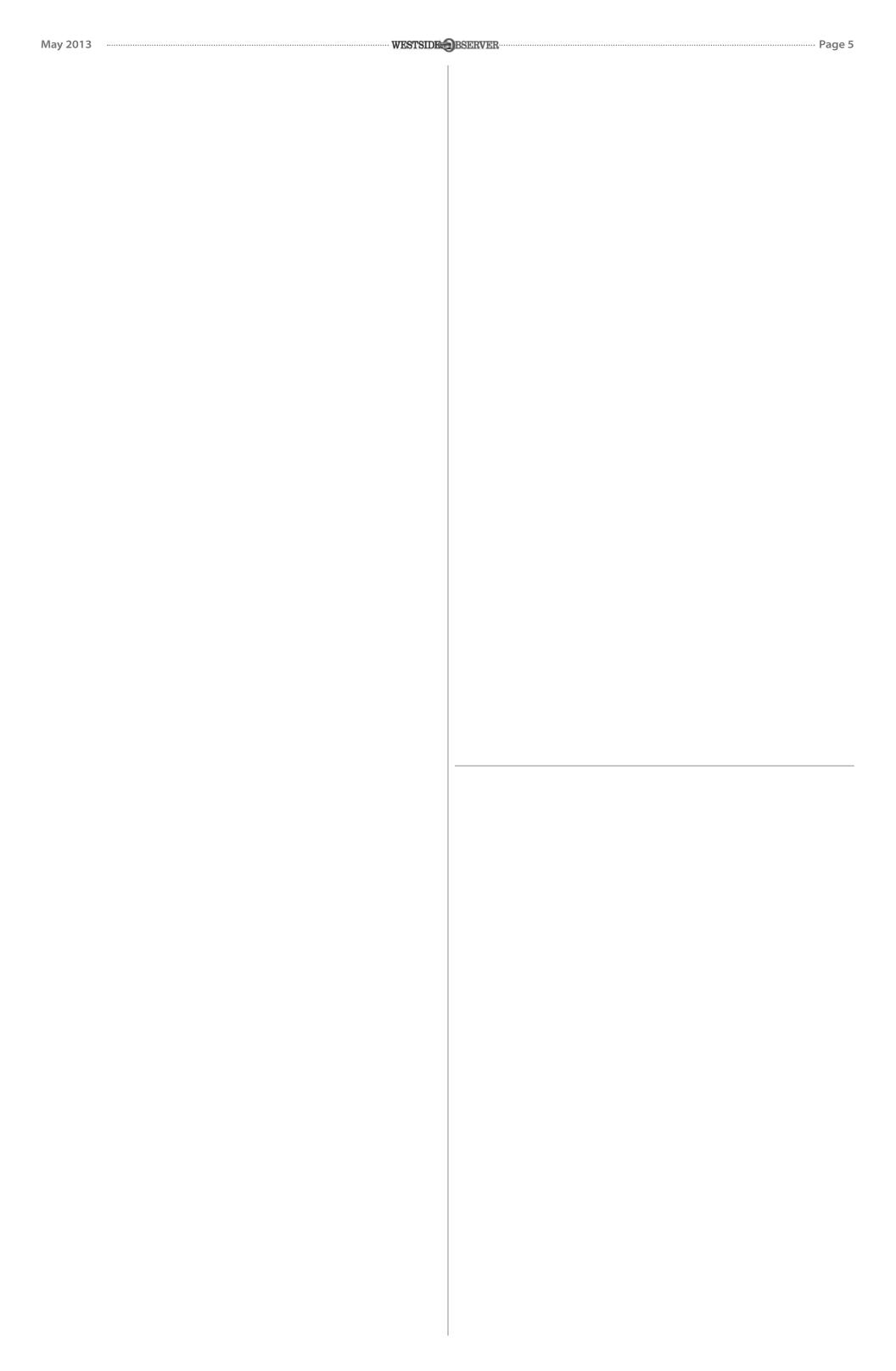
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WEST OF TWIN PEAKS CENTRAL COUNCIL By Mitch Bull

WHISTLEBLOWERS / Dr. Maria Rivero & Dr. Derek Kerr

MONEY MATTERS • By Brandon Miller and Joanne Jordan



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Mark di Suvero, Figolu (detail), 2005–11; Collection of the artist; © Mark di Suvero; photo: Jerry L. Thompson.

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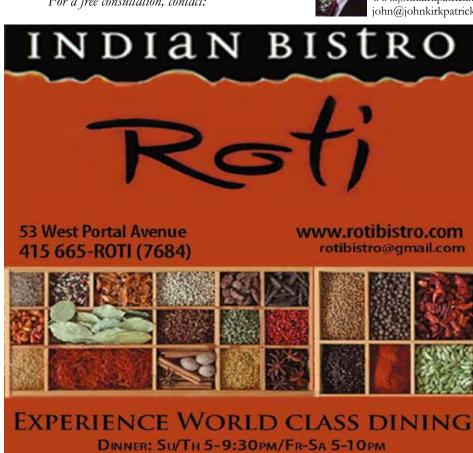
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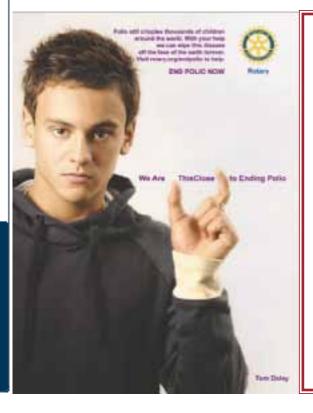


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ow about Mom?...The weather is continuing to get warmer and as spring inches forward, it's time to do something special for "Mom" as Mother's Day is on May 12. Booking a brunch at one of our many neighborhood restaurants, surprising her with flowers from our florists on West Portal Avenue, or pampering her with a spa day at Dimitra's are just some of the ways in which we can honor the Moms in our lives.

Do you have an event, a neighborhood fact or just an observation to share? Drop us a line at mitch@westsideobserver.com and share your ideas or just let us know what you think.



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* MAY EVENTS * CITY GUIDES WALKING TOURS

San Francisco City Guides offers special walking tours throughout the year in May. Free (donations welcome). Info: schedule at any SF library branch, or visit: sfcityguides.org, or 557.4266.

EVERY SUNDAY • FARMERS MARKET

Farmers Market | Every Sun | 9 am-1 pm | Stonestown back parking lot: at Stonestown Galleria (19th Ave @ Winston).

EVERY TUES • QUE SYRAH HAPPY HOUR

Every Tue Happy Hour | 4–8 pm | Que Syrah WineBar. Take \$1 off each glass, 10% off each bottle
of wine consumed on site. 230 West Portal Ave
731-7000

Every Thu | 5:30–9 pm | Chef Val's Tapas \$3–7.

EVERY THURS – NIGHTLIFE

Thu | 6–10 pm | The Academy of Sciences is transformed with live music, provocative science, mingling and coctails. GG Park \$12 (\$10 Members). calademy.org/nightlife

JAZZ FRIDAYS @ THE CLIFF HOUSE

Fri | 7–11 pm | The Balcony Lounge at the Cliff House hosts jazz performances every Friday night. 1 Seal Rock. Performers: www.cliffhouse. com/home/jazz.html

FRIDAY NIGHTS @ THE DEYOUNG

5–8:45 pm | Music, poetry, films, dance, tours and lectures. Cafe: special dinner, no-host bar. Art-making children/adults. deYoung Museum, GG Park. deyoung.famsf.org/deyoung/fridays

TUE • PEOPLE OF PARKSIDE/SUNSET

Thu May 2 | 7 pm | Formerly Taraval Parkside Merchants Assn. Taraval Station, 2345 24th Ave. 1st Thu each month.

|SAT-SUN • PACIFICA CASTLE TOURS

May 4–5 | The Pacifica Historical Society conducts public tours of this 1908 historic building only two weekends a year. Proceeds go toward the restoration of the Ocean Shore RR Car and the Little Brown Church. \$25. Info: 650.359.5462 or pacificahistory.org.

SAT • CINCO DE MAYO FESTIVAL

Sat May 4 | 10 am - 6pm | Entertainment lineup: sfcincodemayo.com. Dolores Park, Dolores St. and 18th St.

MON • CHINESE COMMUNITY MTG

Mon May 6 | 7–8 pm | Supe Katy Tang and Captain Curtis Lam host a Chinese-speaking police and community meeting conducted in Cantonese with Mandarin translation. Taraval Police Station, 2345 24th Ave. Info: Carol.Mo@ sfgov.org, or 554-7460

SAT • SF BUDGET TOWNHALL MEETING

Sat May 11 | 10 am | Budget Town Hall Series 2013 Mayor Lee, Supes Katy Tang (D 4) & Norman Yee (D 7) at Hoover Middle School, 2290 14th Ave. Engage in budget discussions with City officials. Speak directly to City officials and share what matters most to you.

TUE • GREATER WEST PORTAL-GWPNA

Tue May 14 | 7:30 pm | West Portal Clubhouse, 139 Lenox Way. 2nd Tues each month. www.gwpna.org

WED • BERNAL HEIGHTS & THE MISSION

Wed May 15 | 7 pm | Bernal Heights branch library 500 Cortland Avenue Glenn Lym will speak on the geography of those areas. Free. Info: www.bernalhistoryproject.org

SUN • AUTHOR CLAIRE MESSUD

Sun May 19 | 7 PM | Bestselling author of *The Emporer's Dream*. In *The Woman Upstairs* a schoolteacher dreams of being an artist, settling for life as a third-grade teacher, "whose trash is always tidy, who smiles brightly in the stairwell." Enter the exotic Shahid family — Nora sees them as saviors — who ultimately become her betrayers. BookShop West Portal, 80 West Portal. Info 564-8080.

MON • SUNSET-PARKSIDE MEETING

Mon May 20 | 6 pm | SPEAK aims to educate residents on public safety, zoning, planning etc. 3201 Ulloa St. (Grace Lutheran) 3rd Mon each month. speaksanfrancisco@yahoo.com

WESTSIDE BSERVER

TUE • COMMUNITY SAFETY MEETING

Tue May 21 | 7 pm | Taraval District Police Station. 3rd Tue of the month. Meet with Captain Curtis Lum. 2345 - 24th Ave 759-3100.

SAT • FREE HEALTH SCREENINGS

Sat May 18 | 10 am – 3 pm | American Society of Hypertension offers free Blood Pressure, Glucose and Cholesterol Screenings Yerba Buena Lane and Market St., behind the SF Marriott Marquis, 55 Fourth St.

SUN • BAY TO BREAKERS

Sun May 19 | 7 am to 4 pm | The 7.46 mile race features world-class athletes, costumed runners and 'fun-loving' folks out for a great San Francisco day.

MON • WOTP CENTRAL COUNCIL

Mon May 20 | 7:30 pm | West of Twin Peaks Central Council (usually) meets on 4th Monday each month for those interested in local issues. Miraloma Park Clubhouse, 350 O'Shaughnessy.

THU • DEMYSTIFYING DEMENTIA

Thu May 23 | 6 – 7:30 pm | Parents Caring for a loved one with dementia? Special guest Elizabeth A. Landsverk, M.D. will shed light on your most pressing concerns. Please bring your questions. Refreshments. AlmaVia, One Thomas More Way. Info: 337-1339-tcastle@eldercarealliance.org Free

SAT • SHARP

Mon May 27 | 7 pm | Sunset Heights Assoc. of Responsible People. Last Mon each month - sharpsf.com for details. 1736 9th Ave. @Moraga.

TUE • AMERICAN JERUSALEM

Tue May 28 | 7 pm | Jews and the Making of San Francisco with filmaker Marc Shaffer. Because of the Gold Rush, Jews were far more assimilated into and impacted a major city than any other in America. For the first time, Jews—the ultimate outsiders—became insiders. SF History Assn., St. Philip's Catholic Church 24th & Diamond. \$5 non-members.

THU • OMI NEIGHBORS IN ACTION

Thu May 30 | 7 pm | Developer & Architect for 268-270 Capitol St. Meets last Thu each month. This meeting is at Temple UMC 65 Beverly/Sheilds Street.

WED • AUTHOR CHIMAMANDA NGOZI

Wed Jun 5 | 7 pm | Meet Nigeria born Ngozi, who's *Americanah* follows the lives of Nigeria's postwar genertion through corruption and poverty under a military dictatorship. BookShop West Portal, 80 West Portal. Info 564-8080.

Have a local event? Free listing: editor@westsideobserver.com



Now At the Movies • By Don Lee Miller



At the Theater • By Flora Lynn Isaacson



Flora Lynn Isaacson

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SECOND THOUGHTS / By Jack Kaye



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Crime and Safety Focus



Captain Curtis Lum



9 5 3 2 6 2 3 4 5 3 6 9 5 6 1 2 1 4 1 5 7 3 9 8 7 8

Sudoku-fun!

Rules:

Each puzzle is a 9 by 9 grid of squares divided into nine 3 by 3 square blocks, with some of the numbers filled in for you.

The Object:

Fill in the blank squares so that each of the numbers 1 to 9 appears exactly once in each row, column and block.

Answer:

The answer appears below.

	9	ι	S	ε	Þ	8	Z	2	6
	6	4	2	S	9	L	2	3	8
-	ε	8	S	2	S	6	9	ι	Þ
	8	2	9	Þ	6	S	ι	S	3
	S	S	l	8	۷	ε	6	Þ	9
	Þ	6	3	9	ι	S	۷	8	S
	۷	ε	6	l	S	Þ	8	9	S
	Z	9	Þ	S	8	2	ε	6	ι
	ι	S	8	6	ε	9	Þ	S	2





OPEN LATE



JULIE CASSON

······ BRAIN FÜD

Capital Cities

These brain teasers rely on your ability to recognize groups of common attributes. For each of these puzzles you'll need to figure out why the words or letters are grouped as they are. Sometimes you will be asked to pick the odd-one-out or to place a new word into the correct group.

Each of the national capital cities in Group A can be paired with a different national capital city in Group B. What are the pairings?

Group A: Guatemala City, Hanoi, Kathmandu, Minsk, Niamey, Rabat, Roseau, Stockholm, Thimphu, Tokyo

Group B: Berlin, Bogota, Copenhagen, Dar es Salaam, Lilongwe, Managua, Melekeok, Moscow, Panama City, Windhoek

Guatemala City & Lilongwe, capitals of Guatemala & Malawi Hanoi & Windhoek, capitals of Vietnam & Namibia Kathmandu & Melekeok, capitals of Nepal & Palau Minsk & Moscow, capitals of Belarus & Germany Mamey & Berlin, capitals of Niger & Germany Rabat & Bogota, capitals of Morocco & Colombia Roseau & Managua, capitals of Dominica & Nicaragua Stockholm & Copenhagen, capitals of Sweden & Denmark Thimphu & Dar es Salaam, capitals of Shutan & Tanzania Tokyo & Panama City, capitals of Ishutan & Panama City, capitals of Ishutan & Panama

Answer When correctly paired, the country for which the Group A city is the capital ends with the same set of letters as the country for which the Group B city is the capital begins.

99sanchezstreet@gmail.com

David K. Highsmith

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Phyllis' Findings / Phyllis Sherman

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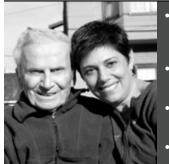
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- Kimochi Serving seniors in the Japanese-American community. (415) 931-2294
- **Openhouse** Programs & services in the LGBT community. (415) 296-8995
- Self-Help for the Elderly Bilingual (Chinese) services in the Bay Area. (415) 677-7600

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THE REAL ESTATE ANSWER MAN By Kevin Birmingham



Besides a mortgage payment, what other costs should be factored into my monthly payment?

Samantha Lingsch

PITI which stands for principal, interest, taxes, insurance. Also if the property is a condo or in certain neighborhoods like St Francis Wood, there are also HOA dues.

What is the best approach to winning a real estate bidding war:

Cindy Dav

I have had clients write heartfelt letters and even include photos of the family in order to gain an edge. The fact is that price and terms mean more to getting an offer accepted than any letter can. More and more buyers are writing offers without inspection contingencies, which is a dangerous strategy. If you really love the home and the seller allows, you can order a home inspection prior to submitting your offer.

● Is it legal for my landlord to have a shared PG&E meter with my apartment and the apartment below me?

Jeff Hughes

It is legal for a landlord to have a common/single utility service for multiple units. What is required is that there is an objective way to divide the bill. It need not be fair or equitable, but hopefully it is.

Kevin Birmingham is a licensed real estate broker, have a question for the Real Estate Answer Man? Submit them to kevinb@zephyrsf.com



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Real Travel By Sergio Nibbi





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