

London N. Breed
MAYOR



Miguel Bustos
CHAIR

Mara Rosales
VICE-CHAIR

James B. Morales
INTERIM EXECUTIVE DIRECTOR

Bivett Brackett
Dr. Carolyn Ransom-Scott
COMMISSIONERS

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
15TH DAY OF MARCH 2022**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting via teleconference at 1:00 p.m. on the 15th day of March 2022. The public was invited to watch the meeting live on SFGOVTV: <https://sfgovtv.org/ccii>

PUBLIC COMMENT CALL-IN: 1-415-655-0001 **ACCESS CODE:** 2495 157 2378

In accordance with the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives were issued to slow down and reduce the spread of the COVID-19 virus. Individuals were encouraged to participate in the meetings remotely by calling in during the public comment section of the meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:00 p.m. by Chair Bustos. Roll call was taken.

Commissioner Brackett - absent
Commissioner Scott - present
Vice-Chair Rosales - present
Chair Bustos - present

Commissioner Brackett was absent; all other Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, April 5, 2022 at 1:00 pm.
- b) Announcement of Time Allotment for Public Comments from participants dialing in:

Please be advised a member of the public has up to three minutes to make pertinent public comments on each agenda item unless the Commission adopts a shorter period on any item. Please note that during the public comment period, all dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to register any desire to provide public comment. Comments will be taken in the order that it was received. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

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Secretary Cruz read instructions for the public to call in.

3. Report on actions taken at previous Closed Session meeting - None

4. Matters of Unfinished Business - None

5. Matters of New Business:

Chair Bustos requested that Item 5(b) from the Regular Agenda be taken out of order and called first.

REGULAR AGENDA

b) Authorizing the continuation of teleconferenced meetings and making findings in support thereof under California Government Code Section 54953(e) (Discussion and Action) (Resolution No. 04-2022)

Presenter: James Morales, Interim Executive Director

PUBLIC COMMENT - None

Commissioner Scott motioned to move Item 5(b) and Vice-Chair Rosales seconded that motion.

Secretary Cruz called for a voice vote on Item 5(b).

Commissioner Brackett - absent

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 04-2022, AUTHORIZING THE CONTINUATION OF TELECONFERENCED MEETINGS AND MAKING FINDINGS IN SUPPORT THEREOF UNDER CALIFORNIA GOVERNMENT CODE SECTION 54953(E), BE ADOPTED.

CONSENT AGENDA

a) Approval of Minutes: Regular Meeting of January 18, 2022 and Special Meetings of January 10, 14, 21, 28 and February 14, 2022

PUBLIC COMMENT - None

Commissioner Scott motioned to move Item 5(a) and Vice-Chair Rosales seconded that motion.

Secretary Cruz called for a voice vote on Item 5(a).

Commissioner Brackett - absent
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF JANUARY 18, 2022 AND SPECIAL MEETINGS OF JANUARY 10, 14, 21, 28 AND FEBRUARY 14, 2022, BE ADOPTED.

REGULAR AGENDA

Agenda items 5(c) and 5(d) related to the Mexican Museum were presented together but acted on separately

- c) Authorizing a Fifth Grant Disbursement Agreement with the Mexican Museum, a California non-profit corporation in an amount not to exceed \$2,509,125, for predevelopment activities for a Mexican Museum facility at the 706 Mission Street Project in compliance with a December 14, 2010 Grant Agreement between the Museum and the Successor Agency (Discussion and Action) (Resolution No. 05-2022)
- d) Conditionally authorizing a Second Amendment to the Grant Agreement between the Mexican Museum and the Successor Agency to extend the term to June 14, 2024 and authorizing the transmittal of the amendment to the Oversight Board of the City and County of San Francisco (Discussion and Action) (Resolution No. 06-2022)

Presenters: James Morales, Interim Executive Director; Aaron Foxworthy, Acting Real Estate and Development Services Manager; Victor Marquez, Partner Chair, Nossaman; Anne Cervantes, Architect, Principal and Founder, Cervantes Design Associates, Inc.; Ray Quesada, Member, Mexican Museum Building Committee; Miguel Galarza, Member, Mexican Museum Building Committee

Speaker: Andy Kluger, Board Chair, Mexican Museum

Mr. Kluger thanked OCII for their ongoing support for the Mexican Museum and was pleased to continue working with OCII to make this dream a reality. He added that they had complete confidence in members of the building committee and thanked them for their support.

PUBLIC COMMENT - None

Commissioner Scott thanked staff for the presentation and was very excited about the diversity that would be represented by the Mexican Museum and was very proud of this success.

Vice-Chair Rosales referred to a statement made during the presentation that on March 15 and inquired about whether, once the fifth disbursement agreement was executed, the funds would be disbursed at that time or whether they would have to wait for the approval processes to be completed.

Mr. Foxworthy responded that they would not have to wait for the Oversight Board or the Department of Finance to expend funds and that the funds could be disbursed right away.

Chair Bustos thanked the museum and OCII staff for all their hard work in making this museum a reality as a way to honor the Mexican history here in California and which would represent the great diversity of San Francisco.

Vice-Chair Rosales motioned to move Items 5(c) and 5(d) and Commissioner Scott seconded that motion.

Secretary Cruz called for a voice vote on Items 5(c).

Commissioner Brackett - absent
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 05-2022, AUTHORIZING A FIFTH GRANT DISBURSEMENT AGREEMENT WITH THE MEXICAN MUSEUM, A CALIFORNIA NON-PROFIT CORPORATION IN AN AMOUNT NOT TO EXCEED \$2,509,125, FOR PREDEVELOPMENT ACTIVITIES FOR A MEXICAN MUSEUM FACILITY AT THE 706 MISSION STREET PROJECT IN COMPLIANCE WITH A DECEMBER 14, 2010 GRANT AGREEMENT BETWEEN THE MUSEUM AND THE SUCCESSOR AGENCY, BE ADOPTED.

Secretary Cruz called for a voice vote on Items 5(d).

Commissioner Brackett - absent
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 06-2022, CONDITIONALLY AUTHORIZING A SECOND AMENDMENT TO THE GRANT AGREEMENT BETWEEN THE MEXICAN MUSEUM AND THE SUCCESSOR AGENCY TO EXTEND THE TERM TO JUNE 14, 2024 AND AUTHORIZING THE TRANSMITTAL OF THE AMENDMENT TO THE OVERSIGHT BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO, BE ADOPTED.

e) Amending OCII's Small Business Enterprise ("SBE") Policy to conform to the Small Local Business Enterprise ("Small-LBE") size thresholds and the methodology for determining Small-LBE of the City and County of San Francisco ("City") (Discussion and Action) (Resolution No. 07-2022)

Presenters: James Morales, Interim Executive Director; Raymond Lee, Contract Compliance Supervisor; Yvonne Kyrimis, Contract Compliance Specialist 2, OCII

PUBLIC COMMENT

Speaker: Oscar James, resident, Bayview Hunters Point

Mr. James stated that he strongly supported this item.

Commissioner Scott thanked the team for their presentation and the City and County of San Francisco for opening the door to make sure that residents were given the local benefit of getting what they needed and deserved without having to compete for it.

Vice-Chair Rosales thanked staff for the presentation and supported this item. She stated that she had always had a preference for working for local business programs and advocating for major changes in those programs. She inquired about whether they would advertise or give notice to residents that these changes would be taking place and requested confirmation that they would still rely on certification from the contract monitoring division.

Mr. Lee responded that information on the website would reflect these changes and confirmed the certification requirement would remain.

Commissioner Scott inquired about whether notices could be sent out because there were so many people who might not check the website or not even think about these kinds of changes. She suggested that it be a monthly announcement so that it was understood by repetition.

Mr. Lee thanked Commissioner Scott for that suggestion and responded that they could send out a mass email to the firms currently certified. He added that they could also send notices out to small businesses that might not be certified in San Francisco, but which had done business with OCII.

Vice-Chair Rosales motioned to move Item 5(e) and Commissioner Scott seconded that motion.

Secretary Cruz called for a voice vote on Item 5(e).

Commissioner Brackett - absent
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 07-2022, AMENDING OCII'S SMALL BUSINESS ENTERPRISE ("SBE") POLICY TO CONFORM TO THE SMALL LOCAL BUSINESS ENTERPRISE ("SMALL-LBE") SIZE THRESHOLDS AND THE METHODOLOGY FOR DETERMINING SMALL-LBE OF THE CITY AND COUNTY OF SAN FRANCISCO ("CITY"), BE ADOPTED.

6. Public Comment on Non-Agenda Items

Speaker: Oscar James, resident, Bayview Hunters Point; Benjamin Brandin, Project Manager, OCII; Pam Sims, OCII Housing Division

Mr. James stated that he was happy about the passing of the Mexican Museum item and was happy that schoolchildren would be able to visit the museum and learn about the history and diversity of San Francisco. Mr. James added that he appreciated the work being done by OCII and its dedication to the people of the City.

Mr. Brandin wanted to acknowledge the recent departure of Interim Executive Director Sally Oerth. He stated that her commitment and her belief in the Agency's work to the Agency should not be understated and her persistent aim to ensure the Agency did its work well was one of the imprints she would leave on OCII. He underscored her commitment to her staff, her mentorship and management over the past two years in particular. Despite the pandemic and its challenges, Mr. Brandin stated that the past two years were the most rewarding of his career at OCII. He indicated

that Ms. Oerth would be leaving a well-trained staff to continue their important work going forward under Interim Executive Director James Morales. He stated that he looked forward to working with him.

Ms. Sims stated that she had known Interim Executive Director Sally Oerth for fifteen years and during that time she had shown dedication, strength and grit. She reported that Ms. Oerth was a San Francisco Redevelopment Agency survivor in that she had survived dissolution and, as a fellow survivor, Ms. Sims stated that it was difficult to see one of the survivors leave. Ms. Sims wished her well in all future adventures.

7. Report of the Chair

Chair Bustos stated that he had no report.

8. Report of the Executive Director

- a) Presentation reviewing proposed art by the three selected finalists to create Public Art for Mission Creek Park; Mission Bay South Redevelopment Project Area (Discussion)

Presenters: Marc Slutzkin, Project Manager, Mission Bay, OCII; Jackie von Treskow, Project Manager, San Francisco Arts Commission; Rigo23, Artist

PUBLIC COMMENT - None

Chair Bustos thanked the team for their hard work. He mentioned that he was part of the Committee with former Commissioner Bycer and acknowledged that a number of wonderful ideas had been presented. Mr. Bustos stated that the Arts Commission had done a great job in helping bringing in criteria emphasizing the artist's relationship to San Francisco and their work on the RFP. He thanked Rigo23 and his story about the project and looked forward to seeing the finished work.

Interim Executive Director Morales announced that on March 9, 2022, the City Attorney and OCII had issued Cease and Desist orders to require businesses that were operating out of the Candlestick area close to the Alice Griffith residential area to stop their activities which had created dust and noise and issues of concern to the immediate community. In response to those complaints and at the request of the President of the Board Walton, those orders were issued. Mr. Morales stated that he would keep Commissioners informed of any developments as they occurred in that matter.

Interim Executive Director Morales announced that they were making progress on Transbay Block 4, a project with close to 700 units, 45% of which would be affordable. He believed that they were making sufficient progress to continue negotiations through the end of June. The option period would run until the end of March and the Executive Director had the authority to extend the negotiations, which was a likely outcome. Mr. Morales reported that they were starting an appraisal process to determine the value of the land, the proceeds of which would go to the Transbay Joint Powers Authority. He stated that he would keep Commissioners apprised of developments as they occurred and that there would be future OCII hearings on this matter later this year.

9. Commissioners Questions and Matters - None

Commissioner Scott commended the presentation of the artwork (from Item 8a) as well as the history of the area and its wildlife.

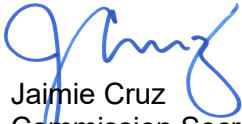
10. Closed Session - None

11. Adjournment

Commissioner Scott motioned to adjourn and Vice-Chair Rosales seconded that motion.

Chair Bustos adjourned the meeting at 2:04 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary