

London N. Breed
MAYOR



Marilyn Mondejar
CHAIR

Miguel Bustos
VICE-CHAIR

Dr. Carolyn Ransom-Scott
Mara Rosales
Darshan Singh
COMMISSIONERS

Nadia Sesay
EXECUTIVE DIRECTOR

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
21st DAY OF AUGUST 2018**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 1:00 p.m. on the 21st day of August 2018, at the place and date duly established for holding of such a meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:02 p.m. Roll call was taken.

Commissioner Rosales - absent
Commissioner Ransom-Scott - present
Commissioner Singh - present
Vice-Chair Bustos - present
Chair Mondejar - absent

Chair Mondejar and Commissioner Rosales were absent. All other Commissioners were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, August 21, 2018 at 1:00 p.m. (City Hall, Room 416).

B. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting

Please be advised that the ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised the Chair may order the removal from the meeting room of any person(s) responsible for the ringing of or use of a cell phone, pager, or other similar sound-producing electronic device.

C. Announcement of Time Allotment for Public Comments

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

4. Matters of Unfinished Business - None

5. Matters of New Business:

CONSENT AGENDA - None

REGULAR AGENDA

Agenda Items 5(a) and 5(b) related to Transbay Redevelopment Project Area were presented together, but acted on separately

- a) Approving, pursuant to the Transbay Implementation Agreement, a Fourth Amendment to the contract with Conger Moss Guillard Landscape Architecture by increasing the not-to-exceed amount by \$1,549,129, for a total maximum aggregate amount of \$5,969,235 to complete the design and construction administration for the Under Ramp Park that is within the scope of the Transbay Terminal/ Caltrain Downtown Extension/ Redevelopment Project Final Environmental Impact Statement/ Environmental Impact Report and the Final Environmental Impact Report Transit Center District Plan and Transit Tower, both Program EIRS, and is adequately described in these EIRS for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 35-2018)
- b) Authorizing, pursuant to the Transbay Implementation Agreement, a Memorandum of Understanding with the City and County of San Francisco, acting through its Department of Public Works for design review and project management services in an amount not-to-exceed \$6,521,327 and a term of 4 years for the Under Ramp Park project that is within the scope of the Transbay Terminal/ Caltrain Downtown Extension/ Redevelopment Project Final Environmental Impact Statement/ Environmental Impact Report and the Final Environmental Impact Report Transit Center District Plan and Transit Tower, both Program EIRS, and is adequately described in these EIRS for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 36-2018)

Presenters: Nadia Sesay, Executive Director; Benjamin Brandin, Development Specialist, Housing Division

PUBLIC COMMENT

Speaker: Ace Washington, community advocate

Mr. Washington spoke about redevelopment and the failure of the City to deal with the Western Addition.

Commissioner Singh inquired about whether the contract was competitively bid and whether there was another applicant.

Mr. Brandin responded in the negative because they were already under contract with CMG for services in Transbay. He explained that this was an amendment or rather a continuation of the existing CMG contract. Regarding the DPW scope, Mr. Brandin explained that the MOU in question was a sole source contract in which OCII went to the Department of Public Works (DPW) to ask for their assistance in implementing OCII's responsibilities to deliver Under Ramp Park (URP).

Executive Director Sesay inquired about the competitive process that would occur with project management in next steps.

Mr. Brandin responded that once they moved forward to the development of URP, OCII's partner, DPW would be entering into many more contracts. He explained that it was required for them to comply with all of OCII's SBE policies, so those things would be competitively bid out and OCII would be reviewing all the bids as part of the standard process to ensure that SBE's were prioritized in the contracts for the work.

Commissioner Ransom-Scott commented that after going on a tour of the area and the blocks involved, viewing the activity, talking with the community who will have access to the parks, services and amenities and hearing about all the jobs that would be forthcoming, she stated that she was impressed with the project.

Vice-Chair Bustos expressed concern about any amendments that came up because they always meant more public money being doled out with a “not-to-exceed” clause and then they did exceed with yet another amendment. So he thanked Mr. Brandin for the explanations for this amendment. Mr. Bustos requested that staff do their best to reach residents living near blocks 11A and 9 as well as the Mexican Consulate because there would be many families living nearby using this park. He reminded staff that when they went out to bid for subcontractors, how crucial it was that local San Franciscans be chosen for construction, professional services and retail and not recent or newcomers, but businesses that had been in the City for a long time.

Commissioner Singh referred to page 4 of the memo and inquired about why they would need hot and cold water and air conditioning.

Mr. Brandin responded that they would need those amenities for the two permanent structures, one pavilion building with a kiosk and a beer garden building. He explained that because both buildings would be permanent and producing food, they would need hot and cold water service to them and would need to be air-conditioned.

Commissioner Singh motioned to move Item 5(a) and Commissioner Ransom-Scott seconded that motion.

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

Commissioner Rosales - absent
Commissioner Ransom-Scott - yes
Commissioner Singh - yes
Vice-Chair Bustos - yes
Chair Mondejar – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 35-2018, APPROVING, PURSUANT TO THE TRANSBAY IMPLEMENTATION AGREEMENT, A FOURTH AMENDMENT TO THE CONTRACT WITH CONGER MOSS GUILLARD LANDSCAPE ARCHITECTURE BY INCREASING THE NOT- TO-EXCEED AMOUNT BY \$1,549,129, FOR A TOTAL MAXIMUM AGGREGATE AMOUNT OF \$5,969,235 TO COMPLETE THE DESIGN AND CONSTRUCTION ADMINISTRATION FOR THE UNDER RAMP PARK THAT IS WITHIN THE SCOPE OF THE TRANSBAY TERMINAL/ CALTRAIN DOWNTOWN EXTENSION/ REDEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT/ ENVIRONMENTAL IMPACT REPORT AND THE FINAL ENVIRONMENTAL IMPACT REPORT TRANSIT CENTER DISTRICT PLAN AND TRANSIT TOWER, BOTH PROGRAM EIRS, AND IS ADEQUATELY DESCRIBED IN THESE EIRS FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Singh motioned to move Item 5(b) and Commissioner Ransom-Scott seconded that motion.

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

Commissioner Rosales - absent
Commissioner Ransom-Scott - yes
Commissioner Singh - yes
Vice-Chair Bustos - yes
Chair Mondejar – absent

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 36-2018, AUTHORIZING, PURSUANT TO THE TRANSBAY IMPLEMENTATION AGREEMENT, A MEMORANDUM OF UNDERSTANDING WITH THE CITY AND COUNTY OF SAN FRANCISCO, ACTING THROUGH ITS DEPARTMENT OF PUBLIC WORKS FOR DESIGN REVIEW AND PROJECT MANAGEMENT SERVICES IN AN AMOUNT NOT TO EXCEED \$6,521,327 AND A TERM OF 4 YEARS FOR THE UNDER RAMP PARK PROJECT THAT IS WITHIN THE SCOPE OF THE TRANSBAY TERMINAL/ CALTRAIN DOWNTOWN EXTENSION/ REDEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT/ ENVIRONMENTAL IMPACT REPORT AND THE FINAL ENVIRONMENTAL IMPACT REPORT TRANSIT CENTER DISTRICT PLAN AND TRANSIT TOWER, BOTH PROGRAM EIRS, AND IS ADEQUATELY DESCRIBED IN THESE EIRS FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- c) Workshop on the Amendment to the Recognized Obligation Payment Schedule for January 1, 2019 to June 30, 2019 including the administrative budget for the Successor Agency and supporting documentation (ROPS) (Discussion)

Presenters: Nadia Sesay, Executive Director; Bree Mawhorter, Deputy Director, Finance & Administration

PUBLIC COMMENT

Speakers: Ace Washington, community advocate

Mr. Washington stated that he was appalled at this presentation and that he would go to the State Department of Finance to stop the ROPS. He spoke about his TV and radio shows and asked about what was going on in the Fillmore district. He asked for a meeting with OCII regarding this money and requested that OCII go to the Fillmore and explain to residents why they were not receiving any funding for the area.

Commissioner Singh referred to page 5 of the Powerpoint and inquired about the bond interest rate; inquired about how much in bonds they had outstanding; inquired about when they expired; inquired about how much they spent every year to pay off bonds.

Ms. Mawhorter responded that the bond interest rate depends on the type of bonds issued. She explained that tax exempt bonds are used to fund public improvements, such as parks and streetscapes, and that the interest rate for tax-exempt bonds had typically been 4% for the past 2 to 3 years. She further explained that taxable bonds are used to fund OCII's affordable housing program and that interest rates for taxable bonds have been slightly higher than tax-exempt bonds. Ms. Mawhorter also explained that OCII's outstanding portfolio is about \$1 billion. Ms. Mawhorter added that OCII issues most of its bonds with 30 year terms and since OCII's last issuance was in 2017, debt service would end around 2047. Ms. Mawhorter explained that each bond has a different debt service schedule depending on the structure of the bond and the year of the debt service payment. She added that OCII's FY18-19 debt service is about \$100 million.

6. Public Comment on Non-Agenda Items

Speaker: Ace Washington, community advocate

Mr. Washington spoke about the Fillmore and was hopeful that Mayor London Breed would do something for the Western Addition. He stated that he had met with OCII staff but the meeting was not recorded so he was requesting another meeting as well as a walk-through the Fillmore with Commissioners to observe the area.

7. Report of the Chair

Vice-Chair Bustos announced that he had no report.

8. Report of the Executive Director

Executive Director Sesay announced that there was a follow up item from the last OCII meeting. She explained that Chair Mondejar had requested an amenities map for the area surrounding the 4101 Third Street project and a copy of the map was provided to each Commissioner in their binders.

9. Commissioners' Questions and Matters

Regarding the amenities map, Commissioner Ransom-Scott inquired about whether this was restricted to the area shown because there were a few other businesses beyond that street that could serve that community within a mile.

Executive Director Sesay responded that the amenities map was in response to Chair Mondejar's request for a map of the area in question and this map captured all the amenities within the circle.

Vice-Chair Bustos noted that on one-side the map reflected all new businesses and corporations, such as Starbucks, banks, Goodwill and on the other side it reflected all family-owned businesses, which he wanted to promote more of.

10. Closed Session – None

11. Adjournment

Commissioner Singh motioned to adjourn and Commissioner Ransom-Scott seconded that motion.

The meeting was adjourned by Vice-Chair Bustos at 1:52 p.m.

Respectfully submitted,


Jaimie Cruz
Commission Secretary