

London N. Breed  
MAYOR



Miguel Bustos  
CHAIR

Mara Rosales  
VICE-CHAIR

Bivett Brackett  
Efrem Bycer  
Dr. Carolyn Ransom-Scott  
COMMISSIONERS

Sally Oerth  
INTERIM 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  
2ND DAY OF NOVEMBER 2021**

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 2nd day of November 2021. 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:** 2484 068 2515

In accordance with Governor Gavin Newsom's statewide order for all residents to "Stay at Home" - and 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 Bycer - absent  
Commissioner Scott - present  
Vice-Chair Rosales - present  
Chair Bustos - present

Commissioner Bycer was absent; Commissioner Brackett arrived late. All other Commissioners were present.

**2. Announcements**

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, November 16, 2021 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 for 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**

At this time, Chair Bustos requested that Commissioners start with Item 5c), which they did and then returned to the order listed on the agenda.

**5. Matters of New Business:**

**CONSENT AGENDA**

a) Approval of Minutes: Regular Meeting of October 5, 2021

b) Authorizing a First Amendment to Personal Services Contract with Hollins Consulting, Inc, a California Corporation, to extend the contract Termination date from December 31, 2021 to the earlier of December 31, 2024 or expenditure of the contract amount, for the provision of infrastructure coordination services in connection with the implementation of the Disposition And Development Agreements for Hunters Point Shipyard Phase I and Candlestick Point/Hunters Point Shipyard Phase 2; Hunters Point Shipyard And Bayview Hunters Point Project Areas (Action) (Resolution No. 37-2021)

**PUBLIC COMMENT - None**

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

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

Commissioner Brackett - absent

Commissioner Bycer - absent

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – yes

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT APPROVAL OF MINUTES FOR THE REGULAR MEETING OF OCTOBER 5, 2021, BE ADOPTED.

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 37-2021, AUTHORIZING A FIRST AMENDMENT TO PERSONAL SERVICES CONTRACT WITH HOLLINS CONSULTING, INC, A CALIFORNIA CORPORATION, TO EXTEND THE CONTRACT TERMINATION DATE FROM DECEMBER 31, 2021 TO THE EARLIER OF DECEMBER 31, 2024 OR EXPENDITURE OF THE CONTRACT AMOUNT, FOR THE PROVISION OF INFRASTRUCTURE COORDINATION SERVICES IN CONNECTION WITH THE IMPLEMENTATION OF THE DISPOSITION AND DEVELOPMENT AGREEMENTS FOR HUNTERS POINT SHIPYARD PHASE I AND CANDLESTICK POINT/HUNTERS POINT SHIPYARD PHASE 2; HUNTERS POINT SHIPYARD AND BAYVIEW HUNTERS POINT PROJECT AREAS, BE ADOPTED.

## **REGULAR AGENDA**

- c) Authorizing the continuation of teleconferenced meetings and making findings in support thereof under California Government Code Section 54953(e) (Discussion and Action) (Resolution No. 38-2021)

Presenters: Sally Oerth, Interim Executive Director; James Morales, General Counsel and Deputy Director

### **PUBLIC COMMENT - None**

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

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

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

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 38-2021, AUTHORIZING THE CONTINUATION OF TELECONFERENCED MEETINGS AND MAKING FINDINGS IN SUPPORT THEREOF UNDER CALIFORNIA GOVERNMENT CODE SECTION 54953(E), BE ADOPTED.

- d) Adopting a COVID-19 Vaccination Policy and delegating authority to the Executive Director to implement the COVID-19 Vaccination Policy consistent with policies of the City and County of San Francisco and applicable law (Discussion and Action) (Resolution No. 39- 2021)

Presenters: Sally Oerth, Interim Executive Director; Monica Davis Stean, Human Resources/Administrative Services Manager

### **PUBLIC COMMENT – None**

Chair Bustos thanked staff for their work on this issue and thanked staff members who had already been vaccinated and those who planned to be vaccinated in the near future because it showed that people cared about each other.

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

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

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

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 39-2021, ADOPTING A COVID-19 VACCINATION POLICY AND DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO IMPLEMENT THE COVID-19 VACCINATION POLICY CONSISTENT WITH POLICIES OF THE CITY AND COUNTY OF SAN FRANCISCO AND APPLICABLE LAW, BE ADOPTED.

Chair Bustos announced that it was his understanding that the City of San Francisco was implementing a vaccination requirement for all Boards and Commissions. However, OCII was not covered by that policy because OCII was a separate City entity and so, notwithstanding objections from Commissioners, Mr. Bustos directed staff to prepare a policy for a Commission vaccination requirement for OCII and that this issue be put on the agenda for a future meeting.

e) Workshop on 2022 Community Facility District (CFD) Budget (Discussion)

Presenters: Sally Oerth, Interim Executive Director; Melissa Whitehouse, Community Facilities District (CFD) Project Manager

**PUBLIC COMMENT – None**

Commissioner Scott thanked Ms. Whitehouse for her work on this presentation.

Vice-Chair Rosales requested clarification regarding the process for contacting the property owners within the District's boundaries.

Ms. Whitehouse responded that at the time of formation of the CFD, two-thirds of the property owners needed to vote to tax themselves to form the CFD. In the case of OCII's CFD's, there was only one taxpayer when the CFD's were formed and it was the developer. So, as Ms. Whitehouse explained, CFD's were often used as a first step of financing before any property tax existed and usually it was one person agreeing to tax him/herself as a way to borrow at a lower government rate. She concluded that this was often how they worked and that was how they worked at OCII.

Chair Bustos thanked Ms. Whitehouse for her report and for all the information provided.

**6. Public Comment on Non-Agenda Items – None**

**7. Report of the Chair**

Chair Bustos stated that he had no report.

**8. Report of the Executive Director**

Interim Executive Director Oerth stated that she had no report.

**9. Commissioners' Questions and Matters - None**

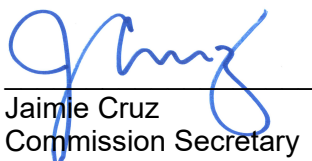
**10. Closed Session - None**

**11. Adjournment**

Commissioner Scott motioned to adjourn and Commissioner Brackett seconded that motion.

Chair Bustos adjourned the meeting at 1:46 p.m.

Respectfully submitted,

  
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Jaime Cruz  
Commission Secretary