

Edwin M. Lee
MAYOR

Tiffany Bohee
EXECUTIVE DIRECTOR



Mara Rosales
CHAIR

Miguel Bustos
Marilyn Mondejar
Leah Pimentel
Darshan Singh
COMMISSIONERS

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfocii.org/commission

Staff Reports/Explanatory Documents available to the public and provided to the Commission are posted on the Commission website at www.sfocii.org/commission. The agenda packet is also available at the reception desk at 1 South Van Ness Avenue, 5th Floor. If any materials related to an item on this agenda have been distributed to the Commission after distribution of the agenda packet, those materials are available for public inspection at the Commission's Office located at 1 South Van Ness Avenue, 5th Floor, during normal office hours.

AGENDA

TUESDAY, December 15, 2015 • 1:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 311.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling the Office of Community Investment and Infrastructure at (415) 749-2400 at least 72 hours prior to the meeting/hearing: assistive listening device, real time captioning, American Sign Language interpreters, use of a reader during a meeting, large print agendas or other accommodations are available upon request. Meeting minutes are available via our website at sfocii.gov
5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Office of Community Investment and Infrastructure at (415) 749-2400.
6. In order to assist the Office of Community Investment and Infrastructure efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Office of Community Investment and Infrastructure to accommodate these individuals.

REGULAR MEETING AGENDA

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. IT IS STRONGLY RECOMMENDED THAT MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS THE COMMISSION SHOULD FILL OUT A "SPEAKER CARD" AND SUBMIT THE COMPLETED CARD TO THE COMMISSION SECRETARY.

1. Recognition of a Quorum

2. Announcements

- a) The next regularly scheduled Commission meeting will be held on Tuesday, January 5, 2015 at 1:00 pm (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 that 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.

3. Report on actions taken at previous Closed Session meeting, if any

4. Matters of Unfinished Business

5. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- a) Approval of Minutes: Regular Meeting of October 20, 2015
- b) Authorizing a Third Amendment to the Personal Services Contract with MJM Management Group, a California Corporation, as the Property Manager of the Mission Bay Open Space System, to extend the contract term to June 30, 2016 and to increase the contract's management fee by \$50,246 for a total aggregate management fee not to exceed \$708,885; Mission Bay North and South Redevelopment Project Areas (Action) (Resolution No. 76 - 2015)

REGULAR AGENDA

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

- c) Approving a five-year extension of Residential A and C Certificates as authorized under the Property Owner and Occupant Preference Program (Certificate of Preference Program) (Discussion and Action) (Resolution No. 77 - 2015)

STAFF PRESENTATION ESTIMATED TIME: 20 MINUTES

- d) Adopting environmental review findings pursuant to the California Environmental Quality Act, conditionally approving a Major Phase Application with HPS Development Co. LP, which includes a Schematic Design and ancillary documents for Phases 2A and 2B of Block 48, generally bounded by Navy Road on the north boundary, Oakdale Road on the east and south boundary, and Griffith Avenue on the west boundary, for a total of 216 housing units; Hunters Point Shipyard Project Area (Discussion and Action) (Resolution No. 78 – 2015)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- e) Authorizing a Personal Services Contract with Hawk Engineers Inc., a California Corporation, to provide infrastructure technical support services for the Hunters Point Shipyard Phase 1 Disposition and Development Agreement and the Candlestick Point and Hunters Point Shipyard Phase 2 Disposition and Development Agreement for an initial term of one-year, with two one-year options to extend the contract, for a total aggregate contract amount not to exceed \$1,525,000; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Project Area (Discussion and Action) (Resolution No. 79 – 2015)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- f) Authorizing a Personal Services Contract with Urban Analytics, a California Limited Liability Corporation, for Fiscal Consultant services in an amount not to exceed \$170,000 related to the proposed issuance of Tax Allocation Bonds (Discussion and Action) (Resolution No. 80 - 2015)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

**Agenda Items 5(g) and 5(h) in regards to CalPERS will be heard together
but acted on separately**

- g) Approving the CalPERS form Resolutions Authorizing a Contract between the California Public Employees' Retirement System (CalPERS) and the Successor Agency and Authorizing the Tax Deferral of CalPERS' Member Contributions under Section 414(h)(2) of the Internal Revenue Code (Discussion and Action) (Resolution No. 81 – 2015)
- h) Authorizing the Implementation of the Provisions of Section 414(h)(2) of the Internal Revenue Code to Tax Defer Designated Employee Contributions to the California Public Employees' Retirement System (Discussion and Action) (Resolution No. 82 – 2015)

6. Public Comment on Non-agenda Items

Members of the public may address the Commission on matters that are within the Commission jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Commission adopts a shorter period. It is strongly recommended that members of the public who wish to address the Commission should fill out a "Speaker Card" provided by the Commission Secretary, and submit the completed card to the Commission Secretary.

7. Report of the Chair

8. Report of the Executive Director

- a) Informational memorandum on the Recognized Obligation Payment Schedule for July 1, 2016 to June 30, 2017 (ROPS16-17) (Discussion)
- b) Informational memorandum on the determination letter from the State Department of Finance approving the Long-Range Property Management Plan (Discussion)

9. Commissioners' Questions and Matters

10. Closed Session

- a) CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION. (Pursuant to California Government Code Section 54956.9(d)(1))

- i. The 765 Market Street Residential Owners Association et al. v City and County of San Francisco, et al., (Superior Ct. S.F. City and County, Case No. CPF-14-513433) and The 765 Market Street Residential Owners Association et al. v City and County of San Francisco, et al., Superior Ct. S.F. City and County, Case No. CGC-14-540094). (Discussion and Action: Authorizing a settlement agreement between Successor Agency and Plaintiffs/Petitioners requiring the implementation of certain developer-funded improvements related to the 706 Mission project) (Resolution No. 83 – 2015)
- ii. In re Municipal Derivatives Antitrust Litigation (Redevelopment Agency of City and County of San Francisco v. Bank of America, et al.), MDL 1950 (Master Docket No. 08-02516), Federal District Court (Southern District of New York) (Discussion and Action: Authorizing settlement agreements between the Successor Agency and four defendants requiring the payment of funds to the Successor Agency based on its pro rata share of damages from the following parties: Societe General \$16,425; BayernLB \$4,106; National Westminster Bank PLC \$2,156; George K. Baum \$770 (Resolution Nos. 84-2015, 85-2015, 86-2015 and 87-2015)

11. RECONVENE IN OPEN SESSION

Possible report on actions taken in closed session pursuant to Government Code Section 54957.1

12. Adjournment