

**MINUTES OF A REGULAR MEETING OF THE
OVERSIGHT BOARD OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
25th DAY OF JANUARY 2021**

The members of the Oversight Board of the City and County of San Francisco met in a regular meeting via teleconference at 11:00 a.m. on the 25th day of January 2021.

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 have been issued to slow down and reduce the spread of the COVID-19 virus. Individuals are encouraged to participate in the meetings remotely by calling during the public comment section of the meeting.

PUBLIC COMMENT CALL-IN: 1-415-655-0001 **Access Code:** 146 007 9931

WATCH LIVE ON WEBEX: < <https://bit.ly/3bgX8LE> > (Instructions for watching livestream)

1. CALL TO ORDER/ROLL CALL

Meeting was called to order by Chair Van Degna at 11:01 a.m.

Roll call was taken.

Chair Anna Van Degna - present
Vice-Chair Lydia Ely – present
Board member Bevan Dufty - present
Board member David Goldin - present
Board member Shanell Williams - present

All Board members were present. It was noted that the seats for the City and County of San Francisco and IFPT Local 21 were vacant.

2. APPROVAL OF MINUTES – Regular Meeting of January 11, 2021

Secretary Cruz read instructions for the public to call in.

PUBLIC COMMENT – None

Board member Dufty motioned to move Item 2 and it was seconded by Board member Goldin.

Voice vote was taken for Item 2.

Chair Van Degna - Yes
Vice-Chair Ely – Yes
Board member Dufty - Yes

Board member Goldin - Yes
Board member Williams – Yes

ADOPTION: IT WAS VOTED BY FIVE BOARD MEMBERS THAT APPROVAL OF MINUTES FOR THE REGULAR MEETING OF JANUARY 11, 2021, BE ADOPTED.

3. ANNOUNCEMENTS

A. The next scheduled Board meeting will be a regular meeting held remotely on Monday, September 13, 2021 at 11:00 am.

B. Announcement of Time Allotment for Public Comments

Please be advised that a member of the public has up to three minutes to make pertinent public comments on each agenda item unless the Oversight Board 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 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. Instructions were given to call in for public comment.

PUBLIC COMMENT CALL-IN: 1-415-655-0001 Access Code: 146 007 9931

4. CONSENT AGENDA – None

5. REGULAR AGENDA

A. Conditionally approving a Ninth Amendment to the Mission Bay South Owner Participation Agreement with FOCIL-MB LLC, a Delaware Limited Liability Company, in connection with the development of a mixed-use Life Sciences Facility on Block 43, Parcel 7 (1450 Owens Street) in the Mission Bay South Project Area; providing notice that this approval is within the scope of the Mission Bay Redevelopment Project approved under the Mission Bay Final Subsequent Environmental Impact Report (“FSEIR”), a program EIR, and is adequately described in the FSEIR for the purposes of the California Environmental Quality Act; and, adopting environmental review findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 01-2021)

Presenters: Sally Oerth, Interim Executive Director; Nikki Henry, Assistant Development Specialist, Mission Bay (MB); Terezia Nemeth, Alexandria Real Estate (ARE)

Board member Williams referred to the \$6.5 million and the Jobs and Housing Linkage fees and asked Mr. Henry to expand on this matter regarding reduction of the liability; inquired about how many jobs did they anticipate this project would create.

Mr. Henry responded that this was based on the San Francisco Planning Code Jobs and Housing Linkage fee, which was a nexus study based on the number of jobs it would create and applying that to affordable housing. He explained that this money would fund MB affordable housing, which would help fund future housing that they needed to build in the project area. Mr. Henry responded that they anticipated this project would create 569 permanent positions and 800-900 construction jobs.

Board member Dufty stated that he was very much in support of this project. He related that he and Ms. Nemeth had been colleagues in city government 20 years ago and wanted to invite Ms. Nemeth to say a few words about this project.

Ms. Nemeth stated that ARE had been working on the MB project since 2005 and she had personally been working on it since 1999 and was very pleased to finally see it come to fruition. She explained that this small parcel was originally seen as a very small construction project, which was not able to happen due to the geotechnical conditions at MB, which made it a very demanding project to build as a two-story building and which was why this parcel had not been developed earlier. In the meantime, everything else was built out. She reported that now they could bring forth this project altogether as a whole to allow the life sciences community to continue to grow, which had made a difference in the industrial profile of the city of SF. Ms. Nemeth indicated that many tenants were actively working on resolving some of the current issues. She reported that she had been working with the MB CAC for 20 years and they felt that this project would support the final growth of the community. Ms. Nemeth also reported that she had been working with the unified school district there to create a school that would concentrate on science.

Board member Goldin referred to the school district parcel across the street and inquired about where they were with their design; inquired about whether any shadow studies had been conducted on the impact that this building would have on their lot, so as they move forward with their design, they could include those studies; inquired about who the architect was.

Ms. Nemeth responded in the affirmative that they had conducted extensive shadow studies and had also met with the school district several times. She reported that they actually did have a design for the school and were moving it forward and were able to dovetail that with the ARE work. Ms. Nemeth responded that the architect was IwamotoScott Architecture, a local firm from Potrero Hill.

PUBLIC COMMENT – None

Board member Dufty motioned to move Item 5A and it was seconded by Board member Goldin.

Voice vote was taken for Item 5A.

Chair Van Degna - Yes
Vice-Chair Ely – Yes
Board member Dufty - Yes
Board member Goldin - Yes
Board member Williams – Yes

ADOPTION: IT WAS VOTED BY FIVE BOARD MEMBERS THAT RESOLUTION NO. 01-2021, CONDITIONALLY APPROVING A NINTH AMENDMENT TO THE MISSION BAY SOUTH OWNER PARTICIPATION AGREEMENT WITH FOCIL-MB LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN CONNECTION WITH THE DEVELOPMENT OF A MIXED-USE LIFE SCIENCES FACILITY ON BLOCK 43, PARCEL 7 (1450 OWENS STREET) IN THE MISSION BAY SOUTH PROJECT AREA; PROVIDING NOTICE THAT THIS APPROVAL IS WITHIN THE SCOPE OF THE MISSION BAY REDEVELOPMENT PROJECT APPROVED UNDER THE MISSION BAY FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (“FSEIR”), A PROGRAM EIR, AND IS ADEQUATELY DESCRIBED IN THE FSEIR FOR THE PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND, ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- B. Approving the Recognized Obligation Payment Schedule for July 1, 2021 to June 30, 2022 (“ROPS 21-22”) (Discussion and Action) (Resolution No. 02-2021)

Presenters: Sally Oerth, Interim Executive Director; Mina Yu, Financial Reporting and Management Analyst

Chair Van Degna referred to the reduction in funding for Admin and inquired about whether that would pose any challenges at the agency (OCII) or whether that could be taken on with other money.

Ms. Yu replied that this would not pose any challenges to OCII operating costs. She explained that they were able to absorb those costs and had conducted an analysis of what their budget to actuals were and reduced appropriately and reallocated as necessary. She added that they did not foresee any funding issues with their operating budget.

PUBLIC COMMENT – None

Vice-Chair Ely motioned to move Item 5B and it was seconded by Board member Dufty.

Voice vote was taken for Item 5B.

Chair Van Degna - Yes
Vice-Chair Ely – Yes
Board member Dufty - Yes

Board member Goldin - Yes
Board member Williams – Yes

ADOPTION: IT WAS VOTED BY FIVE BOARD MEMBERS THAT RESOLUTION NO. 02-2021, APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR JULY 1, 2021 TO JUNE 30, 2022 (“ROPS 21-22”), BE ADOPTED.

6. **NEW MATTERS FOR FUTURE CONSIDERATION - None**

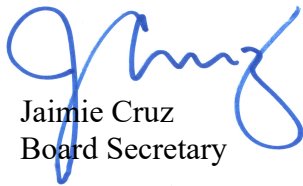
7. **PUBLIC COMMENT ON NON-AGENDA ITEMS - None**

8. **ADJOURNMENT**

Board member Williams motioned to move Item 8 and it was seconded by Board member Goldin.

The meeting was adjourned by Chair Van Degna at 11:37 a.m.

Respectfully submitted,



Jaimie Cruz
Board Secretary

ADOPTED: