Daniel Lurie
MAYOR

Dr. Carolyn Ransom-Scott
CHAIR

Vanessa Aquino
VICE-CHAIR

Kent Lim
Mark Miller
Earl Shaddix
COMMISSIONERS

Thor Kaslofsky
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 DECEMBER 2025

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting in person at 1:00 p.m. on the 2nd day of December 2025.

REMOTE ACCESS:
WATCH LIVE ON SFGOVTV: https://sfgovtv.org/ccii

PUBLIC COMMENT:
Members of the public may provide public comment in-person at the noted location or remotely via teleconference (detailed instructions available at: https://sfocii.org/remote-meeting-information). Members of the public may also submit their comments by email to: commissionsecretary.ocii@sfgov.org; all comments received will be made a part of the official record.

INSTRUCTIONS FOR PUBLIC COMMENT:
DIAL: 1-415-655-0001 **ENTER ACCESS CODE**: 2660 928 2903 **PRESS # PRESS # again to enter the call. Press *3 to submit your request to speak.**

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:01 p.m. by Chair Scott.

Roll call was taken.

Commissioner Lim - absent
Commissioner Miller - present
Commissioner Shaddix - present
Vice-Chair Aquino - present
Chair Scott - present

Commissioner Lim was absent. All other Commissioners were present.

2. Announcements

a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, December 16, 2025 at 1:00 pm at City Hall in 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.

c) Announcement of Time Allotment for Public Comments from Participants dialing in:
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 Commission adopts a shorter period on any item. It is recommended that members of the public who are attending the meeting in person fill out a "Speaker Card" and submit the completed card to the Commission Secretary. All dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to provide any public comment. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

PUBLIC COMMENT CALL-IN: 1-415-655-0001 **ACCESS CODE**: 2660 928 2903

Secretary Cruz read the 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:**

CONSENT AGENDA

a) Approval of Minutes: Regular Meeting of November 18, 2025

PUBLIC COMMENT - None

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

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

Commissioner Lim - absent
Commissioner Miller - yes
Commissioner Shaddix - yes
Vice-Chair Aquino - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF NOVEMBER 18, 2025, BE ADOPTED.

REGULAR AGENDA

b) Electing the Chair and Vice Chair under Section 27 of the Successor Agency Bylaws (Discussion and Action)

Chair Scott called for nominations for the position of Chair.

Vice-Chair Aquino nominated Dr. Carolyn Scott for the position of Chair.

No other nominations were made.

PUBLIC COMMENT - None

Secretary Cruz called for a voice vote on the election of Dr. Scott as Chair.

Commissioner Lim - absent
Commissioner Miller - yes
Commissioner Shaddix - yes
Vice-Chair Aquino - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT THE ELECTION OF DR. CAROLYN SCOTT AS OCII CHAIR, BE ADOPTED.

Chair Scott called for nominations for the position of Vice-Chair.

Vice-Chair Aquino nominated Commissioner Mark Miller for the position of Vice-Chair.

No other nominations were made.

PUBLIC COMMENT - None

Secretary Cruz called for a voice vote on the election of Commissioner Miller as Vice-Chair.

Commissioner Lim - absent
Commissioner Miller - yes
Commissioner Shaddix - yes
Vice-Chair Aquino - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT THE ELECTION OF COMMISSIONER MARK MILLER AS OCII VICE-CHAIR, BE ADOPTED.

Agenda Item Nos. 5(c) through 5(e) related to finance services contracts were presented together but acted on separately

c) Authorizing a Personal Services Contract with KNN Public Finance, LLC, in an amount not to exceed $208,100, for financial advisory services in connection with the proposed issuance of Tax Allocation Bonds (Discussion and Action) (Resolution No. 35-2025)

d) Authorizing a Legal Services Contract with Anzel Galvan LLP, in an amount not to exceed $441,000, for Bond Counsel and Disclosure Counsel services in connection with the proposed issuance of Tax Allocation Bonds (Discussion and Action) (Resolution No. 36-2025)

e) Authorizing a Personal Services Contract with Keyser Marston Associates, Inc., in an amount not to exceed $141,000, for Fiscal Consultant services in connection with the proposed issuance of Tax Allocation Bonds (Discussion and Action) (Resolution No. 37-2025)

Presenters: Thor Kaslofsky, Executive Director; Nick Jones, Debt Manager

PUBLIC COMMENT – None

Vice-Chair Miller referred to the taxable values calculated and inquired about whether that would come under the fiscal consultant contract.

Mr. Jones responded in the affirmative and added that the fiscal consultant was responsible for pulling all the data used to determine the taxable assessed values of the properties from the Assessor's Office and the Controller's Office. He explained that, using their data, OCII would then know what the available residual tax increment would be to repay the bonds and in that way, OCII could determine what the coverage ratio of the revenues divided by the debt service would be.

Vice-Chair Miller inquired about what Mr. Jones' opinion was of the current assessed value and whether it was trending in the right direction.

Mr. Jones responded that they had had some strong growth over the past 5 to 10 years and that there had been some significant events recently in terms of revaluing properties or property sales that had slowed growth. However, OCII still had very strong revenues and coverage. He noted that they had just gone through this with the fiscal consultant with the 2025 C bonds and the coverage level for those bonds was over four times, which demonstrated very strong coverage.

Vice-Chair Miller was pleased to hear that they were moving in the right direction with the value that had been added, including the work done by OCII. He inquired about how supportive the Department of Finance (DOF) was when the OCII review took place.

Mr. Jones responded that OCII had had good interactions with DOF, adding that they were very quick to approve the OCII 2023 transaction. He mentioned that they took a little longer to approve the 2025 C bonds; however, there were no issues and there was no resistance from DOF.

Executive Director Kaslofsky added that the DOF had statutory periods of time for which to review transactions. So when Mr. Jones was referring to how long the DOF took, it was within the maximum timeframe, sometimes sooner, sometimes later, but never longer than what was allowed.

Commissioner Shaddix referred to the advisors and consultants and inquired about whether these were something that OCII could approve on its own and whether it would be possible for the Executive Director to make those decisions.

Executive Director Kaslofsky responded that OCII had a purchasing policy which designated the dollar amount limit and the total amount that the Director was authorized to decide, which was set at $50,000. However, many of the OCII contracts exceeded that amount because they started small and then got amended and increased. He agreed that they should take a look at this in the new year

for administrative streamlining so that normal size contracts could proceed with the Commissioners' delegation of that authority to the Director.

Commissioner Aquino motioned to move Item 5(c) and Commissioner Shaddix seconded that motion.

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

Commissioner Aquino - yes
Commissioner Lim - absent
Commissioner Shaddix – yes
Vice-Chair Miller - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 35-2025, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH KNN PUBLIC FINANCE, LLC, IN AN AMOUNT NOT TO EXCEED $208,100, FOR FINANCIAL ADVISORY SERVICES IN CONNECTION WITH THE PROPOSED ISSUANCE OF TAX ALLOCATION BONDS, BE ADOPTED.

Commissioner Aquino motioned to move Item 5(d) and Commissioner Shaddix seconded that motion.

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

Commissioner Aquino - yes
Commissioner Lim - absent
Commissioner Shaddix - yes
Vice-Chair Miller – yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 36-2025, AUTHORIZING A LEGAL SERVICES CONTRACT WITH ANZEL GALVAN LLP, IN AN AMOUNT NOT TO EXCEED $441,000, FOR BOND COUNSEL AND DISCLOSURE COUNSEL SERVICES IN CONNECTION WITH THE PROPOSED ISSUANCE OF TAX ALLOCATION BONDS, BE ADOPTED.

Commissioner Aquino motioned to move Item 5(e) and Commissioner Shaddix seconded that motion.

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

Commissioner Aquino - yes
Commissioner Lim - absent
Commissioner Shaddix - yes
Vice-Chair Miller – yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 37-2025, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH KEYSER MARSTON ASSOCIATES, INC., IN AN AMOUNT NOT TO EXCEED $141,000, FOR FISCAL CONSULTANT SERVICES IN CONNECTION WITH THE PROPOSED ISSUANCE OF TAX ALLOCATION BONDS, BE ADOPTED.

f) Authorizing a Personal Services Contract with MJF & Associates Consulting, a sole proprietorship, for three-years in an amount not to exceed $800,000, to operate the Hunters Point Shipyard Site Office and provide administrative, policy, and outreach support to the Mayor's Hunters Point Shipyard Citizen's Advisory Committee, the Legacy Foundation, and the Office of Community Investment and Infrastructure; Hunters Point Shipyard and Bayview Hunters Point Project Areas (Discussion and Action) (Resolution No. 38-2025)

Presenters: Thor Kaslofsky, Executive Director; Inderbir Grewal, Development Specialist, Hunters Point Shipyard/Candlestick Park (HPS/CP)

PUBLIC COMMENT

Speaker: Dr. Veronica Hunnicutt, Chair, Hunters Point Shipyard Citizen's Advisory Committee (CAC), Chair, Legacy Foundation

Dr. Hunnicutt congratulated Dr. Scott on her re-appointment and stated that OCII was in good hands under her leadership and she thanked Dr. Scott for her devotion to getting things done. She encouraged Commissioners to approve this contract because with all the work they had to do, they needed their competent site-office staff to accomplish everything that needed to be done. Dr. Hunnicutt thanked Commissioners in advance.

Commissioner Shaddix stated that he was in support of this item. He had been to the site before and he felt that MJF did incredible work. He referred to capital improvements on the exterior of the space itself. He made reference to the HPS sculptures throughout the area and was working with the Art Commission to direct people over to the area of the amazing artwork. Mr. Shaddix pointed out that the first point of contact was the building in question and noted that the patio furniture was very faded and felt that some capital improvement on the exterior of the building itself would be a great help.

Executive Director Kaslofsky interjected that the building where the site office was located was being maintained and was in transition to be maintained by the SF Rec & Park Department. He explained that as part of dissolution, when projects were completed, they got transferred to the City, so streets would get transferred to the Department of Public Works (DPW), parks would go to Rec & Park, and housing would go to the Mayor's Office of Housing and Community Development (MOHCD). He added that this building in particular had been identified for exterior improvements and that OCII had budget from the Community Facility District budget, which would be coming up in April or May. In summary, they had money programmed for these improvements and they would get to it as soon as possible.

Vice-Chair Miller agreed with Commissioner Shaddix' suggestion and he thanked Dr. Hunnicutt for all the awesome work the CAC did. He thanked Mr. Fobbs (Micah Fobbs, Owner, MJF & Associates Consulting) for his work as well. Mr. Miller appreciated the emphasis on outreach.

Commissioner Aquino thanked staff for the presentation. She stated that she could feel the energy and passion in this work. She supported this item and supported what Commissioner Shaddix and Vice-Chair Miller had suggested as well. Ms. Aquino suggested they add signs directing people to the area of the artwork. She also applauded Dr. Hunnicutt for her work and the countless hours of dedication put into this endeavor.

Chair Scott repeated what had been said about the CAC and thanked Dr. Hunnicutt for her devotion and work and also commended Mr. Fobbs for his professionalism and training for his team as well as his dedication to his work. Dr. Scott stated that the OCII meetings were fuller, had more people for comment and observation and added that they needed more chairs and other items to support the public.

Vice-Chair Miller motioned to move Item 5(f) and Commissioner Aquino seconded that motion.

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

Commissioner Aquino - yes
Commissioner Lim - absent
Commissioner Shaddix - yes
Vice-Chair Miller – yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 38-2025, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH MJF & ASSOCIATES CONSULTING, A SOLE PROPRIETORSHIP, FOR THREE-YEARS IN AN AMOUNT NOT TO EXCEED $800,000, TO OPERATE THE HUNTERS POINT SHIPYARD SITE OFFICE AND PROVIDE ADMINISTRATIVE, POLICY, AND OUTREACH SUPPORT TO THE MAYOR'S HUNTERS POINT SHIPYARD CITIZEN'S ADVISORY COMMITTEE, THE LEGACY FOUNDATION, AND THE OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE; HUNTERS POINT SHIPYARD AND BAYVIEW HUNTERS POINT PROJECT AREAS, BE ADOPTED.

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

7. **Report of the Chair**

   Chair Scott reported that she had attended the Japanese Community Youth Council (JCYC) Partnership Thanksgiving luncheon by invitation from George Bridges (OCII Contract Compliance Supervisor). She explained that the JCYC had sponsored the luncheon to bring together non-profits and partners from SF that were supporting residents, especially youth and getting them trained and into OCII internship programs. By doing this they were supporting and saving SF youth.

8. Report of the Executive Director

Executive Director Kaslofsky had a few retrospective remarks about the past year. He commended and thanked the Commissioners for their service and for their time reviewing OCII projects and for being the "no drama" agency. He reported that the team had been very hard at work and ultimately serving the community. OCII had stayed focused on completing their enforceable obligations in major project areas: Mission Bay (MB), Transbay (TB), Hunters Point Shipyard (HPS) and Candlestick. Mr. Kaslofsky outlined some of the OCII 2025 achievements:

- In TB Block 2, Mercy Housing and the Chinatown Community Development Corporation finished up construction of 300 units of 100% affordable housing at the corner of Howard and Main Streets.

- In TB Block 4, OCII selected the team of Mercy Housing and Young Community Developers for the development of 300 units of affordable housing at the corner of Howard and Main Streets.

- In MB Block 4E, OCII selected the team of Curtis Development and Bayview Multi-Purpose Center to develop 400 units of affordable housing at the site of 3rd and China Basin. The design for that project was approved by OCII during the November 18 meeting.

- Curtis Development and Simmons Development had partnered on a project completed last year at 400 China Basin and which was currently selling, consisting of 48 units of affordable home ownership.

- OCII celebrated ribbon cutting events at the Oscar James and the Dorris Vincent Apartments, opening up 180 units in total of 100% affordable housing in the HPS.

- In Candlestick, permits were being processed for the first phase of development of Candlestick Point, hopefully breaking ground in mid-2026, offering approximately 675 units of housing and commercial space. Mr. Kaslofsky reported that this was only the infrastructure phase and that the vertical was still a few years away but he noted that restarting construction there was very important for the community.

- OCII hosted several workshops; the Certificate of Preference (COP) Marketing and Outreach report from the MOHCD; the annual Housing Production report, which reported on the status of all OCII affordable housing projects, the annual report on the Community Benefits Agreement from HPS and Candlestick with Five Point and Lennar; the annual workshop on Small Business Enterprises (SBE) and local hiring, during which contracts and hiring within the OCII projects in the City were discussed. Mr. Kaslofsky stated that all this was accomplished, while maintaining a high level of public policy and business best practices. He stated proudly that OCII strived to be the #1 successor agency in the state of California.

Executive Director Kaslofsky thanked everyone for their hard work during the past year.

Chair Scott thanked Executive Director Kaslofsky for his work during 2025, especially for his willingness to move forward and do the right things. He had helped make 2025 a successful year for OCII.

Commissioner Aquino thanked Executive Director Kaslofsky for being such a great motivator and for being the heart of this team. She called him a true hero and stated that all the work that he and the rest of the team were doing was evident.

9. Commissioners' Questions and Matters

Commissioner Aquino stated that as a native San Franciscan serving as Vice-Chair of OCII had been one of the greatest honors of her life. She was filled with gratitude and seeing the success at the TB, MB and BVHP projects reminded everyone how essential it was to create more housing and more job opportunities and more pathways forward, especially for foster and transitional youth, who deserved stability and a chance to thrive. The ribbon-cuttings at the Oscar James and Dorris Vincent Apartments were among the most powerful moments of her service. Ms. Aquino recalled that her journey started at Burton High School in the Bayview where she learned what civic engagement truly meant and learned that everyday people could shape the future of a city, as well as working with the Dogpatch Neighborhood Assn., where the community became her greatest teacher. These experiences taught her how to lead with compassion and how to love a city by serving it. Ms. Aquino thanked former Mayor London Breed and Mayor Daniel Lurie for embracing all SF communities. She thanked Executive Director Kaslofsky, James Morales (OCII General Counsel and Deputy Director) and the entire OCII team for their dedication. She thanked Chair Scott and fellow Commissioners for the respect, collaboration and heart they brought to this work as well as for trusting her and stated that it had been a great honor to be a part of this team and to be able to serve the City she called home.

Commissioner Aquino announced that on Saturday, December 6, from 11-5, the Dogpatch Annual Market Fair on 22nd & 3rd Street would be held with food and entertainment. She encouraged everyone to attend this remarkable event.

Vice-Chair Miller thanked Commissioner Aquino for her service to OCII and to the community, her empathy for the causes of social justice, her biking endeavors, for always putting SF first. He wished her luck on her next adventure.

Commissioner Shaddix stated that in his short time on the Commission, it had been wonderful to sit next to Commissioner Aquino and to regard her as a guiding light on SF issues. He stated it was an honor to have worked with her.

Chair Scott applauded Commissioner Aquino for the great year of service as Vice-Chair and especially for her work with foster children and with the foster kids program. She recalled the 500-mile bike trip Ms. Aquino made to raise funds to help others and for all her personal knowledge and experience gained in SF by riding her bike around the city.

Chair Scott extended gratitude for the Sophie Maxwell ribbon cutting event for first-time homeowners and for the Dorris Vincent and Oscar James ribbon cutting events for affordable housing. She thanked the Hunter’s Point Shipyard Citizens Advisory Committee (CAC) and Micah Fobbs (Owner, MJF & Associates Consulting) for their accomplishments made with OCII. She thanked Executive Director Kaslofsky, Mr. Morales and the OCII staff team. Dr. Scott applauded Lucinda Nyugen (OCII Administrator) and Jaimie Cruz (OCII Secretary) for their work. Dr. Scott thanked Commissioners Miller and Shaddix and was grateful that they would carry on to make the City proud.

10. Closed Session - None

11. Adjournment

Chair Scott asked for a motion to adjourn.

Commissioner Aquino motioned to adjourn and Commissioner Shaddix seconded that motion.

The meeting was adjourned at 2:08 p.m.

Respectfully submitted,

Jaimie Cruz
Commission Secretary