

Daniel Lurie
MAYOR



Dr. Carolyn Ransom-Scott
CHAIR

Mark Miller
VICE-CHAIR

Mahsa Hakimi
Kent Lim
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
20TH DAY OF JANUARY 2026**

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 20th day of January 2026.

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:** 2661 315 9615 **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 1:00 p.m. by Chair Scott. She welcomed new Commissioner Mahsa Hakimi and thanked her for answering the call to join OCII.

Roll call was taken.

Commissioner Hakimi - present
Commissioner Lim - present
Commissioner Shaddix - present
Vice-Chair Miller - present
Chair Scott - present

All Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, February 3, 2026 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: 2661 315 9615

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 January 6, 2026

PUBLIC COMMENT - None

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

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

Commissioner Hakimi - yes
Commissioner Lim - yes
Commissioner Shaddix – yes
Vice-Chair Miller - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF JANUARY 6, 2026, BE ADOPTED.

REGULAR AGENDA

- b) Workshop on the Recognized Obligation Payment Schedule for July 1, 2026 to June 30, 2027 ("ROPS 26-27") (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Grace Longardino, Staff Accountant IV; Elizabeth Colomello, Housing Program Manager; Nikki Henry, Development Specialist. Mission Bay (MB); Benjamin Brandin, Project Manager, Transbay (TB); Lila Hussain, Senior Project Manager, Hunters Point Shipyard (HPS)/Candlestick Point (CP); Nicholas Jones, Debt Manager

PUBLIC COMMENT

Speakers: Demetrius Williams, President, San Francisco Hyper Local Building Trades Contractors Collective; Andrew King, retired plumber, CCSF; Dennis Williams Jr., Principal, D.C. Williams Development Company, Executive Director, Fillmore Community Development Corporation

Mr. Demetrius Williams thanked staff for the presentation and especially for the progress being done in the Bayview (BV). He stated that BV had been in a cloud and they had not had the opportunity to see that part of the City grow and he was pleased that OCII was finally allocating resources for that area. Mr. Williams stressed that contractors that worked and resided in the BV wanted to see that area grow. He was grateful to OCII for getting some resources to the BV contractors and he thanked OCII for that.

Mr. King stated that he grew up in the 1960's in Hunters Point and that he was a Certificate of Preference (COP) holder. He wanted to thank Chair Scott publicly because something awful happened to him a few years ago dealing with crooked lenders and he lost his property. Pastor Aurelius Walker, Dr. Scott, Dr. Hunnicutt and Linda Richardson helped him out. He reported that the judge ordered that they return his property back to him. Mr. King was very grateful to those people for their contributions to his finances and for saving him. He also mentioned that he knew Mr. Williams (Demetrius) and that he worked with his dad.

Mr. Dennis Williams stated that he was calling about the inclusion of micro-real estate developers on OCII projects. He remarked that contracts alone did not produce community wealth and ownership or leadership and that micro developers participating would equal OCII's equity goals. Mr. Williams felt strongly that there needed to be development level participation and partnership throughout the project with Lennar and FivePoint at the Shipyard. There also needed to be other community-led entities on the community benefits because currently the only entity stated was the CAC (Citizens Advisory Committee, Bayview Hunters Point). Regarding MB Block 2, Mr. Williams reported that there were still no pathways for micro real estate developer participation. He proposed that OCII align the local developers with the master developers and establish a clear pathway for future development in ownership participation.

Vice-Chair Miller thanked staff for presenting all this data and with so much detail. He felt that the ROPS represented the real work on the ground and focused on all the work that OCII would be involved in during the coming year. He inquired about whether the current budget climate would affect OCII revenue sources and whether there was anything they needed to worry about moving forward; he inquired about whether OCII was solid on the funding of all these projects and expenditures.

Executive Director Kaslofsky responded that the City's budget and economics had always affected the Redevelopment Agency and now OCII and the first place it showed up was in property tax values in the different project areas. He explained that OCII had always projected conservatively in terms of their estimates and added there had been significant increases in property value, some of which had resulted in appeals over time and more recently. Therefore, whenever they conducted their bond projections, they projected very conservatively and took into account any existing appeals. Mr. Kaslofsky reported that, in the coming months, they would be engaging with the Mayor's Budget Office to discuss OCII's budget and they were hopeful the budget would go through smoothly, but had yet to have those discussions. The Budget Office had indicated that there was just under a \$1 billion deficit for the City.

Commissioner Shaddix thanked staff for the presentation and all the work that went into it. He stated that he had spent the last two days walking in and around MB and TB, and then took a tour around Candlestick. He was looking forward to the Candlestick development starting and he very much appreciated the members of the public who came forward to make public comment. Mr. Shaddix wanted to make sure that all the local residents were building Candlestick and they would be involved. He was very pleased with the MB and TB developments and in particular pointed out the beauty of the park next to the Chase Arena.

Chair Scott announced that the ROPS would go the Oversight Board next for their review and consideration the following week. Then it would be submitted to the California Department of Finance (DOF) for approval.

6. Public Comment on Non-Agenda Items

Speakers: Demetrius Williams, President, San Francisco Hyper Local Building Trades Contractors Collective and resident Bayview Hunters Point (BVHP); Dennis Williams Jr., Principal, D.C. Williams Development Company, Executive Director, Fillmore Community Development Corporation

Mr. Demetrius Williams stated that he was the son of the late Clarence Williams, who was a plumber for the City of San Francisco (SF) for 42 years and whose sons and grandsons were all now plumbers too. He thanked OCII for hearing their voices, for listening to the residents and to the community contractors and for being a liaison between the General Contractors, the City and the community.

Mr. Dennis Williams wanted to clarify that his interest was not in construction contracting or in SBE (Small Business Enterprise) procurement, but rather in development level participation and participation models that strengthened the public trust and long-term project success. He stated that his uncle was in the Navy and worked in the Shipyard and that his aunt was a baker for the Cheesecake Factory there. His father retired as Captain of the Sheriff's Department and bought a home on Gerald Street adjacent to the Shipyard. His mother worked for the Redevelopment Agency and he interned at Candlestick, so he had deep roots in the black community in SF. Mr. Williams stressed that OCII must identify a pathway for the local micro developers to work with the master developers so they could explore better opportunities for development level alignment. Community involvement were tied to the community benefit delivery and that must not get lost. Mr. Williams proposed a framework or a pipeline for micro development advancement, community rooted development leadership and partnerships between OCII and local emerging developers, such as himself. He applauded Commissioner Shaddix's suggestion that everyone be able to build in the BV and that no one should be excluded.

7. Report of the Chair

Chair Scott thanked the ROPS team for their report. She was pleased to learn that there would be financing available for clean-up and for affordable housing. Dr. Scott was pleased that the Citizen's Advisory Committee (CAC) would continue to offer workshops, job fairs and along with the Legacy Foundation, benefits for the community. She noted that the attendance was very high, sometime standing room only, due to the affective outreach and information getting out to the communities. Dr. Scott extended gratitude to individuals who are working with community leaders and business owners to get them into Caltrans training.

8. Report of the Executive Director

Executive Director Kaslofsky announced that the Oversight Board would be meeting on January 26 to consider approval of the ROPS. Then the approved documents would go to the DOF which would have several weeks to approve the ROPS, ask questions or deny the ROPS. However, he asserted that OCII had sustained a good track record with the DOF with them approving the ROPS. He announced that once approved by DOF, OCII would be able to enter into their City budget planning phase and move forward with greater certainty.

Executive Director Kaslofsky clarified that the Navy was funding the clean-up of the Shipyard and that the City did not contribute to that. The Navy was legally and financially responsible for the clean-up.

Executive Director Kaslofsky welcomed new Commissioner Mahsa Hakimi. He referred to her time with the Arts Commission and her contributions with that entity to the City.

Vice-Chair Miller thanked Executive Director Kaslofsky for this presentation, which truly showed what they were up against as well as what they were capable of accomplishing. He welcomed Commissioner Hakimi.

Commissioner Hakimi stated that this workshop was a great way to be introduced to OCII and the work ahead as well as seeing the quality of the work of the staff and the team. She appreciated understanding the community, the residents and the merchants that she would be working with and serving. Ms. Hakimi was grateful for the warm welcoming and look forward to all the learning she had to do.

Commissioner Shaddix thanked Executive Director Kaslofsky for all the work that he did and he welcomed Commissioner Mahsa Hakimi. He was aware that development agreements had art budgets attached to them and was interested to learn what art proposals might be coming to Candlestick. Mr. Shaddix noted the beautiful art already at the Shipyard and felt that having art at Candlestick by local black artists would be wonderful.

9. Commissioners' Questions and Matters - None

10. Closed Session - None

11. Adjournment

Chair Scott asked for a motion to adjourn.

Commissioner Shaddix motioned to adjourn and Vice-Chair Miller seconded that motion.

The meeting was adjourned at 2:12 p.m.

Respectfully submitted,


Jaimie Cruz
Commission Secretary