

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
3RD DAY OF FEBRUARY 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 3rd day of February 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:** 2662 890 9306 **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 1:03 p.m. by Chair Scott.

Roll call was taken.

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

Commissioners Hakimi and Shaddix were absent. All other Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, February 17, 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: 2662 890 9306

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 20, 2026

PUBLIC COMMENT - None

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF JANUARY 20, 2026, BE ADOPTED.

REGULAR AGENDA

Agenda Item Nos. 5(b) through 5(d) related to the Mission Bay 4 East project were presented together but acted on separately

- b) Authorizing the commitment of permanent gap loan funds in an amount of approximately \$89,600,000, with Mission Bay 4 East Associates, L.P., for the development of 165 affordable rental housing units (including two manager's units) at Mission Bay South Block 4 East, Phase I; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 02-2026)

- c) Authorizing a Loan Agreement with Mission Bay 4 East Associates, L.P., a California limited partnership to a loan amount of \$5,000,000 for the development of 165 affordable rental housing units (including two manager's units) at Mission Bay South Block 4 East, Phase I; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 03-2026)
- d) Authorizing a Loan Agreement with Mission Bay 4 East Associates 2, L.P., a California limited partnership to a loan amount of \$5,000,000 for the development of 233 affordable rental housing units (including two manager's units) at Mission Bay South Block 4 East, Phase II; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 04-2026)

Presenters: Thor Kaslofsky, Executive Director; Phillip Wong, Development Specialist, Housing

PUBLIC COMMENT

Speakers: Nick Colina, CFO, Anco Iron & Construction; Bruce Giron, Giron Construction; Michael Gregory, President, African American Construction Collective (AACC); Que Alicia, Q & A Consulting LLC and AACC member; Tricia Gregory, HVYWB Trucking and AACC member; Lasonia Mansfield, Owner, Mansfield & Mansfield Construction Clean-Up Co. Site Support and Secretary for the AACC; Michael Spencer, Owner, Spencer Masonry and AACC member; Mick Penn, Director, Community Relations, Swinerton and Swinerton Rubicon Joint Venture; Ruben Santana, Principal, Swinerton Rubicon Joint Venture and Owner, Rubicon Builders; Oscar James, native resident, Bayview Hunters Point (BVHP)

Mr. Colina stated that his company was a third-generation steel contractor company, which had been in the Bayview (BV) for 60 years. He stated that his company had been doing business with Swinerton and Rubicon for generations and that whenever these companies were involved in a project he was sure that his company would have an opportunity to work. Mr. Colina testified that there were a lot of bad actors out there, many contractors who stated they would use local small businesses, but never did. However, Swinerton and Rubicon treated small businesses like family. He was excited that there were some good stewards in this project.

Mr. Giron stated that his was a local San Francisco (SF) business and had worked on a number of local projects. He commended Ruben Santana who encouraged him to get going with his business early on and who had given him counsel and help for 15 years. Mr. Giron asserted that he had had only positive experiences with Swinerton, Curtis Development Company, and with Mr. Santana. His interest in this project was high and he was eager to work again with Swinerton.

Mr. Gregory stated that he was in support of this project. He had been in contact with Swinerton and the developer and they had had several meetings with locals about this project already and contracts were in the works. He urged Commissioners to pass this item.

Ms. Alicia stated that her company was an environmental firm in SF. She reported that the developers had come to her to support local Small Business Enterprises (SBE's), which would create opportunities, jobs and housing for the community. She encouraged OCII to support this project.

Ms. Gregory stated that she had owned her trucking company in the BV for 25 years. She reported that since the summer of 2025, Curtis Development, Swinerton and Rubicon had been meeting with local contractors to inform them about this project so that they could get involved. Ms. Gregory was pleased that as bids were going out, community contractors were winning those bids, which was a great win for the local contractors. She encouraged OCII to pass this item.

Ms. Mansfield was in support of this project. She highly recommended Swinerton because they open, honest, paid on time and were very easy to work with. She was looking forward to working with them on this project.

Mr. Spencer stated he was a masonry contractor in SF who had worked with Swinerton and Rubicon. He had been in business for a long time and reported that Swinerton and Rubicon had supported Spencer Masonry for two generations. He urged OCII to support Swinerton and Rubicon for this project.

Mr. Penn stated that it was an honor to work as Community Relations Director, to work with the community, to partner with organizations, such as the AACC, the National Association of Minority Contractors as well as other organizations to create these opportunities. He called out Charmaine Curtis and Cathy Davis by name as amazing developers and partners. Mr. Penn described the whole-hearted effort to reach out to the community and they looked forward to moving forward with this project. He urged OCII to pass these items.

Mr. Santana stated that they were elated to have this project come to the community so that they could further their employment of community workers, from apprentices to project engineers, project managers, superintendents, etc. as well as all the local contractors. He appreciated OCII's participation in the project, so that they could continue working with the community in the future.

Mr. James recalled that he was a former member of the Redevelopment Agency for 40 years and a former trucking contractor. He was in support of this project because it helped so many community members with jobs and housing. Mr. James wanted to make sure that some of the hyper-local contractors got some work from this project as well and mentioned that he met with them every Tuesday in the SE sector of the City. Mr. James commended Swinerton for doing a good job and reported that they had been at the meeting that morning. He encouraged those companies that were getting contracts to help others who were just starting out in SF with jobs and support.

Vice-Chair Miller thanked Mr. Wong and staff for the visuals and the detailed plans and information for this project. He stated that this project was important because it would provide over 400 units and provide revitalization to Mission Bay (MB). Mr. Miller was pleased to hear about the support that local contractors would be getting from this project which would make the neighborhood even better.

Commissioner Lim applauded Mr. Penn for organizing and getting the public there to speak about this project. He requested that the contracts in question read "SF SBE" instead of just "SBE".

Executive Director Kaslofsky responded that the priority in OCII policy was the "project area" SBE, so that the first priority before SF-based businesses was project-area based. They had prioritized District 10 but also Transbay (TB) and MB as well. Therefore, the project area would always be the priority in all OCII contracting.

Chair Scott thanked Mr. Wong for his report as well as those who gave public comment. She was pleased with what she had heard and was also pleased with the projects that were coming forward with housing for families and that this project would provide 400 units of housing. Dr. Scott was very proud of the contractors, the developers and the builders of these construction projects.

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 02-2026, AUTHORIZING THE COMMITMENT OF PERMANENT GAP LOAN FUNDS IN AN AMOUNT OF APPROXIMATELY \$89,600,000, WITH MISSION BAY 4 EAST ASSOCIATES, L.P., FOR THE DEVELOPMENT OF 165 AFFORDABLE RENTAL HOUSING UNITS (INCLUDING TWO MANAGER'S UNITS) AT MISSION BAY SOUTH BLOCK 4 EAST, PHASE I; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 03-2026, AUTHORIZING A LOAN AGREEMENT WITH MISSION BAY 4 EAST ASSOCIATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP TO A LOAN AMOUNT OF \$5,000,000 FOR THE DEVELOPMENT OF 165 AFFORDABLE RENTAL HOUSING UNITS (INCLUDING TWO MANAGER'S UNITS) AT MISSION BAY SOUTH BLOCK 4 EAST, PHASE I; MISSION BAY SOUTH REDEVELOPMENT PROJECT, BE ADOPTED.

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 04-2026, AUTHORIZING A LOAN AGREEMENT WITH MISSION BAY 4 EAST ASSOCIATES 2, L.P., A CALIFORNIA LIMITED PARTNERSHIP TO A LOAN AMOUNT OF \$5,000,000 FOR THE DEVELOPMENT OF 233 AFFORDABLE RENTAL HOUSING UNITS (INCLUDING TWO MANAGER'S UNITS) AT MISSION BAY SOUTH BLOCK 4 EAST, PHASE II; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

e) Approving amendments to the Mission Bay South Signage Master Plan for the Event Center Sign Program at the Golden State Warriors Event Center and Mixed-Use Development on Blocks 29-32 in Mission Bay South, adding Retail Directory Signs, a Videoboard Sign, and Parking Garage Entry and LED Signs, and increasing the number of Business Signs and District Signs; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 05-2026)

Presenters: Thor Kaslofsky, Executive Director; Marc Slutzkin, Deputy Director; Yoyo Chan Murphy, Sr. VP of Community Relations, Golden State Warriors (GSW); Chris Goodyear, Sr. Director of Food, Beverage, and Hospitality, GSW

PUBLIC COMMENT

Speakers: Eddie Gobbo, Owner & Brewmaster, Harmonic Brewing; Matt Brewer, Co-owner, Back Home Hospitality

Mr. Gobbo stated that he had a taproom in the NE corner of Thrive City. He appreciated the opportunity to voice his opinion. Mr. Giron contended that as a small business owner, he often heard from his customers and the community that they could not find the taproom on the Terry Francois side. Mr. Gobbo believed that the signs would be a significant improvement in finding the businesses and thus supporting them.

Mr. Brewer stated that they owned Che Fico Pizzeria and Via Aurelia restaurant in MB. He thanked the Warriors for the thoughtful signage proposal they had created. He stated that they had been there for the past year and echoed Mr. Gobbo's statements regarding the need for signage. Mr. Brewer indicated that his customers continually had trouble finding the eateries and although they were located on the east side with incredible bay views, they still got lost. Mr. Brewer believed that the signage would be impactful to his businesses and to Thrive City. He encouraged Commissioners to pass this item.

Vice-Chair Miller thanked the Warriors, Chase Center and Thrive City, which had become a wonderful addition to the area. He stated that he had spent many years working with retail and stressed that way-finding was very important. He stated that although this was a beautiful setting, it was still confusing to customers and this proposal would improve the energy and reduce the traffic. Mr. Miller added that the signage was attractive and appropriately sized.

Chair Scott was pleased with this thoughtful way of improving the Chase Center area and of accommodating the tourists and the guests as well as residents of the City. She thanked the Warriors for this world-class arena and was very proud of it. They were helping many young people and bringing much joy to City families.

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

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

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH TWO ABSENCES THAT RESOLUTION NO. 05-2026, APPROVING AMENDMENTS TO THE MISSION BAY SOUTH SIGNAGE MASTER PLAN FOR THE EVENT CENTER SIGN PROGRAM AT THE GOLDEN STATE WARRIORS EVENT CENTER AND MIXED-USE DEVELOPMENT ON BLOCKS 29-32 IN MISSION BAY SOUTH, ADDING RETAIL DIRECTORY SIGNS, A VIDEOBOARD SIGN, AND PARKING GARAGE ENTRY AND LED SIGNS, AND INCREASING THE NUMBER OF BUSINESS SIGNS AND DISTRICT SIGNS; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

6. Public Comment on Non-Agenda Items - None

7. Report of the Chair

Chair Scott was grateful for the progress at MB and also extended gratitude for 400 China Basin and the Oscar James apartments. Dr. Scott was pleased with everything that had been done and was looking forward to the future.

Chair Scott announced that the celebration of Black History Month would start on Wednesday, February 4 at noon with several events happening in SF. She informed that Mayor Lurie and Supervisor Shamann Walton would be present and the events would be sponsored by the African American Historical Society. She invited everyone to participate in those events.

8. Report of the Executive Director

Executive Director Kaslofsky announced that he had no report.

9. Commissioners' Questions and Matters

Vice-Chair Miller stated that he was impressed with the outreach conducted by OCII to the public through the Citizens Advisory Committee (CAC), to residents and to Certificate of Preference (COP) holders and he hoped to continue that outreach and expand it as much as possible because he believed it was really making a difference. He thanked staff and Executive Director Kaslofsky for that work.

10. Closed Session - None

11. Adjournment

Chair Scott asked for a motion to adjourn.

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

The meeting was adjourned at 2:07 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary