

London N. Breed
MAYOR



Miguel Bustos
CHAIR

Mara Rosales
VICE-CHAIR

Nadia Sesay
EXECUTIVE DIRECTOR

Bivett Brackett
Dr. Carolyn Ransom-Scott
COMMISSIONERS

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
6th DAY OF OCTOBER 2020**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting via teleconference at 1:00 p.m. on the 6th day of October 2020. The public was invited to watch the meeting live on SFGOVTV: <https://sfgovtv.org/ccii>

PUBLIC COMMENT CALL-IN: 1-415-655-0001 **ACCESS CODE:** 146 436 7015

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

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:00 p.m. by Chair Bustos. Roll call was taken.

Commissioner Brackett - absent
Commissioner Scott - present
Vice-Chair Rosales - present
Chair Bustos - present

Commissioner Brackett was absent; all other Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, October 20, 2020 at 1:00 pm.
- b) Announcement of Time Allotment for Public Comments from participants dialing in: 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. Please note that during the public comment period, all dial-in participants from the public will be instructed to call a toll-free 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.

Secretary Cruz read instructions for the public to be able 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 September 15, 2020

PUBLIC COMMENT - None

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

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

Commissioner Brackett – absent

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF MINUTES FOR THE REGULAR MEETING OF SEPTEMBER 15, 2020, BE ADOPTED.

b) Authorizing a First Amendment to the Personal Services Contract with Forster & Kroeger Landscape Maintenance, Inc., a California Corporation, to increase the Contract expenditure authority by \$276,668 for a total expenditure authority not to exceed \$551,104 to provide continued Landscape Maintenance Services in Community Facilities District No. 1 (South Beach); Rincon Point-South Beach Redevelopment Project Area (Discussion & Action) (Resolution No 25-2020)

PUBLIC COMMENT - None

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

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

Commissioner Brackett – absent

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO 25-2020, AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH FORSTER & KROEGER LANDSCAPE MAINTENANCE, INC., A CALIFORNIA CORPORATION, TO INCREASE THE CONTRACT EXPENDITURE AUTHORITY BY \$276,668 FOR A TOTAL EXPENDITURE AUTHORITY NOT TO EXCEED \$551,104 TO PROVIDE CONTINUED LANDSCAPE MAINTENANCE SERVICES IN COMMUNITY FACILITIES DISTRICT NO. 1 (SOUTH BEACH); RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

REGULAR AGENDA

- c) Workshop on Proposed Amendments to the Redevelopment Plan for the Mission Bay South Redevelopment Project, the Design for Development for the Mission Bay South Project Area and the Mission Bay South Owner Participation Agreement (collectively “Plan Documents”), and the Basic Concept / Schematic Design related to a Proposed Mixed-Use Life Sciences Facility on Parcel 7 of Block 43; Mission Bay South Redevelopment Project Area (Discussion)

Speakers: Nadia Sesay, Executive Director; Nikki Henry, Assistant Development Specialist, Mission Bay Project; Terezia Nemeth, Executive Vice President & Regional Market Director (SF), Alexandria Real Estate Equities, Inc.; Craig Scott, IwamotoScott Architecture; Marc Slutzkin, Project Manager, Mission Bay

PUBLIC COMMENT – None

Commissioner Scott commended the team for their hard work on this project, which represented so much hope for the future.

Vice-Chair Rosales referred to the child care fee and the jobs housing linkage fee and inquired about whether those two were one-time fees; inquired about how the money would be received and implemented and how it would be utilized for child care in a project like this one.

Mr. Henry responded in the affirmative. He explained that the jobs housing linkage fee followed the impact fee set in the planning code and that Alexandria Real Estate Equities (AREE) had agreed to expand the child care fee to pay the office rate because the research and laboratory space was at a lower rate. Mr. Henry responded that the money would go into a City pool, but that it had not yet been specified as to whether the money would flow directly into Mission Bay (MB) or back to the City. He stated that they preferred it go directly to MB to pay for future childcare facilities within MB, which would be proposed for future affordable housing sites.

Vice-Chair Rosales stated that they would want the fee to be project specific. She requested clarification about how many childcare service programs there were in MB and thought there were five.

Mr. Henry listed out four childcare locations in MB, a few that were in-house family-care services within the Mercy Housing Project and also the UCSF one.

Vice-Chair Rosales was very pleased to hear about all the locations because she recalled that when she started with OCII several years ago, MB was represented as a place where they did not expect to have a lot of kids, and stated they must have gotten that one wrong. She inquired about whether the jobs housing fee would also go to the City and for what purpose.

Mr. Henry responded that the jobs housing fee would go to the City pool administered by the Mayor's Office of Housing and Community Development (MOHCD) to help fund affordable housing.

Mr. Slutzkin interjected that the jobs housing linkage fee would be staying within MB.

Vice-Chair Rosales was pleased to hear that. She referred to neighborhood-serving retail and inquired about what that would be.

Ms. Nemeth responded that it was a fairly small space in the project, about 2500 sq. ft and they were considering making it a café or food service business. She explained that along Owen Street they had implemented four cafes or food service businesses starting on 16th Street north to this site and that they were very well utilized, to a large part due to the demand by the Kaiser Permanente medical clinic and the UCSF Orthopedic clinic. So there was much demand for that type of retail in that part of MB.

Vice-Chair Rosales referred to the tenant improvement program and stated that she would probably recommend that the OCII Small Business Enterprise (SBE) program be amended to include this kind of program in the future. She inquired about what the anticipated budget was for the construction of the project.

Ms. Nemeth responded that construction was in the \$400/sq. ft range and that the laboratory and tenant improvement costs were also \$400/sq. ft.

Chair Bustos stated that he was very pleased that this was finally happening after much discussion regarding this space over the years. He added that he was pleased with the architecture because it seemed very airy and commended the team for that. Mr. Bustos inquired about the date of completion.

Ms. Nemeth responded that they hoped to complete entitlements by March 2021 and in the meantime, they would be working on the design documents and would be ready at that time to submit for building permits, which typically took nine months. She added that construction would take two years, so they were about three years away from completion.

Chair Bustos thanked the presenters and the team for their hard work on this project.

6. Public Comment on Non-Agenda Items - None

7. Report of the Chair

Chair Bustos stated that he had no report.

8. Report of the Executive Director

Executive Director Sesay stated that she had no report.

PUBLIC COMMENT - None

9. Commissioners' Questions and Matters - None

Vice-Chair Rosales made a request to the Executive Director to explore amending the OCII SBE program to include tenant improvement work. She stated that she was not sure how many more projects they would have that would call for this but that this represented easier access to opportunities for small businesses if it could be included in their SBE program.

James Morales, General Counsel and Deputy Director, stated that they would take the request made by Vice-Chair Rosales under advisement back to the Commission.

Commissioner Scott inquired about whether her request referred to the maintenance of the facilities.

Vice-Chair Rosales responded that tenant improvement referred to any build-out of the space in any building with tenant occupancy.

10. Closed Session – None

11. Adjournment

Commissioner Scott motioned to adjourn and Vice-Chair Rosales seconded that motion.

Chair Bustos adjourned the meeting at 1:46 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary