

Office of Community Investment and Infrastructure

Personal Services and Legal Services Contracts Related to 2025 Bond Issuances



May 6, 2025

Overview

- **Agenda Item numbers 5(c) through 5(e) related to finance service contracts will be presented together but acted on separately**

(c) Authorizing a **Personal Services Contract with KNN Public Finance, LLC**, in an amount not to exceed \$163,100, for **financial advisory** services in connection with the proposed issuance of tax allocation bonds (Discussion and Action) (Resolution No. 12-2025)

(d) Authorizing a **Legal Services Contract with Anzel Galvan LLP**, in an amount not to exceed \$212,000, for **Bond Counsel** services in connection with the proposed issuance of tax allocation bonds (Discussion and Action) (Resolution No. 13-2025)

(e) Authorizing a **Legal Services Contract with the Law Offices of Alexis S. M. Chiu**, in an amount not to exceed \$150,200, for **Disclosure Counsel** services in connection with the proposed issuance of tax allocation bonds (Discussion and Action) (Resolution No. 14-2025)

2025 Bond Program



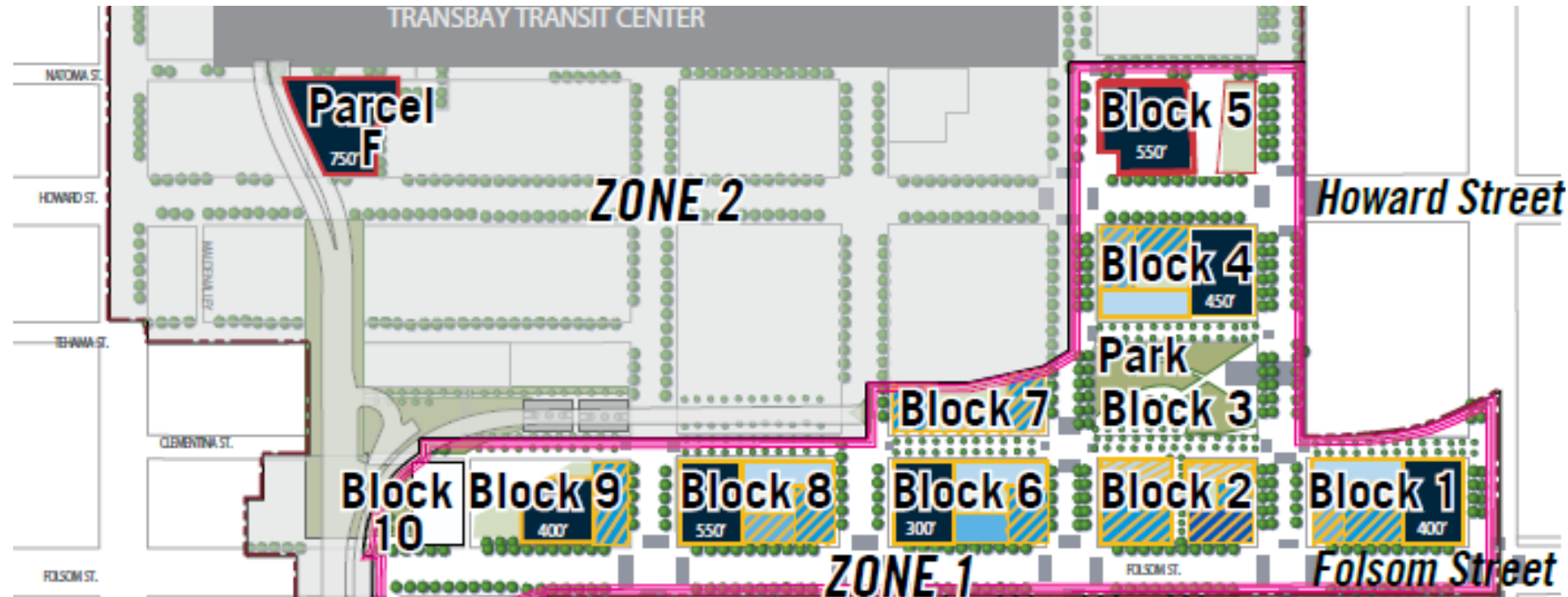
Mission Bay South Block 4 East A



Candlestick Point Block 11A

- 2025C Affordable Housing Bonds to fund \$100 million of housing projects

2025 Bond Program



- 2025D&E Transbay Infrastructure Bonds to fund \$60 million of infrastructure projects
 - Under Ramp Park
 - Transbay Block 3 Phase 1
 - Transbay Block 3 Phase 2 (Park)

Financing Team Composition

Role	Description
Financial Advisor	Advises on deal structure, ensuring bond issued at the lowest cost with least risk
Bond Counsel	Drafts bond documents
Disclosure Counsel	Drafts official statement
<i>NOT PART OF APPROVALS TODAY</i>	
Fiscal Consultant	Projects revenue to determine bonding capacity and debt service coverage

Financing Team Selection

- Members of Financing Team were selected from a competitively established City Panel

Role	2025C Affordable Housing Bonds and 2025D&E Transbay Infrastructure Bonds
Financial Advisor	KNN
Bond Counsel	Anzel Galvan
Disclosure Counsel	Alex Chiu
Fiscal Consultant	TBD

Financial Advisor: KNN

KNN Public Finance, LLC

- **Role:** Financial Advisor
- **Bonds:** 2025C Affordable Housing Bonds
2025D&E Transbay Infrastructure Bonds
- **Amount:** \$163,100 (\$81,550 per bond transaction)
- **Term:** In effect until bonds issued
- **Source:** Bonds
- **Quals:** Knowledge of OCII Portfolio
Staff Depth
Post-Dissolution Experience

Bond Counsel: Anzel Galvan

Anzel Galvan LLP

- **Role:** Bond Counsel
- **Bonds:** 2025C Affordable Housing Bonds
2025D&E Transbay Infrastructure Bonds
- **Amount:** \$212,000 (\$106,000 per bond transaction)
- **Term:** In effect until bonds issued
- **Source:** Bonds
- **Quals:** Post-Dissolution Experience
Knowledge of OCII Portfolio

Disclosure Counsel: Alex Chiu

Law Offices of Alexis S. M. Chiu

- **Role:** Disclosure Counsel
- **Bonds:** 2025C Affordable Housing Bonds
2025D&E Transbay Infrastructure Bonds
- **Amount:** \$150,200 (\$75,100 per bond transaction)
- **Term:** In effect until bonds issued
- **Source:** Bonds
- **Quals:** Post-Dissolution Experience
Knowledge of OCII Portfolio

Next Steps

- August 2025 **Commission** approval of PSC for Fiscal Consultant, primary bond documents and authorization for OCII to issue bonds
- August 2025 **Oversight Board** approval for OCII to issue bonds
- October 2025 State Department of Finance approval for OCII to issue bonds
- November 2025 **Commission** approval of Preliminary Offering Statement and final bond documents
- December 2025 Bond issuance

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Questions & Comments