

***You are watching a Live meeting of the
Commission on Community Investment and
Infrastructure***

Tuesday, September 15, 2020 – 1 :00 PM

Please standby...



OCII COMMISSION

Extension and Transfer of 2010 Grant Agreement The Mexican Museum

Yerba Buena Center

September 15, 2020



YERBA BUENA GARDENS



Art Works:

- 1 **Oché Wat Té Ou/ Reflection**
(Artists: Jaune Quick-to-See Smith & James Luna)
- 2 **Cho-En (Butterfly Garden)**
(Artist: Reiko Goto)
- 3 **Deep Gradient/Suspect Terrain (Sinking Ship)**
(Artist: John Roloff)
- 4 **Sculptural Wall and Paving**
(Artist: Lin Utzon)
- 5 **Shaking Man**
(Artist: Terry Allen)
- 6 **Urge**
(Artist: Chico Mac Murtrie)
- 7 **Martin Luther King, Jr. Memorial**
(Artists: Houston Conwill, Joseph De Pace, Estello Majoza)

MARRIOTT HOTEL
436'

FOUR SEASONS HOTEL &
RESIDENCES - 430'

ARONSON BUILDING
144'

WESTIN HOTEL
374'

PARAMOUNT RESIDENCES
420'

ST. REGIS HOTEL &
RESIDENCES - 484'



706
MISSION

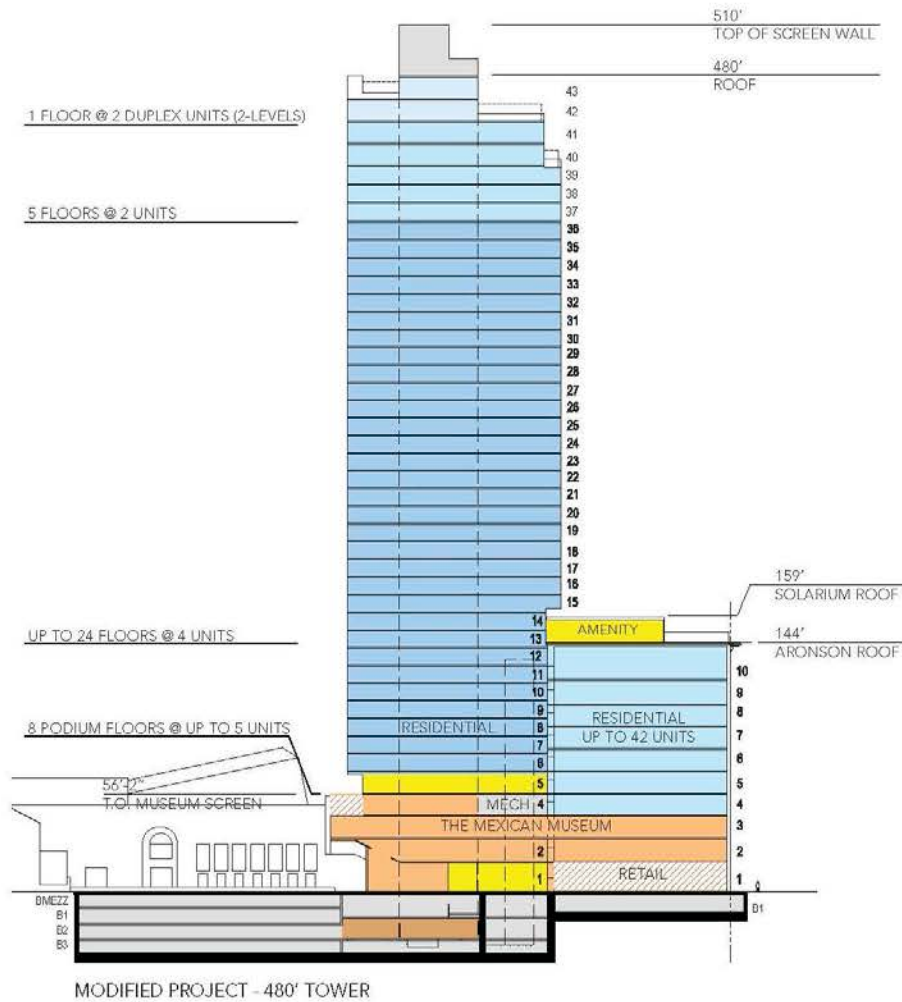
PROJECT SITE PHOTO - VIEW FROM EAST LOOKING WEST

MILLENNIUM PARTNERS | THE MEXICAN MUSEUM | HANDEL ARCHITECTS LLP

Project Background

The 706 Mission Street Project

- Development Program
 - 190 residential condominium units in 480 foot tower
 - Build out of cold shell of Museum Condo unit
 - Historical preservation of the Aronson Building
 - Ownership & operation of the Jessie Square Garage



706 Mission Project

- Last project in Yerba Buena Center cultural district
- OCII contributed land & Jessie Square garage
- Developer provides significant public benefits:
 - Repayment of bonds used to construct the Jessie Square improvements (\$25 million)
 - Construction of core and shell of the Museum Space (\$22.5 million)
 - Museum operating endowment (\$5 million)
 - 28% Affordable Housing Fee (\$18.6 million)
- Museum Space deeded to City and then leased to the Mexican Museum
- Mexican Museum responsible for design and construction of tenant improvements (approx. \$6.8 million available from OCII)

706 Mission Project Status

- **Residential** Initial delivery of residential condos in September 2020
- **Museum Space** Developer completes core and shell of Cultural Condo in Fall 2020; ready to convey to CCSF-RED



VIEW FROM MISSION STREET, DAYTIME

Grant Agreement

- The Mexican Museum Grant Agreement (2010)
 - Anticipated loss of Former Agency's funding authority with expiration of YBC Plan in January 2011
 - OCII obligation to fund \$10.56M for predevelopment & tenant improvements
 - \$3.78M committed or disbursed to date for predevelopment and public art façade screen
 - \$6.78M remaining for tenant improvements
 - Expires after 10 years (December 14, 2020)

Preservation of Grant Funds

- COVID-19 pandemic has negatively impacted Museum's schedule
- The Museum continues its capital fundraising and intends to submit at a future date a complete plan for the design, construction and funding of the Museum Space
- Request seeks to preserve the grant funds for build-out of the Museum space
- Request extension of grant term by one-year and authorization to transfer grant agreement to City

Grant Agreement

- Extension and transfer facilitate completion of the project, consistent with Dissolution Law
- Transfer is consistent with the City's role under the PSA and as the future property owner and landlord to the Museum
- The completion and operation of the Museum:
 - contributes to the cultural vitality and diversity of the City and the Bay Area region
 - generates increased economic activity and associated tax revenues from patrons and visitors to the Museum

Next Steps

- **Sept 28, 2020** Oversight Board action on extension and transfer to determine they are in the best interests of the taxing entities, consistent with Dissolution Law
- **October 2020** Review by State Department of Finance (up to 100 days)

Mexican Museum Grant

Questions?

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PUBLIC COMMENT CALL-IN:

Dial: 1(408) 418-9388 **Access Code:** 146 642 8927

Press #, then # again

- You will automatically be muted when you get on the line.
- When prompted, dial “*” then “3” to be added to the speaker queue.
- Please listen for the prompt indicating that “***Your line has been unmuted***”.
- This will be your opportunity to speak. You will have 3 minutes. Please speak clearly and slowly.

Mexican Museum Grant

Commissioners' Questions & Comments

