

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 32-2017

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH PUBLIC FINANCIAL MANAGEMENT, INC., FOR MUNICIPAL FINANCIAL ADVISORY SERVICES, IN AN AMOUNT NOT TO EXCEED \$163,500, RELATED TO COMMUNITY FACILITIES DISTRICT FORMATION AND ADMINISTRATION, AND BOND ISSUANCE FOR DEVELOPMENT OF THE HUNTERS POINT SHIPYARD PHASE 2 AND CANDLESTICK POINT PROJECT; BAYVIEW HUNTERS POINT AND HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREAS

- WHEREAS, The Financing Plan of the Disposition and Development Agreement for the Candlestick Point and Phase 2 of the Hunters Point Shipyard between the Redevelopment Agency and CP Development Co., LP (2010) (“DDA”) requires the Successor Agency Commission to establish community facilities districts (“CFDs”) from time to time as the Master Developer acquires major phases or subphases under the DDA. Section 2 of the Financing Plan of the DDA; and,
- WHEREAS, CP Development Co., LP has proposed the formation of two CFDs: 1) a Capital CFD for public improvements; and 2) an Operations and Maintenance CFD for maintenance of public improvements; and,
- WHEREAS, The CFDs that will be formed will be separate legal entities from the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (commonly known as the Office of Community Investment and Infrastructure or “OCII”); and,
- WHEREAS, OCII needs the services of outside legal counsel, a municipal advisor, and a special tax consultant to assist in the formation of the CFDs; and,
- WHEREAS, Section IX.C.5 of OCII’s purchasing policy authorizes OCII staff to select a Contractor from a City panel that was established using the City’s competitive selection process, to the same extent that Agency staff may select a Contractor from an Agency panel authorized under the Purchasing policy; and,
- WHEREAS, In 2016, the City issued a Request for Proposals to establish a qualified list of firms to provide municipal advisory services and established a qualified list of firms on March 9, 2016, and the list is effective through March 9, 2018; and,
- WHEREAS, PFM is included on the City’s list as a qualified firm to provide municipal advisory services; and,
- WHEREAS, On August 21, 2017, OCII staff, based on the City’s qualified list of municipal advisory firms, issued a Request for Quote to PFM for municipal advisory services for the above described CFD formation transactions; and,

- WHEREAS, PFM submitted a response to the RFQ by the submission deadline, August 24, 2017; and,
- WHEREAS, OCII staff reviewed the quote and determined it to be reasonable when compared to similar services provided for OCII; and,
- WHEREAS, PFM has served as municipal advisor on three of the City's most recent CFD formations: the Treasure Island Development Authority CFD formed in 2017 and the Port and Central South of Market CFDs currently in formation. In addition, PFM has been the municipal advisor for several CFDs formed in the San Francisco Redevelopment Areas, including the two Hunters Point Shipyard CFDs, CFD #7 and CFD #8; and,
- WHEREAS, PFM's depth of San Francisco and redevelopment specific experience means that the firm has unique knowledge of the local context, including state and local land use law, as well as redevelopment and dissolution law. PFM has worked on both of the City's most recent CFD formations and has up-to-the-minute knowledge to help OCII leverage the most recent lessons learned. Finally, because PFM has participated in the formation of many of the CFDs in San Francisco, working with PFM will ensure uniform policy approach; and,
- WHEREAS, OCII staff recommends entering into a personal services contract ("Contract") with PFM for Municipal Advisory services related to the proposed CFD formation and administration, and subsequent bond issuance for an amount not to exceed \$163,500; and,
- WHEREAS, Authorization of the Contract with PFM is not a project, as defined by the California Environmental Quality Act ("CEQA") in CEQA Guidelines Section 15378(b)(5), will not independently result in a physical change in the environment and is not subject to environmental review under CEQA; now, therefore, be it
- RESOLVED, That the Commission approves, and authorizes the Executive Director to execute a Contract substantially in the form of the contract attached to the memorandum accompanying this resolution, with PFM for Municipal Advisory services related to CFD formation and administration, and subsequent bond issuance for the Hunters Point Shipyard Phase 2 and Candlestick Point Community Facilities Districts; and, be it further
- RESOLVED, The Commission authorizes the Executive Director of OCII to take such actions as may be necessary or appropriate, to effectuate the purpose or intent of this resolution.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of September 19, 2017.

Commission Secretary