Edwin M. Lee
MAYOR

Tiffany Bohee
EXECUTIVE DIRECTOR

OCII

Mara Rosales
CHAIR

Marily Mondejar
VICE-CHAIR

Miguel Bustos
Leah Pimentel
Darshan Singh
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 17th DAY OF MAY 2016

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 1:00 p.m. on the 17th day of May 2016, at the place and date duly established for holding of such a meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:03 p.m. Roll call was taken.

Commissioner Bustos - absent
Vice-Chair Mondejar - present
Commissioner Pimentel - absent
Commissioner Singh - present
Chair Rosales – present

Commissioner Bustos was absent; Commissioner Pimentel arrived late. All other Commission members were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, June 7, 2016 at 1:00 p.m. (City Hall, Room 416).

B. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting

C. 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 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.

D. Announcement of Time Allotment for Public Comments

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 April 19, 2016

b) Authorizing a Fourth Amendment to the Personal Services Contract with Twin III Building Maintenance Company, a sole proprietorship, to extend the term by up to 12 months to June 30, 2017 and increase the amount by up to $20,540 for an aggregate contract amount not to exceed $389,540 to fulfill property management obligations for Shoreview Park consistent with the Successor Agency's Property Management obligations under Redevelopment Dissolution Law; former Hunters Point Redevelopment Project Area (Action) (Resolution No. 20-2016)

PUBLIC COMMENT – None

Vice-Chair Mondejar motioned to move Items 5(a) and 5(b) and Commissioner Singh seconded that motion.

Secretary Guerra called for a voice vote on Items 5(a) and 5(b).

Commissioner Bustos - absent
Vice-Chair Mondejar - yes
Commissioner Pimentel - yes
Commissioner Singh - yes
Chair Rosales - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT Approval of the minutes for the regular meeting of APRIL 19, 2016, BE ADOPTED.

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 20-2016, Authorizing a Fourth Amendment to the Personal Services Contract with Twin III Building Maintenance Company, a sole proprietorship, to extend the term by up to 12 months to June 30, 2017 and increase the amount by up to $20,540 for an aggregate contract amount not to exceed $389,540 to fulfill property management obligations for Shoreview Park consistent with the Successor Agency's Property Management obligations under Redevelopment Dissolution Law; former Hunters Point Redevelopment Project Area, BE ADOPTED.

REGULAR AGENDA

c) Authorizing an Option to Ground Lease Agreement, with 1300 4th Street Associates, L.P., a California Limited Partnership, for the construction of a 143 unit (including one manager's unit) low-income affordable family rental housing development at Mission Bay South, Block 6 East (626 Mission Bay Boulevard North), and adopting environmental findings pursuant to the California Environ-mental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 21-2016)

Presenters: Tiffany Bohee, Executive Director, OCII; Pamela Sims, Development Specialist, Housing Division, OCII; Katie Lamont, Director, Housing Development, TNDC; Sally Oerth, Deputy Director; OCII; George Bridges, Contract Compliance Specialist, OCII

PUBLIC COMMENT – None

Commissioner Singh inquired about when the project would start and when it would be completed; inquired about who was responsible for selecting the candidates for the retail spaces and residents.

Ms. Sims responded that construction was due to start in late August/early September 2016 and was anticipated to be completed in April 2018. Ms. Sims responded this would be the responsibility of TNDC; she added that the sponsor would let OCII know who TNDC were negotiating with and OCII would make sure that they complied with the Mission Bay (MB) policies. Regarding residents, Ms. Sims responded that marketing would be completed as per OCII guidelines and would comply with all new requirements in OCII loan agreements. She explained they would be conducting early outreach to COP holders and the general community regarding assistance with rental readiness, application preparation, among other things.

Commissioner Pimentel referred to slide 5 regarding the after-school program. She inquired about how they would decide who would get priority for this program; inquired about how they would decide priority for the wider community; inquired about the after-school program itself; inquired about how many of the families moving into the development had children.

Ms. Sims responded that priority for the after school program at 826 Valencia would be for the residents and then, if there was additional space, it would be offered to the wider community. She responded that the after-school program would be offered to the Mission Bay community, OCII affordable housing developments and surrounding areas. The program was geared toward families living in supported housing developments. Ms. Sims explained this was a literacy program and that children were encouraged to be creative. She described that it had a pirate theme for them to be able to tap into their inner child and to write and be expressive. Ms. Sims responded that two thirds of the units were two - and three-bedroom units and they anticipated that two thirds of the families would have children.

Vice-Chair Mondejar thanked staff for the presentation. She referred to slide 5 and inquired about the statement that the balance of the retail space would be leased to commercial providers and inquired about whether they had any idea about who the commercial providers would be.

Ms. Sims referred to the developer to provide the question.

Ms. Lamont responded they had not done much thinking yet about the commercial leasing but had designed the space for the literacy program and a retail frontage. The other end of the building's retail would accommodate a restaurant looking out on Mission Bay Boulevard with outdoor seating. As far as the spaces in between, she explained that they would be working with a person who had done a considerable amount of leasing in Mission Bay and their intent was to offer all the critical amenities that residents needed in their daily lives. She explained that they leased property throughout the Tenderloin, SOMA and the Mission and their peer, Mercy Housing, had just leased out their frontage further down on Fourth Street and they would be working with Mercy as well on the commercial leasing.

Vice-Chair Mondejar inquired about whether TNDC would be coming back to OCII to report on the commercial space and who would be leasing that space; inquired about whether the Farmers Market was held every week; inquired about access to pharmacies. Ms. Mondejar referred to onsite parking spaces and inquired about what the statement meant that five would be for commercial.

Executive Director Bohee stated OCII would update Commissioners on this issue. She explained that 4th Street was a small-scale street with a residential/commercial core. Mission Bay North was built out, but there were some holes in the Mission Bay South side, which they would seek to fill and would be working with TNDC and other partners to make sure this space met the community needs.

Ms. Sims replied that the Farmers Market was held every Saturday. She replied there was a pharmacy at Safeway as well. Regarding parking, Ms. Sims responded the five spaces were for commercial tenants; two of those would be car-share and 34 spaces for residents.

Chair Rosales inquired about what other developments were under construction and/or would be under construction in this general area. She recalled that there had been many concerns regarding traffic congestion with this project and requested clarification on the planning for traffic easement.

Ms. Sims replied this project was the next one up and after that would be Block 3 East, which was the development for 50% veterans and the balance for families, and which would come online for construction in 6-9 months in 2017.

Ms. Oerth added there would be a number of commercial projects that would be under construction during the next two years, including the Golden State Warriors Event Center, the Alexandria and Uber Project, among others. She explained that OCII was working with the City, the Department of Public Works (DPW) and the Mayor's Office to create a Construction Coordination Committee for Mission Bay. Currently they were in the information gathering phase to figure out when all of these projects would be starting to be able to coordinate between the appropriate City agencies involved.

Chair Rosales referred to the process of expanding the pool of general contractors. She pointed out that Nibbi Bros. was an excellent company and one of the privileged few that kept getting these jobs and inquired about how many other contracts or projects Nibbi was working on in Mission Bay. Ms. Rosales requested an overview of their portfolio.

Mr. Bridges responded that Nibbi Bros. had just completed Mission Bay 13 West and would be working on Mission Bay 6 East and 3 East starting within 9-12 months, but that currently they had no projects under construction. He explained that Cahill was working with Nibbi Bros. on Hunters View in the Southeast sector and Alice Griffith was a joint venture with the Baines Group.

Commissioner Singh inquired about who would get the 34 parking spaces included in the project.

Ms. Sims responded the parking spaces would be assigned by lottery. She added the spaces would be offered much like the units, and whoever comes up in the lottery would be offered the spaces first.

Vice-Chair Mondejar inquired about parking fees. She offered some suggestions for the site amenities: a gym and men's/women's salon services.

Ms. Sims responded there were no extra parking fees.

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

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

Commissioner Bustos - absent
Vice-Chair Mondejar - yes
Commissioner Pimentel - yes
Commissioner Singh - yes
Chair Rosales - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 21-2016, Authorizing an Option to Ground Lease Agreement, with 1300 4th Street Associates, L.P., a California Limited Partnership, for the construction of a 143 unit (including one manager's unit) low-income affordable family rental housing development at Mission Bay South, Block 6 East (626 Mission Bay Boulevard North), and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area, BE ADOPTED.

d) Authorizing the Executive Director to execute the Sixth Amendment to Grant Agreement No. 07-49-05947 and the Fourth Amendment to Grant Agreement No. 07-49-06113 from the U.S. Department of Commerce's Economic Development Administration for implementation of an Arts and Technology District in the Hunters Point Shipyard Redevelopment Area; Hunters Point Shipyard Project Area (Discussion and Action) (Resolution No. 22-2016)

Presenters: Tiffany Bohee, Executive Director, OCII; Jai Jennifer, Shipyard/Candlestick Project Manager, OCII; Tamsen Drew, Senior Project Manager, Hunters Point Shipyard/Candlestick Point Redevelopment Project, OCII

PUBLIC COMMENT
Speakers: Marti McKee, President Shipyard Trust for the Arts; Karen Slater, Artist and Board member of Shipyard Trust for the Arts; Oscar James, native resident of Bayview Hunters Point (BVHP)

Ms. McKee thanked Executive Director Bohee and staff for their commitment and work in trying to repurpose the grant money and stated they were very pleased to see it come to Building 101. She stated that the life safety and accessibility issues were extremely important because they had an aging population at the Shipyard and a number of people with mobility problems having more issues with stairways, etc. and confirmed that the money would be well spent. Ms. McKee also referred to the transformation of the 80-seat inclined auditorium with fixed seats which had not been of much use previously. She stated that changing this area to a multi-purpose room would result in a space that would be used continually and be active all the time by community members, especially BVHP residents, for concerts, workshops, and classrooms, among other things. She stressed the need for the room to be managed correctly in order to exploit the full community benefit. Ms. McKee urged Commissioners to approve this item.

Ms. Slater stressed how important the improvements were because of the accessibility issues. She reported that currently there was one rickety ramp for moving large pieces of art and no elevator for the second floor artists. This had created constraints on what pieces the artists wanted to work on. She remarked that safety issues such as sprinklers were crucial. Ms. Slater noted that the remodeling of the old auditorium would allow the space to be used for a wide variety of functions such as classes, performances and meetings that would be available to the broader community, assuming the buildings were managed in a way that permitted that to happen. She reminded Commissioners that Building 101 represented one of the very few low-cost art studio enclaves in the City and that keeping this building and improving it would allow the City to maintain the community of creative artists who contributed to the identity of the City. She stated that investing in art and the artist was a good investment for San Francisco.

Mr. James was in support of this project. He recalled that Building 101 had been used for the swearing in of people who participated in the Shipyard work during the 1960's. Mr. James referred to Mr. Carl Kembrall, who had made a significant contribution as far as getting jobs for people in Hunters Point (HP), Western Addition and South Park, and who made sure that the HP Shipyard employees were represented by unions. As a result of his dedication and hard work, Mr. James requested that Building 101 be named for Mr. Kembrall, whose office had been in Building 101. He also asked that Mr. Kembrall's history and bio, which Mr. James was in possession of and would make available to OCII, be included in the building.

Commissioner Pimentel referred to Slide 5 and inquired about whether any of the new or existing studios would have any art education and appreciation programs for youth in order to concentrate on the next generation. She noted the targeting of adults for this but requested some type of programming for children in the community that was affordable. Ms. Pimentel stated that she was aware of summer art programs priced at $600-800 a week, which was totally out of the price range for most working-class families.

Mr. Jennifer responded that were no programs for youth at this time.

Ms. McKee responded that one of the reasons they had mentioned facility management for the community, in particular the auditorium, the gallery, and the open space, was because Star's mission was to make sure youth programs would exist. She indicated that they had specific summer art camps for students but right now their number one priority would be to use these spaces all the time for art education. She stated that eventually they hoped to have an art education center for fundraising and to be able to build strong programs for kids and art education.

Ms. Slater echoed Ms. McKee's comments and indicated that their vision was that the art center would be a multi-media arts participation center for art, music and dance, to offer music lessons for kids, have performance space, a recording studio, a small radio station and integrated and entry level opportunity for people to sample different kinds of art. They envisioned growing the arts presence to be able to develop a campus and create an arts district for people who want to start a creative career in ceramics, glasswork, and any other kind of art. She pointed out they would be able to do this now with all the land available. Ms. Slater reported that this summer they would be teaming up with the YMCA to create a five session arts program for children, but need funding for transportation to get the kids to and from the Shipyard.

Executive Director Bohee added that with an additional EDA grant of approximately one million dollars, OCII had been able to bring nine works of art from different artists to the Shipyard for installation. She reported they had run their own process, used an arts consultant who worked with the Arts Commission and engaged the San Francisco school district with California Lawyers for the Arts. For these nine works of art installed at the Shipyard today, they documented the process working with Bayview school children which included a video. Ms. Bohee pointed out OCII was primarily an infrastructure organization and as they could leverage other partnerships with groups in the City, they would explore those opportunities once the facilities were built.

Vice-Chair Mondejar inquired about engagement of the residents at the Shipyard, whether there was interaction between the Shipyard artists and current residents such as events, invitations to visit the studios, etc. and whether there was any programming for the residents; inquired about whether OCII had an arts consultant.

Ms. Drew responded there were about 100 current occupied Shipyard units and residents had been invited to the studios through the Open Studios Program during fall and spring for the opening of Building 101 and the artist studios at Parcel B. Ms. Drew reported that several of the residents had gone to these events and enjoyed learning more about the artist community. She responded OCII did have an arts consultant, Helene Fried, who consulted on the installation and future maintenance of the nine pieces commissioned and who was on board as a guiding factor. She acknowledged that there was more work to be done for the future works complex and Ms. Fried would be designated for that purpose.

Chair Rosales inquired about who would provide the local match; inquired about whether the elevator would be included in this round of improvements. Ms. Rosales indicated that she was pleased that DPW would be implementing the improvements and inquired about whether DPW would follow the OCII SBE policy rather than the City's local business policy.

Mr. Jennifer replied that OCII provided the local match, which was tax increment.

Executive Director Bohee explained that the local match was identified as a recognized obligations payment schedule (ROPS), which had already been approved by the Oversight Board and the Department of Finance and its continuation had already been approved as well.

Mr. Jennifer replied that they did understand the importance of including the elevator. However, he explained that the fire, life safety and accessibility improvements had been prioritized over the elevator. He added that the CAC Executive Subcommittee and the Shipyard artists had made it clear that they needed to figure out a way to include the elevator. Mr. Jennifer explained that approximately $3 million of budget for hard costs were already committed and assuming the appropriate expenditure of those funds, they should be able to have enough for the elevator. Regarding the SBE policy, Executive Director Bohee responded there were federal requirement minimums that harmonized with OCII's and they had done much work to make sure they could ensure this.

Commissioner Singh inquired about how many artists would be involved in this project; inquired about the artist fairs that used to be held. He stated that Commissioners used to get invited to these events but were not receiving invitations any longer.

Mr. Jennifer replied the work would be done in the main areas of the building and would not be done on the artist studios, so no artists would be involved in this project. He explained this was about providing fire and prevention protection, life safety and accessibility improvements to the common and exterior areas of the building and was really about investing in an asset that would be a City-owned for many years to come. Mr. Jennifer responded the artist fairs were held as Open Studios twice a year, once in the spring and once in the fall, where the artists open their studios to the public. He responded that perhaps OCII had missed being put on the invitation list.

Executive Director Bohee stated that they would make sure that OCII was included on the invitation list.

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

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

Commissioner Bustos - absent
Vice-Chair Mondejar - yes
Commissioner Pimentel - yes
Commissioner Singh - yes
Chair Rosales - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 22-2016, Authorizing the Executive Director to execute the Sixth Amendment to Grant Agreement No. 07-49-05947 and the Fourth Amendment to Grant Agreement No. 07-49-06113 from the U.S. Department of Commerce's Economic Development Administration for implementation of an Arts and Technology District in the Hunters Point Shipyard Redevelopment Area; Hunters Point Shipyard Project Area, BE ADOPTED.

6. Public Comment on Non-agenda Items

Speaker: Oscar James, BVHP native resident

Mr. James explained he had been bedridden for several weeks and was very happy to be present at the meeting again. During that time, he had tried to get the OCII meetings on the government channel TV but it was not available and requested that OCII look into getting this fixed so that the public would be able to watch the meetings. Mr. James reported he had been visiting older male inmates at the jails who wanted to get employment when they were released. He realized that there were programs for younger inmates who were released but there was nothing for the older inmates and they needed job opportunities as well. Mr. James referred to HP Unity, an organization for Hunters Point and announced they would be having a free dinner on August 14 for all the community members to sit down and talk about community concerns regarding violence and guns. He stated there was a fear by residents of going to certain areas of the City and they needed older men to serve as mentors to the youth in the community to help change negative ideas. Mr. James recalled how the older men in his community had mentored him and other youth when he was young and how that had changed his life.

7. Report of the Chair

Chair Rosales stated that she did not have a report.

8. Report of the Executive Director

Executive Director Bohee announced that the June 7 meeting would probably be cancelled and that the items on the June 7 agenda would be pushed to the next meeting.

PUBLIC COMMENT – None

9. Commissioners' Questions and Matters

Chair Rosales inquired about access to OCII meetings on the SFGov channel.

Executive Director Bohee responded that OCII meetings should be on replay but were not live because SFGov did not have the capacity to broadcast three meetings at the same time. She explained that the order of priority for meetings was Board of Supervisors, SFMTA and then OCII. She stated she would follow up to make sure OCII meetings were available on replay.

10. Closed Session - None

11. Adjournment

The meeting was adjourned by Chair Rosales at 2:15 p.m.

Respectfully submitted,

Claudia Guerra, Commission Secretary