

Daniel Lurie
MAYOR



Dr. Carolyn Ransom-Scott
CHAIR

Mark Miller
VICE-CHAIR

Mahsa Hakimi
Kent Lim
Earl Shaddix
COMMISSIONERS

Thor Kaslofsky
EXECUTIVE DIRECTOR

**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 2026**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting in person at 1:00 p.m. on the 6th day of October 2026.

REMOTE ACCESS:

WATCH LIVE ON SFGOVTV: <https://sfgovtv.org/ccii>

PUBLIC COMMENT:

Members of the public may provide public comment in-person at the noted location or remotely via teleconference (detailed instructions available at: <https://sfocii.org/remote-meeting-information>). Members of the public may also submit their comments by email to: commissionsecretary.ocii@sfgov.org; all comments received will be made a part of the official record.

INSTRUCTIONS FOR PUBLIC COMMENT:

DIAL: 1-415-655-0001 **ENTER ACCESS CODE:** 2662 588 9516 **PRESS # PRESS # again to enter the call. Press *3 to submit your request to speak.**

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:00 p.m. by Chair Scott.

Roll call was taken.

Commissioner Hakimi - absent
Commissioner Lim - present
Commissioner Shaddix - present
Vice-Chair Miller - present
Chair Scott - present

Commissioner Hakimi was absent. All other Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, October 20, 2026 at 1:00 pm at City Hall in Room 416.

- b) Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting:
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 that 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.
- c) Announcement of Time Allotment for Public Comments from Participants dialing in:
Please be advised that 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. It is recommended that members of the public who are attending the meeting in person fill out a "Speaker Card" and submit the completed card to the Commission Secretary. All dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to provide any public comment. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

PUBLIC COMMENT CALL-IN: 1-415-655-0001 ACCESS CODE: 2662 588 9516

Secretary Cruz read the instructions for the public 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 1, 2026

PUBLIC COMMENT - None

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

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

Commissioner Hakimi - yes
Commissioner Lim - yes
Commissioner Shaddix - yes
Vice-Chair Miller - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF SEPTEMBER 1, 2026, BE ADOPTED.

REGULAR AGENDA

- b) Authorizing the issuance of refunding Tax Allocation Bonds related to the prior financing of Mission Bay North infrastructure in an aggregate principal amount not to exceed \$70,000,000, and approving and directing the execution of an Indenture of Trust, a Bond Purchase Contract and Irrevocable Refunding Instructions, and approval of other related documents and actions; Mission Bay North Redevelopment Project Area (Discussion and Action) (Resolution No. 22-2026)

PUBLIC COMMENT - None

Commissioner Hakimi thanked staff for the report. She referred to Attachment A on page 18, where it stated that “the average annual savings is expected to be \$382,000”, which she understood would be based on all the years that this would be allocated. However, Ms. Hakimi pointed out that it also showed that for years 2028-35, it’s only \$12,000 average and then suddenly from 2035 forward, it was substantially more, so that 93% of this was on the back-end. She inquired about whether that was done intentionally because that would not match the \$382,000.

Mr. Jones responded that the 2016 bonds were issued in part to refund several series of previous bonds and when that was done, the previous bonds had different final maturity dates and a layered re-funding. He referred to the Prior Debt Service column, which was level at \$5.1 million or \$5.2 million and then went up to \$6 million and to \$6.5 million over the last four years. Mr. Jones explained that OCII’s intent in this refunding was to smooth out the debt service to make it level annually. With interest rates at the time, they were able to have level annual payments, which was reflected in the Refunding Debt Service column of \$5.2 million, which provided a level, easy-to-budget-for annual debt service structure. He reported that most of the savings happened in the later years because it would progress from the two step-up debt services at the end to just completely flat. This would be an average of the entire amount but not the same number every year.

Commissioner Hakimi referred to the minimum 3% savings and she noted that it was a volatile time right now and inquired about how much rates would have to rise before March 2027 for OCII to fall below the 3%.

Mr. Jones responded that as of the previous Friday, they were very close to the 3% minimum. The amount rates could go up would be .1% or .05%, so it was very slim. They were currently at 3.4% presently and they needed to stay above 3%.

Commissioner Hakimi referred to the provision which referred to “a waiver on the debt policy if there were other reasons for refunding.” She inquired about what the other reasons for refunding would be and if there was a waiver, would staff have to come before the Commission for that or would staff be able to move that forward.

Mr. Jones provided some examples of reasons for a waiver--if OCII were refunding many series that were secured by old project areas, if they were administratively burdensome or if they came under a variable rate which was no longer permitted or easy to budget for. He explained that in this case, these bonds were at a fixed rate with fairly level debt service so there was no other reason to pay them off other than earnings savings. He explained that OCII would not be seeking a waiver for these bonds; however, if they were to seek a refunding where there were other advantages besides savings, they would present that to the Commission as part of the bond approval as justification for using the waiver provision to pursue a refunding, even if savings were below 3%.

Vice-Chair Miller stated that it was good to see that staff was monitoring the call dates so that they could take advantage of possibly \$5 million in savings over the term of the refinancing of the bonds. He appreciated staff’s hard work.

Commissioner Hakimi motioned to move Item 5(b) and Commissioner Lim seconded that motion.

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

Commissioner Hakimi - yes
Commissioner Lim - yes
Commissioner Shaddix - yes
Vice-Chair Miller - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 22-2026, AUTHORIZING THE ISSUANCE OF REFUNDING TAX ALLOCATION BONDS RELATED TO THE PRIOR FINANCING OF MISSION BAY NORTH INFRASTRUCTURE IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$70,000,000, AND APPROVING AND DIRECTING THE EXECUTION OF AN INDENTURE OF TRUST, A BOND PURCHASE CONTRACT AND IRREVOCABLE REFUNDING INSTRUCTIONS, AND APPROVAL OF OTHER RELATED DOCUMENTS AND ACTIONS; MISSION BAY NORTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- c) Authorizing a Memorandum of Understanding with FOCIL-MB, LLC for the potential development of Mission Bay South Block 12 West allowing for an approximately 265-unit affordable housing project and a 270-unit market rate project with inclusionary affordable units; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 23-2026)

Presenters: Thor Kaslofsky, Executive Director; Nikki Henry, Mission Bay Project Manager

PUBLIC COMMENT

Speaker: Peter Brandon, Mission Bay (MB) resident

Mr. Brandon stated that he lived in one of the neighboring condo projects next to Block 4E. He believed that Blocks 4E and 12W were intertwined in their development proposal, even though 4E was much further along in the process, having just received building permits to move that project forward. Mr. Brandon stated that he was in favor of additional housing in MB, but wondered why 12W had a mixed market rate and affordable rate component while 4E had no affordable rate component. He pointed out that 4E was much larger with 398 units with a budget of \$130 million which seemed unfeasible to him with a high-rise project of this size of 24 stories which would come out to \$250/sq. ft. It seemed to him that a project like this would have to cost up to \$700/sq. ft. He questioned how an affordable project on 4E could be possible given its higher scale and higher heights than 12W.

Vice-Chair Miller noted that this was an exciting opportunity for the community. He announced that Dr. Scott, Commissioner Hakimi, Executive Director Kaslofsky and he were present for the opening of the Mission Bay School. Mr. Miller described the area as surrounded by parks with transit and believed it was a perfect site for high density housing. He was excited to move forward with OCII's partners.

Commissioner Shaddix thanked Mr. Henry for the presentation. He pointed out that this was just a Memorandum of Understanding, so there was much more to be done, including more community input, and they were a long way away from planning or permits.

Executive Director Kaslofsky stated that he agreed with Commissioner Shaddix, that they were just agreeing to talk and that they were in the beginning of the planning process. He explained that there would be more formal approvals, including the Owner Participation Agreement, which might require an amendment, and the Redevelopment Plan, which might require an amendment, as well as other things that would need to be adjusted in the future to accommodate the development.

Commissioner Shaddix motioned to move Item 5(c) and Commissioner Hakimi seconded that motion.

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

Commissioner Hakimi - yes
Commissioner Lim - yes
Commissioner Shaddix - yes
Vice-Chair Miller - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 22-2026, AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH FOCIL-MB, LLC FOR THE POTENTIAL DEVELOPMENT OF MISSION BAY SOUTH BLOCK 12 WEST ALLOWING FOR AN APPROXIMATELY 265-UNIT AFFORDABLE HOUSING PROJECT AND A 270-UNIT MARKET RATE PROJECT WITH INCLUSIONARY AFFORDABLE UNITS; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

6. Public Comment on Non-Agenda Items

Speakers: Dmitry Kozlov, San Francisco resident; Chris Henderson, co-Chair for the Shipyard Neighborhood Watch Group

Mr. Kozlov was concerned about poor cell phone coverage in the Hunters Point Shipyard (HPS), which was essential for residents and homeowners there to reach family, work and 911 in emergencies. He asked that OCII work with cell phone providers and city agencies to address coverage gaps and the need for additional cell infrastructure. He requested that OCII provide a clear action plan and contacts so that residents could follow their progress.

Ms. Henderson expressed concern for the same issue of cell phone coverage and the ability to make emergency calls. She informed that in January 2026, they had the police department safety team come out to their area to conduct a security survey screening. The conclusion was that they definitely needed help with the construction of a cellphone tower or something that could assist with emergency calls. Ms. Henderson voiced worry that without WIFI out there, you could not make a 911 call or any other kind of communication call. She explained that they had 689 units, including 12 condos and townhomes, four public housing areas and lots of activity everywhere. Ms. Henderson also mentioned the increased traffic in the area and stressed that the intersection of Innes Avenue and Donahue with a crosswalk going over to the bus stop, was very dangerous. Ms. Henderson advocated for more stop signs or blinking lights there to make cars slow down and stop. She appreciated OCII's support to this very large group of residents in the HPS area.

7. Report of the Chair

Chair Scott announced that she had no report.

8. Report of the Executive Director

Executive Director Kaslofsky stated that he had no additional report other than whaty had been presented.

9. Commissioners' Questions and Matters

Commissioner Shaddix referred to the cellphone coverage at the HPS and he noted that he had heard this complaint before and continued hearing it, especially when it dealt with emergency response. He understood that this was not OCII's jurisdiction. However, Mr. Shaddix inquired about whether there was someone who could answer the questions posed by speakers during public comment.

Chair Scott stated that she also would like to hear about whether there was anything OCII could do to help with that situation. She stated that where she lived, it was impossible to get through to 911 and often was told that they were unable to proceed with the call from that district. Dr. Scott stated that she was only able to use her LAN line for emergency calls. She stated that this had been an issue ever since the 49ers left and took down the tower. Dr. Scott stated that it would be helpful to restore service, especially now with weather conditions possibly worsening in the near future, before a disaster occurred.

Executive Director Kaslofsky stated that he was going to follow up with the Item #6 speakers to get their information. He agreed with Commissioner Shaddix that OCII was not involved with providing telecom; the infrastructure was put in a long time ago. The housing there had various Homeowners Associations (HOAs), which would be responsible for managing the buildings. Mr. Kaslofsky explained that the construction of additional cell towers would be between the developer, Lennar, and the various HOAs that managed the properties. He stated that he would try to facilitate conversations with the speakers on that issue. Regarding the crosswalk, he informed that this was an MTA issue; however, he would try to coordinate conversations with speakers and MTA regarding that issue.

Vice-Chair Miller announced that he had attended along with Executive Director Kaslofsky an event in honor of Dr. Scott for her history of working for the community, along with Oscar James and Antonio Armstrong, at Indian Basin and in celebration of her birthday.

Chair Scott thanked Vice-Chair Miller and stated that it was a wonderful celebration and that she looked forward to finding out what age 80 felt and looked like.

10. Closed Session - None

11. Adjournment

Chair Scott asked for a motion to adjourn.

Commissioner Hakimi motioned to adjourn and Commissioner Shaddix seconded that motion.

The meeting was adjourned at 1:44 p.m.

Respectfully submitted,


Jaimie Cruz
Commission Secretary