

London N. Breed
MAYOR



Miguel Bustos
CHAIR

Mara Rosales
VICE-CHAIR

Bivett Brackett
Alex Ludlum
Dr. Carolyn Ransom-Scott
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
18TH DAY OF OCTOBER 2022**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting via teleconference at 1:00 p.m. on the 18th day of October 2022. The public was invited to watch the meeting live on SFGOVTV: <https://sfgovtv.org/ccii>

PUBLIC COMMENT CALL-IN: 1-415-655-0001 **ACCESS CODE:** 2490 847 6737

In accordance with the numerous local and state proclamations, order and supplemental directions, aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. Individuals are encouraged to participate in the meetings remotely by calling in during the public comment section of the meeting. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:00 p.m. by Chair Bustos. Roll call was taken.

Commissioner Brackett - present
Commissioner Ludlum - present
Commissioner Scott - absent
Vice-Chair Rosales - present
Chair Bustos - present

Commissioner Scott was absent; all other Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, November 1, 2022 at 1:00 pm.
- b) Announcement of Time Allotment for Public Comments from participants dialing in:
Please be advised 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. Please note that during the public comment period, all dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to register any desire to provide public comment. Comments will be taken in the order that it was received. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

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Secretary Cruz read 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:

Chair Bustos requested that Item 5b of the Regular Agenda be taken out of order and make it the first item of the agenda.

REGULAR AGENDA

b) Authorizing the continuation of teleconferenced meetings and making findings in support thereof under California Government Code Section 54953(e) (Discussion and Action) (Resolution No. 35-2022)

Presenter: Thor Kaslofsky, Executive Director

PUBLIC COMMENT - None

Vice-Chair Rosales motioned to move Item 5(b) and Commissioner Brackett seconded that motion.

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

Commissioner Brackett – yes

Commissioner Ludlum - yes

Commissioner Scott - absent

Vice-Chair Rosales - yes

Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 35-2022, AUTHORIZING THE CONTINUATION OF TELECONFERENCED MEETINGS AND MAKING FINDINGS IN SUPPORT THEREOF UNDER CALIFORNIA GOVERNMENT CODE SECTION 54953(e), BE ADOPTED.

CONSENT AGENDA

a) Approval of Minutes of Regular Meeting of September 20, 2022

PUBLIC COMMENT - None

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

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

Commissioner Brackett - yes

Commissioner Ludlum - yes

Commissioner Scott - absent

Vice-Chair Rosales - yes

Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL FOR THE MINUTES OF REGULAR MEETING OF SEPTEMBER 20, 2022, BE ADOPTED.

REGULAR AGENDA

c) Approving a Second Amendment to The Memorandum of Understanding with the City and County of San Francisco, acting through its Department of Public Works, for the Second Phase of the Hunters Point Shipyard Building 101 Project for design, bidding, and construction management services, to include fire damage restoration, to increase the not-to-exceed amount by \$640,000, for a total maximum aggregate amount of \$6,221,677, including project construction, and to extend the term for one additional year; Hunters Point Shipyard Project Area (Discussion and Action) (Resolution No. 36-2022)

Presenters: Thor Kaslofsky, Executive Director; Lila Hussain, Senior Project Manager, Hunters Point Shipyard/Candlestick Point; Rafael Gutierrez, Project Manager, San Francisco Department of Public Works (PW)

PUBLIC COMMENT – None

Commissioner Ludlum inquired about how many square feet the building had. He referred to the \$460,000 for additional DPW costs and requested a breakdown of this expense.

Mr. Gutierrez (from DPW) responded that the building was 120,000 square feet in total and the areas they worked on comprised about 8,000 square feet, which were the gallery space, restrooms, and the stairs. He responded that most of the \$460,000 was for architecture and engineering, additional processing of payments for change orders, costs for special inspections, like air-monitoring inspections, project management and permit amendments. He explained that what was originally budgeted was a fraction of the actual cost.

Ms. Hussain added to Mr. Gutierrez' response that the air quality monitoring added \$77,000 because the air monitors had to be out there and special inspectors were needed for the stairs. Air monitoring was critical to respond to community and artists' concerns regarding any dust from construction activity. She added that the welding inspections for the stairs added another \$106,000 to the project. Ms. Hussain reported that they were not able to install the stairs in a normal fashion and had to reconfigure the stairs without destroying a discovered waterline beneath the stair footing, which added to the cost as well.

Commissioner Ludlum mentioned that this project had been going on since 2007 and stated that the total cost for this building was too high and that for \$1100/sq./foot they could have a new building.

Vice-Chair Rosales inquired about whether this was an historic building. She referred to the statement that because federal grant money was no longer available, there were limitations on the SBE program. However, now that they were beyond that, she inquired about whether OCII Small Business & Workforce programs were applicable for this project.

To the historic building question, Ms. Hussain responded that it might be part of a contributing resource but she did not think it was considered a national historic site. She stated that she would check to make sure. Ms. Hussain responded that the majority of the work had been done by the Arana Group, the Bayview-based micro LBE for the \$460,000. She reported that the additional fire restoration work would be completed by a contractor chosen from DPW's panel of contractors.

Chair Bustos thanked Ms. Hussain for her presentation and agreed with Commissioner Ludlum regarding the cost. He stated that it was ridiculous how much they were spending considering that this was regular City work and believed they should be getting a discount on this. Chair Bustos reminded everyone that this was public money, and he requested that they look at outside vendors for the construction work in order to decrease costs. He stated that he appreciated the efforts of DPW but this was too much.

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

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

Commissioner Brackett - yes
Commissioner Ludlum - yes
Commissioner Scott - absent
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 36-2022, APPROVING A SECOND AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE CITY AND COUNTY OF SAN FRANCISCO, ACTING THROUGH ITS DEPARTMENT OF PUBLIC WORKS, FOR THE SECOND PHASE OF THE HUNTERS POINT SHIPYARD BUILDING 101 PROJECT FOR DESIGN, BIDDING, AND CONSTRUCTION MANAGEMENT SERVICES, TO INCLUDE FIRE DAMAGE RESTORATION, TO INCREASE THE NOT-TO-EXCEED AMOUNT BY \$640,000, FOR A TOTAL MAXIMUM AGGREGATE AMOUNT OF \$6,221,677, INCLUDING PROJECT CONSTRUCTION, AND TO EXTEND THE TERM FOR ONE ADDITIONAL YEAR; HUNTERS POINT SHIPYARD PROJECT AREA, BE ADOPTED.

With regard to Item 5c, Executive Director Kaslofsky stated that they would go back and work with DPW to review the budgets.

- d) Authorizing a First Amendment to the Personal Services Contract with Parklab Open Space Management, a California Limited Liability Company, to include the management and maintenance of the landscaping and bioswales in the Park P2 parking lot, allow for the management and maintenance of Park P3 prior to the City and County of San Francisco's acceptance of Park P3; and increase the contract amount by \$70,960 for an aggregate total not to exceed \$2,457,241; Mission Bay North and South Redevelopment Project Areas (Discussion and Action) (Resolution No. 37-2022)

Presenters: Thor Kaslofsky, Executive Director; Marc Slutzkin, Project Manager, Mission Bay

PUBLIC COMMENT

Speaker: Sarah Bertram, Mission Creek Harbor

Ms. Bertram stated that she had been a resident of Mission Creek Harbor for 12 years and wanted to express appreciation to the folks who were stewarding the needs and activities in Mission Bay (MB), and especially to Mr. Slutzkin. She acknowledged that many factors went into the timing of when things got built and so much thought went into the construction and design of these parcels. Ms. Bertram was grateful to OCII for taking care of the parks at a high level of quality and for the continued stewardship of the recently-developed lands.

Commissioner Ludlum stated that overall the contract seemed sensible to him. He referred to Mr. Slutzkin's remark that he hoped to start at the end of the month and inquired about whether that meant the park would be open to the public by the end of the month.

Mr. Slutzkin responded in the affirmative; that for Park P3 he was hoping to get the fences down by the end of the month.

Commissioner Brackett referred to the landscaping costs and inquired about whether there would be an increase in the long-term maintenance plan as well.

Mr. Slutzkin responded as they were working to transition to the Port, they were working on what those costs would be and anticipated the costs would go up. He reported that they had some money in the budget and reserves in the event of increases.

Chair Bustos thanked Mr. Slutzkin for the presentation and was pleased that the budget numbers for this proposal were lower than the last presentation. Mr. Bustos stressed that before they started the transfer of these parks over to Rec & Park, they needed to name them. He was adamant that they name them after community leaders, like Corinne Woods in Mission Bay (MB) or Dr. Espinola Jackson in the Bayview. This was an opportunity to remember people and to pass on their legacy to the next generation who would ask about the name of the park or parcel. He hoped that the agency would take this seriously because it would be shameful as well as a missed opportunity if they did not name the parks after the people who advocated for these projects and who were leaders in the community. Before they turned over any property, Mr. Bustos requested that these parks be named by OCII and he requested the Mr. Slutzkin and Executive Director Kaslofsky work on that before anything got transferred over.

Mr. Slutzkin added that in transferring the property, OCII still controlled the CFD so they would still have a significant seat at the table.

Chair Bustos commented that this was great; however, Rec & Park and the Port had their own commissions, and OCII needed to get this done.

Vice-Chair Rosales inquired about whether OCII had a naming policy and if not, she suggested they create one in order to fulfill Chair Bustos' wishes.

Executive Director Kaslofsky referred the naming policy question to Jim Morales, General Counsel and Deputy Director. He agreed with Chair Bustos' suggestion and stated that he was on the mark regarding the need and the community value this would generate. Mr. Kaslofsky believed they needed a broad approach on how all the parks were referred to. He stated that they would have to work with Rec & Park because they had a naming policy and process but OCII could work with them to come up with a community process. Mr. Kaslofsky reported that Transbay (TB) Block 3 park was currently going through a naming process and that community meetings were being held for this purpose. He stated that they would get an update on that event.

Mr. Morales responded that the agency did not have a naming policy and wanted to remind Commissioners that these parks were still City property and that OCII would have to work with the City in the naming process.

Commissioner Ludlum motioned to move Item 5(d) and Commissioner Brackett seconded that motion.

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

Commissioner Brackett – yes

Commissioner Ludlum - yes

Commissioner Scott - absent

Vice-Chair Rosales - yes

Chair Bustos – yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 37-2022, AUTHORIZING A FIRST AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH PARKLAB OPEN SPACE MANAGEMENT, A CALIFORNIA LIMITED LIABILITY COMPANY, TO INCLUDE THE MANAGEMENT AND MAINTENANCE OF THE LANDSCAPING AND BIOSWALES IN THE PARK P2 PARKING LOT, ALLOW FOR THE MANAGEMENT AND MAINTENANCE OF PARK P3 PRIOR TO THE CITY AND COUNTY OF SAN FRANCISCO'S ACCEPTANCE OF PARK P3; AND INCREASE THE CONTRACT AMOUNT BY \$70,960 FOR AN AGGREGATE TOTAL NOT TO EXCEED \$2,457,241; MISSION BAY NORTH AND SOUTH REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

6. Public Comment on Non-Agenda Items

Speaker: Sarah Bertram, Mission Creek Harbor

Ms. Bertram appreciated all the comments regarding the naming of the parks. She stated that Corinne Woods was a long-time neighbor and friend. She reported that there was a street in MB with a sign named Corinne Woods Way. However, she recalled a moment when she called 311 to report something on Corinne Woods Way but the name did not come up in the system. Ms. Bertram suggested that as they named these parks and properties, that they made sure they were included in the City location system.

Chair Bustos thanked Ms. Bertram for her comment and stated it was a good suggestion.

7. Report of the Chair

Chair Bustos stated that he had no report.

8. Report of the Executive Director

Executive Director Kaslofsky announced several community events going in OCII project areas. He reported that on October 22-23, the Hunters Point Shipyard Open Art Studios would start at 10am and would go all day. In TB, the temporary terminal site between Folsom and Beale would be holding a Halloween event on October 30 and that there would be a Red Cross blood drive on November 1. He reported that there had been an art festival the prior weekend.

Executive Director Kaslofsky announced that the previous day on Block 9 in MB, construction was completed and tenants were moving in. The project was off Mission Rock and China Basin off 3rd Street with 141 units of affordable housing and supportive housing for the formerly homeless. He reported that OCII had approved this project two years ago and that five households had moved in this week to furnished homes. Mr. Kaslofsky reported that the move-ins would continue throughout the fall. Most of the households came from the Civic Center Hotel in the Tenderloin and the rest were coming from the shelter-in-place hotels throughout the City. Mr. Kaslofsky gave a special shout out to Elizabeth Colomello, Housing Program Manager, and Kimberly Obstfeld, Development Specialist, Housing Division for their work on this project.

Executive Director Kaslofsky announced that Bree Mawhorter, Deputy Director, Finance & Administration had announced her resignation and that she was going to work with the MTA in November. Ms. Mawhorter had been with the Agency over 7 years. He thanked Ms. Mawhorter for her service to OCII and asked her to say a few parting words.

Ms. Mawhorter thanked Commissioners for all their attention and support over the years, especially the detail to the ROPS process every year. She explained that this had been a very difficult decision for her because OCII's work was so important to the City. She would only be two floors up and would remain available if called upon. Ms. Mawhorter announced that Rosa Torres, Accounting Supervisor, would be acting Finance Director during the new CFO search. She introduced Rosa Torres to the Commission.

Ms. Torres stated that she had been with OCII for 17 years and was very sorry to see Ms. Mawhorter leave because she had done so much for the Financial Department by bringing in new people, especially Mina Yu. Ms. Torres explained that Ms. Mawhorter had come in right after dissolution and had gotten them through ROPS every year, the Budget and the Audit.

Executive Director Kaslofsky stated that he was very grateful to Ms. Torres for taking over during the CFO search, that she brought much experience and he looked forward to working with her.

Executive Director Kaslofsky asked for a moment of silence for the work provided by the San Francisco construction workers, especially those who were no longer with them and for their great contribution to the City of San Francisco, including Salvador Bustos, who was Chair Bustos' brother. He requested that this meeting be recessed in honor of those workers.

Chair Bustos thanked Ms. Mawhorter for her dedication and service at OCII and wished her luck in the future. He thanked Ms. Torres for coming in to serve as acting Director during this process. He thanked Executive Director Kaslofsky for honoring SF construction workers and his brother.

9. Commissioners Questions and Matters

Vice-Chair Rosales thanked Ms. Mawhorter for all her work over the years with the Commission and especially for her ability to break down very complex financial concepts and explain them to the Commissioners. Ms. Rosales also commended Ms. Mawhorter for her fabulous wit, which would be missed. She congratulated her on her next step and thanked Ms. Torres for stepping up.

Commissioner Brackett thanked Ms. Mawhorter for her dedication, especially with the ROPS, and wished her luck in the future.


10. Closed Session - None

11. Adjournment

Commissioner Ludlum motioned to adjourn and Commissioner Brackett seconded that motion.

Chair Bustos adjourned the meeting at 2:06 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary