

Edwin M. Lee
MAYOR



Mara Rosales
CHAIR

Marily Mondejar
VICE-CHAIR

Miguel Bustos
Leah Pimentel
Darshan Singh
COMMISSIONERS

Tiffany Bohee
EXECUTIVE DIRECTOR

**MINUTES OF A SPECIAL MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
17th DAY OF JANUARY 2017**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a special meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 2:30 p.m. on the 17th day of January 2017, 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 2:40 p.m. Roll call was taken.

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

Commissioner Bustos was absent. All other Commission members were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, February 7, 2017 at 1:00 p.m. (City Hall, 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 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

3. Report on actions taken at previous Closed Session meeting - None

4. Matters of Unfinished Business - None

At this time, Chair Rosales recommended taking the Report of the Executive Director Item 8(a) out of order.

8. Report of the Executive Director

a) Update on Fiscal Year 2016-2017 Activities.

Executive Director Bohee announced that, after 17 years of serving the City of San Francisco (SF) starting with the Mayor's Office of Economic and Workforce Development, the Redevelopment Agency, and lastly as Executive Director at OCII, she was leaving OCII to become General Manager at Lend Lease to head up their SF Development Office where she would be working on urban revitalization and regeneration projects.

Ms. Bohee spoke about how much they had all accomplished together during times of great uncertainty during dissolution. She noted that due to the hard work of staff and colleagues and the great leadership of the Commissioners, they had been able to survive and continue to contribute to the City through their affordable housing work and thus providing stabilization and acceleration to extend and preserve the great communities in Mission Bay (MB), Bayview Hunters Point (BVHP), South of Market and Transbay.

Ms. Bohee stated that she looked forward to bringing the same energy and spirit to her new position. She referred to an exit report that included the key activities in all areas in each of the major project areas, the housing work, small business, contractors, and professional services. She referred to everyone there at OCII as the future and she looked forward to working with everyone in her new capacity.

Ms. Bohee announced that the Warriors were holding their groundbreaking ceremony that day. Also, that morning the lawsuit brought by the Mission Bay Alliance was dismissed by the California State Supreme Court and that issue was over. She thanked everyone for their hard work in making that happen.

Public Comment

Speakers: Oscar James, native resident, BVHP; Micah Fobbs, Manager, Site Office, HP Shipyard; Ace Washington, community activist

Mr. James stated that he remembered the day Executive Director Bohee arrived. He remarked that since 1964 he had seen Commissioners and Directors come and go and that Ms. Bohee was one of the jewels. He stated that whoever was going to get her was very lucky because she was the best. Her contribution had been a blessing to the City of SF. Mr. James also greatly commended Mr. Morales as a Director.

Mr. Fobbs thanked Executive Director Bohee for her leadership and diligent hard work. She had been consistent and fair and he was sad to see her go but grateful for her endeavors.

Mr. Washington recalled how many directors he had worked with over the years. He stated that it had been a wonderful experience and commended Executive Director Bohee for what she had accomplished in SF. Mr. Washington wished her good luck in her future endeavors.

Commissioner Singh stated how great it had been to have her working with them and that they would miss her greatly.

Commissioner Pimentel thanked Executive Director Bohee for all her hard work and stated that they would miss her greatly and wished her well in the future.

Vice-Chair Mondejar recalled that she had started with OCII five years earlier and thanked Executive Director Bohee for her guidance and help in understanding the OCII language relating to projects, in understanding the Commissioner role and in sheparding the projects under their jurisdiction, as well as the personal guidance and feedback that helped make them more effective.

Ms. Mondejar commended her great work with staff, contractors and project partners and in making sure that this was a no-drama Commission. Ms. Mondejar wished her the best in her future position and added that Lend Lease was very lucky to have her. She hoped that Ms. Bohee would still be available to Commissioners for her significant knowledge and experience.

Chair Rosales thanked Executive Director Bohee for always being available and creative, and for her problem-solving abilities. She was appreciative of Ms. Bohee's help in the early years when she was learning how to be a Commissioner and then Chair and for providing support and understanding of the Commissioner role in guiding policy. Ms. Rosales noted that Ms. Bohee was leaving the Commission in good hands due to the great staff and General Counsel she was leaving behind. She remarked that no manager could do everything alone but it was the strength of the staff that allowed the manager to shine. Ms. Rosales commented that there might be times in the future when they would need to connect with Ms. Bohee and call on her knowledge and experience.

(Applause)

5. Matters of New Business:

REGULAR AGENDA

- a) Commending and expressing appreciation to Tiffany Bohee for her dedicated service upon her departure as Executive Director of the Office of Community Investment and Infrastructure (Discussion and Action) (Resolution No. 1-2017)

Presenters: Tiffany Bohee, Executive Director, OCII; Chair Rosales; Vice-Chair Mondejar; Commissioner Pimentel; Commissioner Singh; Jim Morales, General Counsel; Sally Oerth, Deputy Director; Bree Mawhorter, Deputy Director, Finance & Administration

Chair Rosales presented the resolution and all Commissioners and other staff read parts of the resolution.

Public Comment

Speakers: Corinne Woods, Chair, Mission Bay Citizens Advisory Committee (CAC); Sally Oerth, Deputy Director, OCII; Bree Mawhorter, Deputy Director, Finance & Administration, OCII; Monica Davis Stean, Human Resources Administrative Services Manager, OCII; Lila Hussain, Project Manager, Mission Bay & Hunters Point Shipyard, OCII; April Ward, Senior Personnel Analyst, OCII; Tamson Drew, Senior Project Manager, Hunters Point Shipyard/Candlestick Point Redevelopment Project, OCII; Jeff White, Housing Program Manager, OCII; Gabriel Ross, Outside Counsel, Candlestick Hunters Point Shipyard Project; Marc Slutzkin, Project Manager, Mission Bay, OCII; Christine Maher, Director, Real Estate & Development Services, OCII; Rosa Torres, Accounting Supervisor, OCII; Ace Washington, community activist; Chester Williams, Community Living Campaign, Bayview; Jose Campos, Manager, Planning and Design Review, OCII; George Bridges, Contract Compliance Specialist, OCII; Jim Morales, General Counsel and Deputy Director, OCII

Ms. Woods stated that she had known Executive Director Bohee for 17 years when Ms. Bohee came in as the Assistant Project Manager for MB. She stated that Ms. Bohee had been a terrific asset to redevelopment and a stalwart champion of MB. Ms. Bohee learned quickly and helped them so much. She was very sorry that Ms. Bohee was leaving but was very grateful for the great staff she had created because there was still much to be done in MB, including the Warriors project, management of the MB parks, and now the MB schools. Ms. Woods wished Ms. Bohee the best of luck.

Ms. Oerth stated that she had a true collaboration and partnership working with Executive Director Bohee. She recalled that Ms. Bohee had a vision and a dream for the agency and because of her confidence, Ms. Oerth always felt that everything was going to be okay and that they would get through even the worst times. Ms. Oerth pointed out that it was not just a vision that was needed, but also the energy to get things done and that Ms. Bohee was a doer. She called Ms. Bohee a true friend and looked forward to sharing her next great adventure with her.

Ms. Mawhorter stated that she started a year and a half ago and amazed at Tiffany's ability to steer the agency through difficult times. She noted that Ms. Bohee was very competent in the details but could also step back and see the big picture, that she was a doer and could take projects over the finish line and also appreciated her dedication and commitment.

Ms. Stean stated that since she started in August 2015, Executive Director Bohee had provided mentorship and guidance in her role. She commented that Ms. Bohee's high expectations pushed her to excel in her position and, for that, she was thankful because rising to expectations was how one grew. Ms. Stean thanked Ms. Bohee for her support during personal challenges and wished her luck in the future.

Ms. Hussain started in 2008 when it was still the San Francisco Redevelopment Agency (SFRA) and was working in the Bayview. She recalled that Executive Director Bohee was working on the entitlements for the Shipyard projects at that time. She stated that Ms. Bohee was amazing to work with during that period because of her photographic memory and attention to detail. She stated that she had learned a great deal from Ms. Bohee over the years and was happy that Ms. Bohee would be close by.

Ms. Ward stated that she had started working with Executive Director Bohee in 2000 when it was still the SFRA. She stated that Ms. Bohee took her under her wing and because of that, Ms. Ward had her current position. She thanked Ms. Bohee for being a friend, not just a colleague, and for all the personal advice and support. Ms. Ward indicated that this exit interview would be the hardest one they had ever done. She would miss her.

On behalf of Hunter's Point Shipyard team, Ms. Drew thanked Executive Director Bohee for her leadership and for showing staff how development could truly be community driven. Ms. Drew stated that she was looking forward to implementing and delivering all of the community benefits that Ms. Bohee had negotiated during the entitlement period and to making those projects a success. Ms. Drew stated that she was driven to this work because of how transformative development could be when community driven and noted that it had been a pleasure to come to work while that spirit was reflected from the top of the organization. Ms. Drew was sure that Ms. Bohee would be doing wonderful things in her new position and was very grateful that Ms. Bohee was not going too far away.

Mr. White recalled sharing a cubicle wall with Executive Director Bohee in 2006 just after the Agency moved to One South Van Ness and recalled all the fun conversations they had shared during that time. More recently he stated that he, the City and OCII had greatly benefited from Ms. Bohee's support of the affordable housing program, her relentless dedication and hard work and commitment to that program and her vision; eye always on the prize and strong negotiating skills. On behalf of the affordable housing team, Mr. White expressed gratitude for her leadership. He was glad she was not going too far.

Mr. Ross stated that he had been working on the Candlestick project almost his entire career. From the beginning, Executive Director Bohee showed him what it was like to truly serve the public, to be committed to the ideals and take care of all the details working on a 30-year project every day and move it forward. Mr. Ross stated that if Ms. Bohee had not taught him all that, he would not be able to do his work. Mr. Ross stated that Ms. Bohee was not leaving because every time someone opened the door and entered into their new home, walked through the parks in open space or

walked along the waterfront in the Shipyard, Ms. Bohee would still be present and they all needed to be thankful for that.

Mr. Slutzkin stated that he hadn't even been working with OCII ten months but already had learned so much from Executive Director Bohee. He stated that all the wisdom she retained about MB had made his life easier getting up to speed. He reported that it had been time for him to change careers and he thanked her for the opportunity to work at OCII. Mr. Slutzkin remarked that it was a pleasure to come to work every day working with the team she had put together.

Ms. Maher thanked Executive Director Bohee for her dedication, leadership and guidance over the last 5½ years, especially during the difficult time leading up to and during dissolution. She wished her good luck and said she would be missed.

Ms. Torres thanked Executive Director Bohee for leading the team through dissolution which was an especially uncertain and challenging time. It was because of Ms. Bohee that the Commission was now flourishing and focused on improving communities in the City.

Mr. Washington stated that the transition from SFRA to OCII was a remarkable time and commended Executive Director Bohee for the amazing job she had done. He commended both Fred Blackwell and Ms. Bohee for their community involvement. Mr. Washington stated that Ms. Bohee was part of SF history and he wished her luck in the future.

Mr. Williams stated that he had never met Executive Director Bohee but had heard a lot about her, all very positive. As a project developer, he felt that she should be at the federal level due to all the incredible knowledge and sense of organization that she had on redevelopment and stated that SF had been very lucky to have her. Mr. Williams stated that OCII would still need her help and hoped that OCII could still have access to her. He wished her luck in her new career.

On behalf of everyone on the Planning staff, Mr. Campos thanked Executive Director Bohee for being such a great role model. He stated that he had known Ms. Bohee for many years since she first arrived. She was a testament to the fruits of commitment and pushing things through and making sure that everything was done correctly. He remarked on her ability to balance focus on the details as well as ability to see the big picture. Mr. Campos stated that in the future when difficult decisions come up, he would ask: what would Tiffany Bohee do?

Mr. Bridges stated that he had started working with Executive Director Bohee in 1999 in MB and he always had a feeling that something good was going to happen with her. He thanked Ms. Bohee for her commitment to making sure that people in SF had access to housing, jobs and professional construction contracts. He appreciated her support on a personal level as well as a professional level. He commended her for being a role model as a black Filipino woman who would continue to shine.

Mr. Morales stated that he had known a few directors over the years and each one had to face some significant challenges, such as major projects, protests, etc. However, he remarked, nothing compared to the situation that Executive Director Bohee had faced with dissolution. Mr. Morales recalled that the first year was an incredible struggle as they went into a period when they were basically reduced to a defacto City department, lost staff and funding and recalled that the pain they all went through was tremendous. Mr. Morales recalled the contracts that they had to catalog and terminate and then work on figuring out which projects would remain. With the leadership of Ms. Bohee, they were able to determine which projects would survive and be continued. Mr. Morales remembered the concerns, the questions and expectations from the community because redevelopment had promised many things and dissolution might have meant that they would not be able to keep those promises. There was a period when they had no Commission and then they had a new Commission. Ms. Bohee was key in creating that new agency and rebuilding a new body that delivered new projects on time and in a meaningful way that helped the community. This was an incredible learning experience for everyone and Ms. Bohee had led them through, to a new

level, allowing the Commission to maintain a position of strength as an agency that could get things done and make projects succeed. Her role was extremely prominent in maintaining the powers of redevelopment to fund and approve projects and to respond to the community and for that he was eternally grateful.

Chair Rosales noted that there had been some very powerful words spoken at this meeting about Executive Director Bohee. She recalled that she had gone through 14 department head transitions in her career with the City but didn't remember this much love being included, which spoke the world about Ms. Bohee.

All Commissioners motioned to move Item 5(a) and all Commissioners seconded that motion.

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

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

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT COMMENDING AND EXPRESSING APPRECIATION TO TIFFANY BOHEE FOR HER DEDICATED SERVICE UPON HER DEPARTURE AS EXECUTIVE DIRECTOR OF THE OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE, BE ADOPTED.

6. Public Comment on Non-Agenda Items

Speakers: Oscar James, native resident, BVHP; Ace Washington, community activist; Chester Williams, Community Living Campaign, Bayview

Mr. James stated that he had not received an agenda until the prior day. He had to call many members of the community to let them know that they would not be having the meeting in BVHP. He expressed concern over who would be replacing Executive Director Bohee because it would be so difficult to fill her shoes. He hoped they could stay in touch with her. Mr. James expressed hope that her replacement might be Mr. Morales because he was so knowledgeable about the situation in the communities. Mr. James remarked that Ms. Bohee would truly be missed and that they had tremendous respect for her.

Mr. Washington recalled that many years ago, Executive Director Bohee had sat down with him and told him that they would do whatever they could for him and his district. He stated that a replacement for Executive Director Bohee would be difficult because they needed someone who had some history with redevelopment in SF. He mentioned recent events happening in the world right now, which he called appalling. He continued to advocate for the Western Addition and the Fillmore.

Mr. Williams spoke about a replacement for Executive Director Bohee. He stated that they needed someone who could fit the Bohee mold so that things could move forward in a positive manner and with the acceptance of the community.

Chair Rosales announced that the Mayor's Office had issued a proclamation from the City and County of San Francisco that recognized the achievements of notable individuals of the City and specifically of Executive Director Bohee. Ms. Rosales read the proclamation into the record. The proclamation announced January 17, 2017 as Tiffany Bohee Day in San Francisco.

