

London N. Breed  
MAYOR



Marilyn Mondejar  
CHAIR

Miguel Bustos  
VICE-CHAIR

Dr. Carolyn Ransom-Scott  
Mara Rosales  
Darshan Singh  
COMMISSIONERS

Nadia Sesay  
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  
18<sup>TH</sup> DAY OF DECEMBER 2018**

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 18<sup>th</sup> day of December 2018, 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 1:01 p.m. Roll call was taken.

Commissioner Rosales - present  
Commissioner Scott - present  
Commissioner Singh - absent  
Vice-Chair Bustos - present  
Chair Mondejar - present

Commissioner Singh was absent. All other Commissioners were present.

**2. Announcements**

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, January 15, 2019 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**

**5. Matters of New Business:**

**CONSENT AGENDA**

a) Approval of Minutes: Regular Meeting of November 6, 2018

**PUBLIC COMMENT** - None

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

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

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

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF MINUTES FOR REGULAR MEETING OF NOVEMBER 6, 2018, BE ADOPTED.

**REGULAR AGENDA**

b) Electing the Chair and Vice Chair under Section 27 of the Successor Agency Bylaws (Discussion and Action)

Chair Mondejar called for nominations for the position of Chair.

Vice-Chair Bustos nominated Marily Mondejar for position of Chair.

Commissioner Rosales nominated Marily Mondejar for position of Chair.

Commissioner Scott nominated Marily Mondejar for position of Chair.

**PUBLIC COMMENT** – None

There were no oppositions or abstentions.

Secretary Cruz called for a voice vote on election of Chair.

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

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT MARILY MONDEJAR BE ELECTED FOR THE POSITION OF CHAIR; SO ADOPTED.

Chair Mondejar thanked her fellow Commissioners for their vote and for their confidence in her.

Chair Mondejar called for nominations for the position of Vice-Chair.

Commissioner Rosales nominated Miguel Bustos for position of Vice-Chair.

Commissioner Scott nominated Miguel Bustos for position of Vice-Chair.

**PUBLIC COMMENT** – None

There were no oppositions or abstentions.

Secretary Cruz called for a voice vote on election of Vice-Chair.

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

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT MIGUEL BUSTOS BE ELECTED FOR THE POSITION OF VICE-CHAIR; SO ADOPTED.

Vice-Chair Bustos thanked Commissioners for their vote.

- c) Authorizing a Personal Services Contract with Hollins Consulting, Inc., a California corporation, for infrastructure engineering support services for one year with an option for two additional one year extensions for an aggregate amount not to exceed \$1,700,000 for Phase 1 and Phase 2 of the Hunters Point Shipyard; Hunter’s Point Shipyard and Bayview Hunter’s Point Redevelopment Project areas (Discussion and Action) (Resolution No. 44-2018)

Presenters: Nadia Sesay, Executive Director; Philip Mellenbah, Development Specialist, OCII

**PUBLIC COMMENT**

Speakers: Ace Washington, community advocate

Mr. Washington stated that he was in support of this item but had no further comments on this item.

Vice-Chair Bustos inquired about the term of this contract.

Mr. Mellenbah responded that this contract was for one year and could be extended for two more years at the option of the Executive Director.

Vice-Chair Bustos stated that he wanted everyone to be mindful and to remember that this was the people’s money and they needed to be careful about it and also that he would not support any amendments that come forward for this item.

Commissioner Rosales referred to Slide 5 where it indicated that five firms were interested in this proposal and inquired about whether those were all prime consultants.

Mr. Mellenbah responded in the affirmative.

Commissioner Rosales inquired about why only one proposal was drawn.

Mr. Mellenbah responded that it was his understanding that it was a busy time with the development boom in this city

Commissioner Rosales noted that Hauck was also listed as a consultant for this project and was pleased about this for the sake of continuity in the work that had been performed.

Mr. Mellenbah clarified that Hauck was included as a sub-consultant on this project.

Chair Mondejar inquired about whether OCII had used Hollins Consulting Inc. before.

Mr. Mellenbah responded that this was the first time OCII was using Hollins Consulting Inc.

Commissioner Rosales motioned to move Item 5(c) and Commissioner Scott seconded that motion.

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

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

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 44- 2018, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH HOLLINS CONSULTING, INC., A CALIFORNIA CORPORATION, FOR INFRASTRUCTURE ENGINEERING SUPPORT SERVICES FOR ONE YEAR WITH AN OPTION FOR TWO ADDITIONAL ONE YEAR EXTENSIONS FOR AN AGGREGATE AMOUNT NOT TO EXCEED \$1,700,000 FOR PHASE 1 AND PHASE 2 OF THE HUNTERS POINT SHIPYARD; HUNTER'S POINT SHIPYARD AND BAYVIEW HUNTER'S POINT REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

d) Finding, pursuant to Section 9.07 of the Disposition and Development Agreement with Transbay 8 Urban Housing, LLC, that the Developer has made good faith efforts, but has been unsuccessful, in leasing an approximately 12,400-square-foot grocery store at Transbay Block 8 (450 Folsom Street); and approving the termination of the Developer's obligation to provide a grocery store; north block of Folsom Street between First Street and Fremont Street; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 45-2018)

Presenters: Nadia Sesay, Executive Director; Shane Hart, Transbay Project Manager; Jonathan Shum, Vice President, Related Companies; Laura Tinetti, Sr. Vice President, Jones Lang LaSalle Brokerage; Sarah Gram, Strategic Economics

## **PUBLIC COMMENT**

Speakers: Peter Hartman, member of Transbay Community Advisory Committee (CAC); Ace Washington, community advocate; Deborah Garfinkle, resident and homeowner; Katina Johnson, OCII CAC; Leah Edwards, Vice Chair, Transbay (TB) CAC; Andrew Robinson, Executive Director, East Cut Community Benefit District (CBD)

Mr. Hartman stated that he was at the CAC meeting the previous week when this motion came up and he did not support the motion that was finally approved and supported the staff recommendation that the developer be relieved of its obligations. He felt that by the presentations the developer had met all of its obligations under the terms of the agreement and its request should be granted. Mr. Hartman contended that the current problem was that the grocery store search was very restricted in terms of time and scope as well as the fact that Related had been looking for a grocery store tenant during the construction period. However, as this neighborhood developed over time it would become more attractive to a grocer. Regarding scope, Mr. Hartman pointed out that if the search were expanded out to the entire neighborhood, including vacant properties and future properties, outside the project area but within the neighborhood, it might be considered by more and different grocery tenants.

Mr. Washington spoke about Bill Witte and WAYPAC, which he stated he wanted to bring back. He spoke about the Fillmore, the out migration of the black community and the city's obligations toward the black population in San Francisco.

Ms. Garfinkle stated that she lived in the District at 400 Beale Street and that she felt like the community had been abandoned by this development. She remarked that this was a new district but not a community even though it had a very dense population. Ms. Garfinkle reported that not everybody was ordering online; many people still used retail and if residents were not going out to eat it was because there was no place to eat after 4pm because the neighborhood was considered as only catering to employees. Ms. Garfinkle felt strongly that more grocery stores and restaurants were needed there in order to develop a community. She reported that Gus' took over a 10,000 sq. ft. retail space in Mission Bay without any parking and inquired about why this could not happen in her neighborhood. Ms. Garfinkle explained that this community included affordable and low income housing as well as high income housing, but she wondered how people living at Mercy Housing could afford to shop at Woodlands Market because it was so expensive. This had actually become a joke within the neighborhood. They needed storefronts but instead they had no retail and the area was a desert.

Ms. Johnson stated that she was part of the selection committee for Block 8. She reported that the landscape had definitely changed; Whole Foods was bought out and Woodlands was brought in. She acknowledged that this had been challenging for Related but pointed out that the original offer to grocers was for a Whole Foods for 25,000 sq. ft. The offer that was actually sent out to grocers was the DDA minimum of 12,500 sq. ft. with 10 parking spaces two blocks from an 11,000 sq. ft. grocery store. Ms. Johnson indicated that this was an easy offer to turn down. Her major concerns were that this was the last best chance that they had to get a grocery store in the neighborhood and that other OCII properties such as blocks 2, 4 and 12 were not viable. Ms. Johnson stated that Woodlands Market was an unreasonable choice because it was a high-end specialty grocery store, very expensive and did not meet the needs of the 35% of residents who were living in affordable units or any other residents, for that matter. Ms. Johnson remarked that more housing was great but there was a need for the basics, starting with a grocery store.

Ms. Edwards stated that the CAC had voted to oppose releasing Related from its obligation to pursue the search to find a grocery store in the area. She reported that the fact that retail had changed so much was not really a factor because residents needed to buy all kinds of food, consumables and other items. Need was the main issue and there were no other options and they needed to look at the viable spaces that were left. Ms. Edwards explained that the CAC was dedicated to the long-term vision to create a neighborhood in this area, which was a slow process but they could not abandon this dream at this point. She had two recommendations—hold Related to their obligation, which she

felt was a reasonable request but which would also be risky for Related and its investors. The other option was that the City acknowledge its obligation to the affordable unit residents, especially families and acknowledge its duty to offer amenities for people of all income levels moving into this neighborhood.

Mr. Robinson stated that the CBD worked tirelessly to represent the neighborhood but had not taken any position on this issue. However, he reported that Related had been a real partner to the CBD in the neighborhood as well as a supporter of the Downtown Streets team working with the homeless. Mr. Robinson explained that the CBD wanted what was best for the neighborhood as well as to strengthen the economic base to grow the community and the district. He urged OCII to consider some of the recommendations that had been brought forth at this meeting. Mr. Robinson acknowledged the high percentage of office workers in the area but argued that there was also a rapidly growing population of 15,000 residents. The lack of amenities was only compounding the online isolation in question. They needed to see the ground floor be active during evenings and weekends. Mr. Robinson also urged OCII to look at the median and not the mean on the income because even those who were in market rate housing and who had been living there for a while did not make near 179.

Commissioner Rosales thanked staff and all those who presented on this item. She stated that she was inclined to vote no on this obligation and explained how her own community had grown since her childhood around the community grocery store and had become the heart and anchor for the activation and growth of the streets around it over the years. Ms. Rosales stated that she wanted TB to become a neighborhood and not just a financial district tech area and TB should be active during the evening and weekends. Ms. Rosales remarked that Related had done a great job and she was interested in talking about alternatives. Ms. Rosales referred to a statement during the presentation whereby the space was initially anticipated to be split level and inquired about how that design vision had come about.

Mr. Shum responded that it was a result of the City's TB design and development guidelines, in which there were certain space requirements for retail to better activate the ground floor space. He explained that they had taken their experience with and observations of the market as an option for the design.

Commissioner Rosales inquired about whether there were any considerations to think about this space differently, in more of a creative or experimental way. She understood that grocers could be very conservative in their consideration of the space but there had to be some incentives to draw them to the area and get past their concerns.

Mr. Shum responded that they had considered innovative options, such as market hall concepts, which they still felt might be a good idea for this space. However, he affirmed that they would consider creative options in the future as well.

Commissioner Rosales inquired about whether Mr. Shum knew why Trader Joe's and Safeway showed up in areas that had these same concerns, such as TJ's on 4<sup>th</sup> and Market.

Mr. Shum responded that he did not know the answer to that question, but reported that they had reached out to TJ's and had had several conversations with them since 2014. He explained that TJ's consistently responded that the space was not adequate for them and that there was not adequate parking in that they needed 75 spaces.

Commissioner Rosales inquired about whether OCII staff had spoken to any of these grocers directly.

Mr. Hart responded that the OCII consultants had spoken to them and that staff had spoken to Collier's and had gotten some feedback. He deferred to Ms. Gram for more information.

Ms. Gram stated that they had not spoken to any of the grocers who had declined but had spoken to a location specialist for TJ's. She reported that they had spoken with grocers in the area, such as Woodlands and other grocers regarding location and parking issues.

Commissioner Scott commended the efforts being made in this issue but felt that more could be discovered and that something may be missing. She pointed out that obviously there was a need for affordable groceries and wondered if they could ask Woodlands to lower their prices in consideration of the residents of the neighborhood. Ms. Scott also suggested that they seek a wider base to find a suitable grocery store for this area.

Ms. Tinetti responded that the TJ's at 4<sup>th</sup> and Market was a 28,000 sq. ft. store, the Whole Foods on 4<sup>th</sup> was close to 40,000 sq. ft., the Safeway on Jackson was 25,000 sq. ft. and the Safeway on King was closer to 35,000 sq. ft. She explained that the traditional grocers, such as TJ's, Safeway, Whole Foods, Grocery Outlet, had a 25,000-30,000 sq. ft. minimum with a maximum of 70,000 sq. ft. Ms. Tinetti reported that the square footage for this project was smaller than what the traditional grocer would need. For that reason, they had moved to considering the next category of specialty grocers and Woodlands had met the criteria for that type of grocer. The next grocery category was the market hall or European category, such as the Ferry Building Market Hall. Ms. Tinetti explained that residents of this neighborhood did travel to the Ferry Building to shop there, which was about 10-15 minutes away. Ms. Tinetti reported that in order to create this neighborhood, they needed food and beverage operators with after-business services as well as to make this a destination for dinner and after-hours service during the evening and weekends.

Commissioner Scott spoke about crime, depression and despair which, she explained, happened in low income, affordable housing communities where basic needs were not being met. She reported that when these services were not available, people turned to crime. Ms. Scott contended that everyone should be able to enjoy the same quality of life as those who had everything available to them. She suggested looking somewhere else other than the small space to provide the full grocery store.

Mr. Shum responded that providing a grocery store was not a requirement of the RFP for Related, but they thought it would be a great addition to the area. He noted that Related was not the only property owner unsuccessful in securing a grocery store. He reported that Colliers has been looking for a grocer at the TB transit center for a long time, so other property owners were also experiencing this problem.

Vice-Chair Bustos reminded Mr. Shum of the past. He recalled that Related had come to OCII at a previous meeting and requested to be given this project and now they could not provide what they had promised. He suggested that someone had not done their homework. The problem now was that they had already told this community that they would have a grocery store. But there was some interest because now there was a Woodlands Market there. Mr. Bustos stated that he had seen outreach to high-end grocers but inquired about co-op grocers that could provide products at reasonable prices. Mr. Bustos asserted that regardless of income, everyone needed to buy food and consumer items at reasonable prices. He suggested lowering the rent for the grocers, which might make it more appealing to them rent-wise as well as talk to those grocers who were not so high-end.

Mr. Bustos felt strongly that this process was not completed and that the community and OCII should not have to suffer for it. He also asserted that the wording during the presentation was objectionable as well.

Mr. Shum responded that the rent they offered to the grocers was lower at \$55/sq. ft. per year and the lease market for that area was \$75 and above. He added that the lease for the Salesforce Transit Center was currently at \$90-100/sq. ft. Mr. Shum reported that their TI allowances were \$100/foot plus all the additional improvements which he had shared during the design process which would be on Related.

Vice-Chair Bustos stated that he believed that Related was a resourceful company and could find some options. He suggested holding a Happy Hour special for commuters to the East Bay to get them to stick around and see what the area was like at night.

Chair Mondejar reaffirmed that they had a commitment to the community, which included the affordable market tenants and homeowners. She pointed out that OCII and the City had an obligation to build more affordable housing and these residents and families would need places to shop. Ms. Mondejar suggested they continue looking for more creative ways to provide this item. Grocery stores and developers needed to get together and look at the trends that were developing in the City. She recalled that ride-sharing came about because there was a need for affordable rides and taxis did not offer a reasonable option. Woodlands was too expensive for affordable housing residents so they had to come up with something else. Ms. Mondejar suggested continuing this item for a later meeting and deferred to Mr. Morales for options.

Mr. Morales responded that they could continue this matter with enough time for the developer to provide additional information on the matter. He also stated that OCII could disagree with the conclusion that good-faith efforts had been made in this matter or OCII could approve this request and find that good faith efforts had been made. Mr. Morales stated that he believed the best option would be a continuation with a date set.

Chair Mondejar asked for a motion to continue this matter.

Commissioner Rosales motioned to continue this matter for 60 days within which time the Executive Director and staff would work with the developer. She requested to hear from a sampling of other grocers directly about what would get them to a yes instead of a no response to this matter. Ms. Rosales recommended that staff also reach out to Rainbow grocery, Good Life, Napa Farms at SFO, among others, and go beyond the grocer industry to all the food and beverage businesses that wanted to create a new and different grocer vision that included other components, including online, delivery service, etc.

Vice-Chair Bustos inquired about when the 60 days would begin and suggested that it start on January 1, 2019.

Commissioner Scott suggested they extend the motion to 90 days.

Mr. Hart was in favor of the 90 days.

Commissioner Rosales suggested that the motion read 90 days with a report at 60 days.

Mr. Shum stated that 90 days starting on January 1 with a report at 60 days would be acceptable to Related.

Chair Mondejar repeated the revised motion to continue this matter for 90 days starting January 1, 2019 with a report at 60 days.

The motion was seconded by Commissioner Scott.

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

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

**ADOPTION:** IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 45- 2018, FINDING, PURSUANT TO SECTION 9.07 OF THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH TRANSBAY 8 URBAN HOUSING, LLC, THAT THE DEVELOPER HAS MADE GOOD FAITH EFFORTS, BUT HAS BEEN UNSUCCESSFUL, IN LEASING AN APPROXIMATELY 12,400-SQUARE-FOOT GROCERY STORE AT TRANSBAY BLOCK 8 (450 FOLSOM STREET); AND APPROVING THE TERMINATION OF THE DEVELOPER'S OBLIGATION TO PROVIDE A GROCERY STORE; NORTH BLOCK OF FOLSOM STREET BETWEEN FIRST STREET AND FREMONT STREET; TRANSBAY REDEVELOPMENT PROJECT AREA, BE CONTINUED FOR 90 DAYS STARTING JANUARY 1, 2019 WITH A REPORT BY RELATED AT 60 DAYS.

## **6. Public Comment on Non-Agenda Items**

Speakers: Oscar James, native resident BVHP; Ace Washington, community advocate

Mr. James asked OCII to extend the Certificate of Preference (COP) to grandchildren of COP holders. He recalled that this issue had been brought up many times with the former Redevelopment Agency, but nothing had happened at that time. He stated that it was very important for grandchildren to be able to live in San Francisco through the COP's that were granted to their grandparents. Mr. James felt strongly that now that they had a new administration in the City, it was time to get this passed. On the grocery store issue, Mr. James suggested Foodco as another option for a grocery store in the TB area, because it had served Hunters Point and the Mission District very well. Mr. James asked OCII to consider providing COP's to Filipino-Americans and Black Americans who had lived in the South Park area and had to leave the area due to development. He commended the Commissioners for the good job they were doing.

Mr. Washington commended Commissioners for their good work. He spoke about unfilled obligations in the Fillmore area. He was concerned about the decrease in the black population in San Francisco. He spoke about WAYPAC and its history and wanted to bring this organization back.

## **7. Report of the Chair**

Chair Mondejar announced that she had no report.

## **8. Report of the Executive Director**

- a) Report on compliance by the Master Developer on Candlestick Point and Phase 1 and 2 of the Hunters Point Shipyard, with the Community Benefits Programs for October 2017 through June of 2018; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Discussion)

Presenters: Nadia Sesay, Executive Director; Kasheica McKinney (Assistant Project Manager, Hunters Point Shipyard/Candlestick Point)

Executive Director Sesay announced that was an informational item regarding updates on the Community Benefits in the Shipyard Phases 1 and 2. The plan agreed upon was that the developer would come before OCII for an update once a year and they had provided a presentation last April. Ms. Sesay reported that, unfortunately, La Shon Walker was on vacation for this meeting but would be here for the next update. Ms. Sesay reported that there were two ongoing issues- compliance with job training and the community builder program. She deferred to Ms. McKinney for any additional questions.

Executive Director Sesay also provided an update on the Shipyard clean-up of Parcels A1 and A2. She recalled that last summer the City and Leader Pelosi had asked the California Department of Public Health (DPH) to retest Parcel A. Ms. Sesay reported that they had completed the A1scan and had found only the one deck marker as previously reported. She explained that A1 had been deemed safe and soon they would release a report that work was completed on A1. She added that they were working on A2 and so far had not found any problems. Ms. Sesay stated that they expected the final report from DPH on A1 and on A2 in early 2019.

Executive Director Sesay congratulated Chair Mondejar and Vice-Chair Bustos on their elections and stated that she looked forward to working with them in the new year.

## **PUBLIC COMMENT**

Speakers: Ace Washington, community advocate; Oscar James, native resident, BVHP

Mr. Washington stated that he was writing a book about the real history of the City of San Francisco and his cases. He spoke about Hunters Point (HP) and stated that he was going to discuss the matter with Kofi Bonner (Regional President, FivePoint/Lennar), the EPA and the federal government, Willie Brown, Nancy Pelosi and Dianne Feinstein regarding the Superfund dollars. He asked OCII to come to the Fillmore and take a tour of the area.

Mr. James stated that he had been dealing with the HP Shipyard since 1973, when he worked with the Hon. Joseph Alioto and the Hon. Phil Burton. Mr. James recalled that he was the first community person in the area to bring up the toxic and dangerous condition of the area and then went to Washington D.C. and spoke with President Clinton. This created the Superfund and brown-fill site at HP Shipyard. Mr. James stated that they needed money for a BVHP health center which had been approved by the voters and asked Commissioners if OCII could help with this. Mr. James indicated that more residents would be coming to the area with more housing being built there. He spoke about ABU, an organization started in 1966 out of Young Men for Action, which was still in existence. He wanted ABU to be recognized to be able to have some influence on employment and job opportunities in the BVHP community. Mr. James commended Kofi Bonner (Regional President, Five

Point/Lennar) and La Shon Walker (Outreach program, Five Point/Lennar) for all their hard work in the BVHP area.

Commissioner Scott commended the community benefits program and the people working on the outreach. She referred to page 36 and the Continued Implementation, Phase 2 and inquired about how the households in District 10 were selected for this.

Ms. McKinney responded that the Implementation Committee was under a separate benefits package which was outside of OCII's jurisdiction and they determined how this money would be spent.

Commissioner Scott inquired about whether this also included the NorCal FDC.

Ms. McKinney responded in the affirmative.

Chair Mondejar requested that the Legacy Foundation, the organization that managed the community benefits, be present at the next meeting for an update to OCII.

Commissioner Scott pointed out that many pages in the report had a dark background and were illegible and she requested that the next report be on plain white paper which is readable.

## **9. Commissioners' Questions and Matters**

Vice-Chair Bustos requested that this meeting be adjourned in honor of Mr. Emmit Powell, the KPOO DJ, restaurant owner and gospel singer from Hayes Valley, who died recently and who left a great mark on the black community in San Francisco.

Commissioner Rosales pointed out that this month was her 6<sup>th</sup> year anniversary as an OCII Commissioner and thanked staff as well as the Executive Directors, past and present, for all their help. She wished everyone a happy holiday.

Chair Mondejar stated that she was also celebrating six years with OCII and thanked everyone for their help with the accomplishments that OCII had achieved over these years.

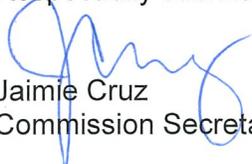
## **10. Closed Session – None**

## **11. Adjournment**

Vice-Chair Bustos motioned to adjourn and Commissioner Scott seconded that motion.

Chair Mondejar adjourned the meeting in honor of Emmit Powell at 3:25 p.m.

Respectfully submitted,

  
Jaimie Cruz  
Commission Secretary