

London N. Breed  
MAYOR



Miguel Bustos  
CHAIR

Mara Rosales  
VICE-CHAIR

Bivett Brackett  
Dr. Carolyn Ransom-Scott  
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  
17TH DAY OF SEPTEMBER 2019**

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 September 2019, 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 1:00 p.m. by Vice-Chair Rosales, who presided over the meeting due to Chair Bustos feeling ill. Roll call was taken.

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

Commissioner Brackett was absent. All other Commissioners were present.

**2. Announcements**

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, October 1, 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 Meetings of July 16, 2019 and August 6, 2019

## **PUBLIC COMMENT**

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

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

Commissioner Brackett – absent

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – yes

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT APPROVAL OF REGULAR MEETINGS OF JULY 16, 2019 AND AUGUST 6, 2019, BE ADOPTED.

## **REGULAR AGENDA**

b) Authorizing a Fourth Grant Disbursement Agreement with the Mexican Museum, a California non-profit corporation, and 706 Mission Street Co LLC, a Delaware Limited Liability Company, in an amount not to exceed \$1,000,000, for tenant improvements for a new museum facility at the 706 Mission Street Project, pursuant to a December 14, 2010 Grant Agreement between the Museum and the Successor Agency; Former Yerba Buena Center Project Area (Discussion and Action)(Resolution No. 24-2019)

Presenters: Nadia Sesay, Executive Director; Hilde Mayall, Development Services Manager; Raymond Lee, Contract Compliance Supervisor

## **PUBLIC COMMENT**

Speaker: Oscar James, native resident, Bayview Hunters Point (BVHP)

Mr. James recalled that when this proposal was first brought to the Redevelopment Agency in approximately 2010, many people did not want this project to move forward. He recalled how it was finally passed with much objection. Mr. James stressed that this City must allow any group of people, regardless of race, religion or ethnicity, to have an arts commission if they wanted it within the City and County of San Francisco. He reminded everyone that San Francisco was built by Mexican people and that they had a right to have a museum here to record their history here so that others could witness what they had accomplished in this area and which should be seen and heard by all.

Commissioner Scott was very thankful for the work that had been done and commended staff on their work on this report.

Vice-Chair Rosales stated that the numbers were impressive and inquired about the small business participation and who the professional services providers were. Regarding construction Ms. Rosales inquired about why the 22.9% participation number was so low. She requested a report with names and details of the subcontractors in the near future.

Mr. Lee responded that the project started off with a consultant team of about 12 consulting firms with a participation of 66.8%. He explained that there was a joint venture with an SBE architectural firm; however, because of duration of time, there were changes to some of the firms, including a merger between two architectural firms that resulted in the joint venture no longer being in effect. Mr. Lee reported that they were in discussion with the Mexican Museum attorney regarding bringing in a Hispanic firm, Gutierrez Associates as a replacement for the previous architect. Mr. Lee affirmed that they expected participation to remain above 50%. Regarding the 22.9%, Mr. Lee explained that this referred to the construction of the tower itself and not the Museum project, and added that the Museum would be putting forth bids when the leaseholds were being contemplated. He explained that the low number had to do with the nature of the work with tower construction and the magnitude of work with respect to scopes, such as structural steel. He reported that there was participation by about 30 small businesses in the tower project, but their level of participation was not at 50% and noted that the largest package in dollar amounts was about \$7.5 million.

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

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

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

**ADOPTION:** IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 24-2019, AUTHORIZING A FOURTH GRANT DISBURSEMENT AGREEMENT WITH THE MEXICAN MUSEUM, A CALIFORNIA NON-PROFIT CORPORATION, AND 706 MISSION STREET CO LLC, A DELAWARE LIMITED LIABILITY COMPANY, IN AN AMOUNT NOT TO EXCEED \$1,000,000, FOR TENANT IMPROVEMENTS FOR A NEW MUSEUM FACILITY AT THE 706 MISSION STREET PROJECT, PURSUANT TO A DECEMBER 14, 2010 GRANT AGREEMENT BETWEEN THE MUSEUM AND THE SUCCESSOR AGENCY; FORMER YERBA BUENA CENTER PROJECT AREA, BE ADOPTED.

c) Workshop on the Amendment to the Recognized Obligation Payment Schedule for January 1, 2020 to June 30, 2020 including the administrative budget for the Successor Agency and supporting documentation (Discussion)

Presenters: Nadia Sesay, Executive Director; Mina Yu, Financial Reporting & Management Analyst

**PUBLIC COMMENT** – None

Commissioner Scott thanked staff for the report.

Vice-Chair Rosales asked for clarification as to whether it was money that was scheduled to be collected; inquired about whether this was because the original projections had been more on the conservative side. Ms. Rosales noted that overall this was very impressive because every area had increased.

Ms. Yu responded that this reflected an increase in revenue and added that they had collections for August and estimated collections for January. However, she explained that this was a more robust estimate than they had submitted in the original ROPS. Ms. Yu responded in the affirmative and added that they had done the same in the fall of 2018. Previously they would include in the ROPS notes that these were estimates and anything over would still be distributed to OCII. However, she explained that in order to keep it to what was actually requested in the ROPS, they had revisited their assumptions about their estimates moving forward.

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

Speaker: Oscar James, native resident BVHP

Mr. James stated that a meeting was scheduled in BVHP regarding the seawall around the City. He pointed out that the City had committed to the seawall but the Navy had not committed to building the seawall around the Shipyard. He asked OCII to support the building of the seawall around the Shipyard. Mr. James mentioned that he used to receive a DVD along with the package of information after all the meetings; however, he was not receiving the DVD anymore and did not have any other way to watch/hear the meetings. He requested that OCII continue to make DVD's for him and others who requested one. He stated that it was important for him to keep a record of what had happened at the meetings as well as what was going on in the City so he could speak to others in the community about the development of the City.

## **7) Report of the Chair**

Vice-Chair Rosales announced that Chair Bustos had no report.

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

Executive Director Sesay announced that the Chase Center had opened with a few events and concerts with great success. She stated that traffic had been mitigated and she thanked everyone for their work on this project.

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

Vice-Chair Rosales was pleased to hear that the events involving games and concerts at the Chase Center had gone well.

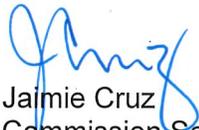
Commissioner Scott stated that news reports had indicated that the Bayview would get more trains to transport people to and from the events; however, they ended up getting less trains to the BV. She stated that their Supervisor had been notified and was looking into this matter.

## **10. Closed Session - None**

## **11. Adjournment**

Vice-Chair Rosales adjourned the meeting at 1:35 p.m.

Respectfully submitted,



Jaimie Cruz  
Commission Secretary