

London N. Breed
MAYOR



Miguel Bustos
CHAIR

Mara Rosales
VICE-CHAIR

Bivett Brackett
Efrem Bycer
Dr. Carolyn Ransom-Scott
COMMISSIONERS

Sally Oerth
INTERIM 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 MAY 2021**

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 May 2021. 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:** 187 271 5746

In accordance with the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives were issued to slow down and reduce the spread of the COVID-19 virus. Individuals were encouraged to participate in the meetings remotely by calling in during the public comment section of the meeting.

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 Bycer - present
Commissioner Scott - present
Vice-Chair Rosales - present
Chair Bustos - present

All Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held remotely on Tuesday, June 1, 2021 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 for 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.

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:

CONSENT AGENDA

a) Approval of Minutes: Regular Meetings of April 6 and April 20, 2021

PUBLIC COMMENT

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

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

Commissioner Brackett - yes

Commissioner Bycer - yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT APPROVAL OF MINUTES FOR THE REGULAR MEETINGS OF APRIL 6 AND APRIL 20, 2021, BE ADOPTED.

REGULAR AGENDA

b) Authorizing a Personal Services Contract with Goodwin Consulting Group, Inc., a California Corporation, for a three-year term for Special Tax Consulting Services in an amount not to exceed \$463,432, related to Mello-Roos Community Facilities Districts administered by the Office of Community Investment and Infrastructure (Discussion and Action) (Resolution No. 14-2021)

Presenters: Sally Oerth, Interim Executive Director; Melissa Whitehouse, CFD Project Manager, OCII; Bree Mawhorter, Deputy Director, Finance & Administration

PUBLIC COMMENT - None

Commissioner Brackett inquired about whether, in any of the previous contracts, there had been any projects over-runs or any need to make any additional amendments to add dollars to contracted services.

Ms. Mawhorter responded in the negative to contract over-runs or contract issues of any kind.

Commissioner Bycer noted that many of the older CFD's in the presentation were located in project areas that OCII was not longer active in. He inquired about whether the management of those CFD's would be transferred and if so, to whom.

Ms. Whitehouse responded that there were many issues surrounding these CFD's and she stated that she would have answers to Commissioner Bycer's questions in the near future.

Commissioner Scott thanked staff for their presentation.

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

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

Commissioner Brackett - yes

Commissioner Bycer - yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION No. 14-2021, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH GOODWIN CONSULTING GROUP, INC., A CALIFORNIA CORPORATION, FOR A THREE-YEAR TERM FOR SPECIAL TAX CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$463,432, RELATED TO MELLO-ROOS COMMUNITY FACILITIES DISTRICTS ADMINISTERED BY THE OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE, BE ADOPTED.

Agenda items 5(c) through 5(e) related to the bonds for funding affordable housing obligations were presented together but acted on separately

- c) Authorizing a Personal Services Contract with KNN Public Finance, LLC, a California Limited Liability Company for financial advisory services in an amount not to exceed \$57,000 related to the proposed issuance of Successor Agency to the Redevelopment Agency of the City and County of San Francisco new money tax allocation bonds to fund affordable housing obligations (Discussion and Action) (Resolution No. 15-2021)
- d) Authorizing a Legal Services Contract with Jones Hall, a Professional Law Corporation, for bond counsel services in an amount not to exceed \$105,000 related to the proposed issuance of Successor Agency to the Redevelopment Agency of the City and County of San Francisco new money tax allocation bonds to fund affordable housing obligations (Discussion and Action) (Resolution No. 16-2021)
- e) Authorizing a Legal Services Contract with the Law Offices of Alexis S. M. Chiu for disclosure counsel services in an amount not to exceed \$56,000 related to the proposed issuance of Successor Agency to the Redevelopment Agency of the City and County of San Francisco new money tax allocation bonds to fund affordable housing obligations (Discussion and Action) (Resolution No. 17-2021)

Presenters: Sally Oerth, Interim Executive Director; John Daigle, Debt Manager, OCII; Raymond Lee, Contract Compliance Supervisor

PUBLIC COMMENT - None

Commissioner Bycer stated that he was aware that OCII tracked local hire and MWBE numbers on their construction projects and inquired about how that would be tracked for the consultant teams that would be brought in and how those contractors would fall into the OCII policies.

Mr. Lee responded that they did track this information and of the five firms that were talked about and recommended today, three are small businesses.

Commissioner Scott was pleased that there would be several agencies handling the issues represented by the desperate need for affordable housing in San Francisco. She was pleased to be able to consider the sustainability this affordable housing would bring to so many families within the City. Dr. Scott strongly urged KNN, Jones Hall and Alexis Chiu to be sensitive to the people in need of this affordable housing and to be very conscious of everything going on in the San Francisco community.

Vice-Chair Rosales was pleased to discover there would be new players on the team.

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

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

Commissioner Brackett - yes
Commissioner Bycer - yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 15-2021 AUTHORIZING A PERSONAL SERVICES CONTRACT WITH KNN PUBLIC FINANCE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FOR FINANCIAL ADVISORY SERVICES IN AN AMOUNT NOT TO EXCEED \$57,000 RELATED TO THE PROPOSED ISSUANCE OF SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO NEW MONEY TAX ALLOCATION BONDS TO FUND AFFORDABLE HOUSING OBLIGATIONS, BE ADOPTED.

Commissioner Scott motioned to move Item 5(d) and Commissioner Bycer seconded that motion.

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

Commissioner Brackett - yes
Commissioner Bycer - yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 16-2021), AUTHORIZING A LEGAL SERVICES CONTRACT WITH JONES HALL, A PROFESSIONAL LAW CORPORATION, FOR BOND COUNSEL SERVICES IN AN AMOUNT NOT TO EXCEED \$105,000 RELATED TO THE PROPOSED ISSUANCE OF SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO NEW MONEY TAX ALLOCATION BONDS TO FUND AFFORDABLE HOUSING OBLIGATIONS, BE ADOPTED.

Commissioner Scott motioned to move Item 5(e) and Commissioner Bycer seconded that motion.

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

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

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 17-2021, AUTHORIZING A LEGAL SERVICES CONTRACT WITH THE LAW OFFICES OF ALEXIS S. M. CHIU FOR DISCLOSURE COUNSEL SERVICES IN AN AMOUNT NOT TO EXCEED \$56,000 RELATED TO THE PROPOSED ISSUANCE OF SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO NEW MONEY TAX ALLOCATION BONDS TO FUND AFFORDABLE HOUSING OBLIGATIONS, BE ADOPTED.

- f) Authorizing a Personal Services Contract with MCAM LLC dba m/Oppenheim Executive Search (m/Oppenheim), a Limited Liability Company in an amount not to exceed \$125,908.00 for the OCII Executive Director Search (Discussion and Action) (Resolution No. 18-2021)

Presenters: Sally Oerth, Interim Executive Director; Monica Davis Stean, Human Resources/ Administrative Services Manager

Speaker: Mark Oppenheim, Principal, MCAM (dba m/Oppenheim)

PUBLIC COMMENT - None

Commissioner Scott inquired about what the main concerns would be for an individual to be qualified for this position; inquired about whether this individual must also be good with budgets, mathematics and accounting; inquired about whether this individual needed to have experience dealing with urban communities.

Mr. Oppenheim responded that the most important quality of the individual would be the combination of community and justice. He commented that OCII was charged with the future development of San Francisco as a just community-serving agency and that it would be important for the individual to not be tilted in a direction away from justice, inclusion and the solution of social problems. He added that the individual must have excellent professional skills, heart, experience, and positivity with regard to just causes and equitability and must also be competent in dealing with financial, legal and regulatory questions. He responded in the affirmative to the urban communities question.

Vice-Chair Rosales inquired about what public sector clients his firm had represented.

Mr. Oppenheim responded that he used to run the NYC Child Welfare Services and was a City employee dealing with legal, law enforcement and union issues. He reported that his firm had worked with the cities of Dallas, San Francisco, Sacramento, San Jose and with other cities in the state of California. Mr. Oppenheim stated that he has also dealt with housing and homeless issues in municipalities. He reported that his firm recruited the Chief Executive of the Asian Museum and had worked with agencies in the City and County of San Francisco.

Commissioner Brackett inquired about what the community process would be for this hire; inquired about how high up was the qualification of negotiations with developers and the understanding of public finance. Ms. Brackett thanked Mr. Oppenheim for his help in this endeavor.

Mr. Oppenheim responded that they started the search by working with OCII and specifically with Ms. Stean to identify community interest groups. He explained that this was usually accomplished within 16 weeks but might take more time in this case. They spoke with business groups, real estate development groups, and civic society organizations and allow them to express themselves and they included that input in their evaluation. Then they served four 4 different deliverables that mapped to the evaluation leading to the further work in the search. To the second question, Mr. Oppenheim responded that this was very important and that the individual must be able very balanced, be able to analyze data, and communicate back to the community. He reported that the individual must be centered in their work to ensure that all interests were heard and that in their negotiations, the interests of different communities were truthfully represented and defended.

Chair Bustos stated that he was on the review panel for this search and to him justice was a very important quality as well as the desire to make things right for the people of San Francisco.

Commissioner Scott noted that their former Director was very good at getting out into the community and listening to community members to familiarize herself with the goings-on of the neighborhood. She thanked staff for the presentation.

Mr. Oppenheim stated that it would be very advantageous if the individual already had credibility with diverse members of the community. He explained that the individual should also have the facility to make public appearances and communicate back to community members.

Commissioner Brackett motioned to move Item 5(f) and Commissioner Scott seconded that motion.

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

Commissioner Brackett - yes
Commissioner Bycer - yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 18-2021, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH MCAM LLC DBA M/OPPENHEIM EXECUTIVE SEARCH (M/OPPENHEIM), A LIMITED LIABILITY COMPANY IN AN AMOUNT NOT TO EXCEED \$125,908.00 FOR THE OCII EXECUTIVE DIRECTOR SEARCH, BE ADOPTED.

6. Public Comment on Non-Agenda Items - None

7. Report of the Chair

Chair Bustos stated that he had no report.

8. Report of the Executive Director

- a) Info Memo on the intention to issue a Request for Proposals to select a consultant to provide environmental technical services, for Hunters Point Shipyard Phase 1 and Phase 2 Projects on an as-needed basis; Hunters Point Shipyard Redevelopment Project Area (Discussion)

Interim Executive Director Oerth announced the grand opening ceremony at the Edwin M. Lee apartments, which contained 119 affordable housing units in Mission Bay, for low-income families and formerly homeless veterans. She stated it was a great tribute to former Mayor Lee. Ms. Oerth explained that the apartments had been fully leased up last year but due to the pandemic, they were not able to hold the ceremony at that time. She thanked Commissioners for their leadership in getting this project funded and completed.

Interim Executive Director Oerth announced that they would be issuing the new RFP because the current contract was set to expire. She explained that the scope of this RFP would be a consultant contract related to evaluating and reviewing technical documents produced by the Navy and other regulatory agencies and other advisory services.

PUBLIC COMMENT - None

9. Commissioners' Questions and Matters - None

10. Closed Session

- a) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to California Government Code Section 54956.8, a closed session has been calendared to give direction to staff regarding the potential sale of the property described below.)

Property: 200 Main Street (Portion of Block 3739, Lot 008) also known as Transbay Block 4 OCII Negotiators: Sally Oerth, James Morales, Aaron Foxworthy, Jeffrey White, Benjamin Brandin, Kim Obstfeld, Paige Peltzer

Negotiating Parties: For F4 Transbay Partners LLC, a Delaware Limited Liability Company, (a joint venture of Urban Pacific Development, LLC, an affiliate of Hines Interests Limited Partnership, and Broad Street Principal Investments, L.L.C, an affiliate of Goldman Sachs) and Transbay Block 4 Housing Partnership, L.P. (consisting of Mercy Housing California, a California nonprofit, F4 Transbay Partners LLC, and a Low-Income Housing Tax Credit investor limited partner)

Under Negotiation: Price, Terms of Payment, x Both (Discussion)

PUBLIC COMMENT - None

Chair Bustos asked fellow Commissioners and participating staff to exit this meeting and log onto the separate link emailed to them.

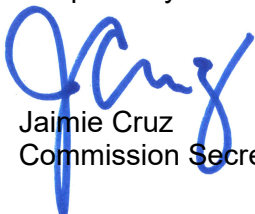
Secretary Cruz announced that the Closed Session had ended and that there was no reportable item.

11. Adjournment

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

Chair Bustos adjourned the meeting at 3:19 p.m.

Respectfully submitted,


Jaimie Cruz
Commission Secretary