

**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 DECEMBER 2012**

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 400, in the City of San Francisco, California, at 4:00 p.m. on the 18th day of December 2012.

CALL TO ORDER/ROLL CALL

Since no Chair had been selected, Interim Commission Secretary Natasha Jones called the meeting to order at 4:15 p.m. and welcomed the public audience.

ANNOUNCEMENTS

A. 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 that 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.

B. Announcement of Time Allotment for Public Comments

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. It is strongly recommended that members of the public who wish to address the Commission should fill out a "Speaker Card" provided by the Commission Secretary, and submit the completed card to the Commission Secretary.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Roll call was taken.

Marily Mondejar
Christine Johnson
Mara Rosales
Darshan Singh

Commission member Theodore Ellington arrived at 4:25 pm.

2. **Report on actions taken at previous Closed Session meeting, if any** – None.
3. **Matters of Unfinished Business** – None.
4. **Matters of New Business:**

CONSENT AGENDA - None

REGULAR AGENDA

- (a) Election of a Chair and Vice-Chair of the Commission. (Discussion and Action)

Nominations were taken for the office of Chair. Commissioner Singh nominated Christine Johnson for position of Chair and Mara Rosales for position of Vice-Chair. The motion for Christine Johnson as Chair was seconded by Commissioner Mondejar. Commissioner Johnson accepted the nomination. No other nominations for Chair were offered and nominations were closed. Public comment was opened.

At this moment, Mayor Edwin Lee was welcomed and came forward to welcome the new Commissioners and to congratulate and thank them for taking on their new roles and to say a few words about the purpose and future of the new Commission.

Voice vote was taken for nomination of Christine Johnson as Chair.

Commissioner Ellington - yes
Mondejar - yes
Rosales - yes
Singh - yes
Johnson – yes

The vote was unanimous for Christine Johnson as Chairperson of the Commission.

Nominations were taken for the office of Vice-Chair. Commissioner Singh nominated Mara Rosales. The motion was seconded by Commissioner Mondejar. No other nominations for Vice-Chair were offered and nominations were closed. Public comment was opened.

Voice vote was taken for nomination of Mara Rosales as Vice-Chair.

Commissioner Ellington – yes
Mondejar – yes
Rosales – yes
Singh – yes
Madame Chair Johnson – yes

The vote was unanimous for Mara Rosales as Vice-Chair.

- (b) Approval of the appointment of Tiffany Bohee as the Executive Director (Discussion and Action) (Resolution No. 1-2012)

Madame Chair Johnson invited interim Executive Director Bohee to make any comments before item discussion. Ms. Bohee came forward to comment on the new Commission and accepted her new position.

Commissioner Singh made a motion to approve the appointment of Ms. Bohee as Executive Director of the new Commission. Commissioner Mondejar seconded that motion.

Voice vote was taken.

Commissioner Ellington – yes
Mondejar – yes
Rosales – yes
Singh – yes
Madame Chair Johnson – yes

ADOPTION: IT WAS VOTED UNANIMOUSLY THAT RESOLUTION NO. 1-2012, APPROVING THE APPOINTMENT OF TIFFANY BOHEE AS THE EXECUTIVE DIRECTOR, BE ADOPTED.

AGENDA ITEMS 4(c) – 4(d) ARE RELATED TO THE HUNTERS POINT SHIPYARD/CANDLESTICK PROJECT AND WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY.

- (c) Resolution adopting environmental findings pursuant to the California Environmental Quality Act; Authorizing an amendment to an Enforceable Obligation under the Dissolution Law approving a Sixth Amendment to the Hunters Point Shipyard Phase 1 Disposition and Development Agreement between the Successor Agency to the Redevelopment Agency of the City and County of San Francisco and HPS Development Co., LP, and Authorizing Actions Consistent with the Sixth Amendment; Hunters Point Shipyard Redevelopment Project Area. (Discussion and Action) (Resolution No. 2-2012)
- (d) Resolution adopting environmental findings pursuant to the California Environmental Quality Act; Authorizing an amendment to an enforceable obligation under the Dissolution Law approving a first amendment to the Disposition and Development Agreement (Candlestick Point and Phase 2 of the Hunters Point Shipyard) between the Successor Agency to the Redevelopment Agency of the City and County of San Francisco and CP Development Co., LP, and Authorizing Actions Consistent with the First Amendment; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas. (Discussion and Action) (Resolution No. 3-2012)

Presenter: Tiffany Bohee, Executive Director; Wells Lawson, Project Manager, Hunters Point Shipyard/Candlestick Project; Olson Lee, Director, Mayor's Office of Housing

Commissioner Singh motioned to move this item. Commissioner Rosales seconded that motion. A voice vote was taken.

Commissioner Ellington – yes
Mondejar – yes
Rosales – yes
Singh – yes
Madame Chair Johnson – yes

Madame Chair Johnson announced that there would be a change in Resolution (c) to direct the Executive Director to come before the Commission in a publicly-held meeting if the developer requests authorization to move beyond the 450th market rate milestone and this is to be done separately from the amendment text already passed by the Commission.

Because this change was announced after the voice vote was taken, it was decided to rescind the vote, open this item up for discussion once more and then vote again.

Commissioner Rosales motioned to rescind the previous vote on Item 4(c) and Commissioner Singh seconded that motion.

A voice vote was taken to rescind the above vote.

Commissioner Ellington – yes
Mondejar – yes
Rosales – yes
Singh – yes
Madame Chair Johnson – yes

Commissioner Ellington motioned to move Item 4(c) including the new change in the Resolution. Commissioner Rosales seconded that motion.

A voice vote was taken to approve the Resolution 4(c) with the change.

Commissioner Ellington – yes
Mondejar – yes
Rosales – yes
Singh – yes
Madame Chair Johnson – yes

Commissioner Singh motioned to move Item 4(d) and Commissioner Mondejar seconded that motion.

A voice vote was taken to approve Item 4(c).

Commissioner Ellington – yes
Mondejar – yes

Rosales – yes
Singh – yes
Madame Chair Johnson – yes

ADOPTION: IT WAS VOTED UNANIMOUSLY THAT RESOLUTION NO. 2-2012, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AUTHORIZING AN AMENDMENT TO AN ENFORCEABLE OBLIGATION UNDER THE DISSOLUTION LAW APPROVING A SIXTH AMENDMENT TO THE HUNTERS POINT SHIPYARD PHASE 1 DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO AND HPS DEVELOPMENT CO., LP, AND AUTHORIZING ACTIONS CONSISTENT WITH THE SIXTH AMENDMENT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA; AND RESOLUTION NO. 3-2012, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AUTHORIZING AN AMENDMENT TO AN ENFORCEABLE OBLIGATION UNDER THE DISSOLUTION LAW APPROVING A FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT (CANDLESTICK POINT AND PHASE 2 OF THE HUNTERS POINT SHIPYARD) BETWEEN THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO AND CP DEVELOPMENT CO., LP, AND AUTHORIZING ACTIONS CONSISTENT WITH THE FIRST AMENDMENT; HUNTERS POINT SHIPYARD AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

- (e) Resolution authorizing the issuance of special tax bonds for Community Facilities District No. 6 (Mission Bay South Public Improvements) in an aggregate principal amount not to exceed \$160,000,000, and approving and directing the execution of a third supplement fiscal agent agreement, a bond purchase agreement, an official statement, an escrow agreement, the engagement of professionals and approval of other related documents and actions; Mission Bay South Redevelopment Project Area. (Discussion and Action) (Resolution No. 4-2012)

Commissioner Rosales announced that she had to recuse herself from voting on this item because Commissioner Rosales' law firm had done business with one of the companies (Backstrom McCarley Berry & Company) involved in the Resolution within the last 12 months.

Presenter: Tiffany Bohee, Executive Director; Catherine Reilly, Mission Bay Project Manager; John Daigle, Senior Financial Analyst; Paul J. Thimmig, Quint & Thimmig LLP

Commissioner Singh motioned to move this item. Commissioner Mondejar seconded that motion.

A voice vote was taken.

Commissioner Ellington – yes
Mondejar – yes

Singh – yes

Madame Chair Johnson – yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS WITH ONE ABSTENTION, THAT RESOLUTION NO. 4-2012, AUTHORIZING THE ISSUANCE OF SPECIAL TAX BONDS FOR COMMUNITY FACILITIES DISTRICT NO. 6 (MISSION BAY SOUTH PUBLIC IMPROVEMENTS) IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$160,000,000, AND APPROVING AND DIRECTING THE EXECUTION OF A THIRD SUPPLEMENT FISCAL AGENT AGREEMENT, A BOND PURCHASE AGREEMENT, AN OFFICIAL STATEMENT, AN ESCROW AGREEMENT, THE ENGAGEMENT OF PROFESSIONALS AND APPROVAL OF OTHER RELATED DOCUMENTS AND ACTIONS; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

5. **Matters not appearing on Agenda - None**

6. **Report of the Chair - None**

7. **Commissioners' Questions and Matters**

Executive Director Bohee stated that a regular meeting schedule would be set up after consultation with all the Commissioners and availability of the room.

8. **Closed Session: None**

9. **Adjournment**

Commissioner Singh motioned to adjourn. It was seconded by Commissioner Mondejar. Meeting was adjourned at 7:13pm.

Respectfully submitted,

Natasha Jones

Natasha Jones

Interim Commission Secretary

ADOPTED: