

Daniel Lurie
MAYOR



Dr. Carolyn Ransom-Scott
CHAIR

Vanessa Aquino
VICE-CHAIR

Kent Lim
Mark Miller
Earl Shaddix
COMMISSIONERS

Thor Kaslofsky
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
15TH DAY OF APRIL 2025**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting in person at 1:00 p.m. on the 15th day of April 2025.

REMOTE ACCESS:

WATCH LIVE ON SFGOVTV: <https://sfgovtv.org/ccii>

PUBLIC COMMENT:

Members of the public may provide public comment in-person at the noted location or remotely via teleconference (detailed instructions available at: <https://sfocii.org/remote-meeting-information>). Members of the public may also submit their comments by email to: commissionsecretary.ocii@sfgov.org; all comments received will be made a part of the official record.

INSTRUCTIONS FOR PUBLIC COMMENT:

DIAL: 1-415-655-0001 **ENTER ACCESS CODE:** 2664 211 4795 **PRESS # PRESS #**
again to enter the call. Press *3 to submit your request to speak.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:00 p.m. by Chair Scott. She welcomed new Commissioners Mark Miller and Earl Shaddix and asked each of them to say a few words.

Commissioner Miller stated that it was a privilege to be there. He stressed how important it was to see the OCII's mission continue, particularly with its history and wanted to contribute wherever he could.

Commissioner Shaddix stated that he was very comfortable being there, since he had been a Building Inspection Commissioner for the past two years and had sat in that same room in that same chair often. He was very excited to be there.

Roll call was taken.

Commissioner Lim - yes
Commissioner Miller - yes
Commissioner Shaddix - yes
Vice-Chair Aquino - yes
Chair Scott - yes

All Commissioners were present.

2. Announcements

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, May 6, 2025 at 1:00 pm at City Hall in 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 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.
- c) Announcement of Time Allotment for Public Comments from participants dialing in:
Please be advised that 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 recommended that members of the public who are attending the meeting in person fill out a "Speaker Card" and submit the completed card to the Commission Secretary. All dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to provide any public comment. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

PUBLIC COMMENT CALL-IN: 1-415-655-0001 ACCESS CODE: 2664 211 4795

Secretary Cruz read the instructions for the public to call in.

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

4. Matters of Unfinished Business

Chair Scott announced further discussion from the February 4, 2025 Commission meeting on the annual workshops on the Certificate of Preference (COP) program and Housing Production can be had when the new reports for both items are due after June. No Commissioners objected.

Chair Scott announced the annual workshop on the Small Business Enterprise (SBE) and Workforce compliance report would be held at the May 6, 2025 Commission meeting. Again, no Commissioners objected.

5. Matters of New Business:

CONSENT AGENDA - None

REGULAR AGENDA

- a) Approving the Budget for the period July 1, 2025, through June 30, 2026, and authorizing the Executive Director to submit the Budget and Interim Budget to the Mayor's Office and the Board of Supervisors (Discussion and Action) (Resolution No. 04-2025)

Presenters: Thor Kaslofsky, Executive Director; Mina Yu, Acting Deputy Director of Finance and Administration; Gretchen Heckman, Project Manager, Mission Bay; Benjamin Brandin, Project Manager, Transbay; Lila Hussain, Senior Project Manager, HPS/CP; Nicholas Jones, Debt Manager

PUBLIC COMMENT

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

Mr. James expressed concern regarding the hyper-local black contractors and workforce and requested that they be a part of all the development going on in San Francisco being a member of a union. Mr. James highlighted the community benefit package for home building and Certificates of Preference holders.

Commissioner Shaddix inquired about Ms. Yu's comment regarding the \$63 million decrease due to the affordable housing and asked for clarification.

Ms. Yu responded that it had been pushed out a couple of years but that it was not gone.

Commissioner Miller thanked staff for the very informative report. He was pleased to see that affordable housing would still be built. Mr. Miller pointed out the reduction in the property tax funded area and inquired about how that would affect operations.

Ms. Yu responded that this was an expected decrease. She explained that they planned their debt service issuances a year in advance and in order to fill that bucket that this would not hamper any of their operations because they had alternate funding sources.

Vice-Chair Aquino thanked staff and the team for the presentation and appreciated the comments about hyper-local workers.

Chair Scott called for a motion to move Item 5(a).

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

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

Commissioner Lim - yes
Commissioner Miller - yes
Commissioner Shaddix - yes
Vice-Chair Aquino - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 04-2025, APPROVING THE BUDGET FOR THE PERIOD JULY 1, 2025, THROUGH JUNE 30, 2026, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT THE BUDGET AND INTERIM BUDGET TO THE MAYOR'S OFFICE AND THE BOARD OF SUPERVISORS, BE ADOPTED.

Agenda Item Nos. 5(b)and 5(c) related to the Community Facility Districts were presented together but acted on separately

- b) Approving the budgets and levies of special taxes for July 1, 2025 through June 30, 2026 for Community Facility Districts administered by the Successor Agency to the Redevelopment Agency of the City and County of San Francisco (Discussion and Action) (Resolution No. 05-2025)
- c) Establishing for Fiscal Year 2025-26 the Annual Appropriations Limits for each of the Community Facility Districts administered by the Successor Agency to the Redevelopment Agency (Discussion and Action) (Resolution No. 06-2025)

Presenters: Thor Kaslofsky, Executive Director; Mina Yu, Acting Deputy Director of Finance and Administration; Gretchen Heckman, Project Manager, Mission Bay; Lila Hussain, Senior Project Manager, HPS/CP

PUBLIC COMMENT - None

Commissioner Miller motioned to move Item 5(b) and Commissioner Shaddix seconded that motion.

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

Commissioner Lim - yes
Commissioner Miller - yes
Commissioner Shaddix - yes
Vice-Chair Aquino - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 05-2025, APPROVING THE BUDGETS AND LEVIES OF SPECIAL TAXES FOR JULY 1, 2025 THROUGH JUNE 30, 2026 FOR COMMUNITY FACILITY DISTRICTS ADMINISTERED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, BE ADOPTED.

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

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

Commissioner Lim - yes
Commissioner Miller - yes
Commissioner Shaddix – yes
Vice-Chair Aquino - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 06-2025, ESTABLISHING FOR FISCAL YEAR 2025-26 THE ANNUAL APPROPRIATIONS LIMITS FOR EACH OF THE COMMUNITY FACILITY DISTRICTS ADMINISTERED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY, BE ADOPTED.

Agenda Item Nos. 5(d) through 5(g) related to the Transbay Under Ramp Park were presented together but acted on separately

- d) Authorizing, pursuant to the Transbay Implementation Agreement, a Memorandum of Understanding with the City and County of San Francisco, acting through San Francisco Public Works, to fund preconstruction professional services to support the delivery of the Transbay Under Ramp Park Project in an amount not to exceed \$3,469,271; providing notice that this authorization is within the scope of the Transbay Redevelopment Project approved under the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project final Environmental Impact Statement/Environmental Impact Report, a program EIR, and is adequately described therein for purposes of the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 07-2025)
- e) Authorizing a Reimbursement Agreement with the Transbay Joint Powers Authority (“TJPA”) in an annual amount not to exceed \$100,000 to reimburse the TJPA for its eligible costs related to the Under Ramp Park project; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 08-2025)

- f) Authorizing the Successor Agency's acquisition of an art deco pavilion building previously located at Transbay Block 5 for future placement in the Transbay Under Ramp Park consistent with the park's Schematic Design Approval; Authorizing a Fee Agreement in the amount of \$178,652.00 with Park Tower Owner, LLC in satisfaction of certain obligations under the Transbay Block 5 Owner Participation/Disposition and Development Agreement; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 09-2025)
- g) Authorizing the Successor Agency's execution of a lease for an initial term of two years with three one-year option periods in an amount not to exceed \$169,200.00 with Sheedy Drayage Company, a California corporation, to store an art deco pavilion building until its relocation to Under Ramp Park; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 10-2025)

Presenters: Thor Kaslofsky, Executive Director; Benjamin Brandin, Project Manager, Transbay; Laura Shifley, Development Specialist

PUBLIC COMMENT - None

Commissioner Lim inquired about what the function of the pavilion would be in the future.

Mr. Brandin responded that the pavilion would serve as the concessions building.

Vice-Chair Aquino stated that she was very pleased to hear about this project moving.

Commissioner Miller stated that he appreciated the efforts to repurpose this historic building.

Commissioner Shaddix stated that he had toured the area that it was very well designed and that this would be a beautiful park.

Chair Scott recalled that she had visited the site in 2018 with Mr. Brandin and she was amazed.

Commissioner Shaddix motioned to move Item 5(d) and Vice-Chair Aquino seconded that motion.

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

Commissioner Lim - yes
Commissioner Miller - yes
Commissioner Shaddix - yes
Vice-Chair Aquino - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 07-2025, AUTHORIZING, PURSUANT TO THE TRANSBAY IMPLEMENTATION AGREEMENT, A MEMORANDUM OF UNDERSTANDING WITH THE CITY AND COUNTY OF SAN FRANCISCO, ACTING THROUGH SAN FRANCISCO PUBLIC WORKS, TO FUND PRECONSTRUCTION PROFESSIONAL SERVICES TO SUPPORT THE DELIVERY OF THE TRANSBAY UNDER RAMP PARK PROJECT IN AN AMOUNT NOT TO EXCEED \$3,469,271; PROVIDING NOTICE THAT THIS AUTHORIZATION IS WITHIN THE SCOPE OF THE TRANSBAY REDEVELOPMENT PROJECT APPROVED UNDER THE TRANSBAY TERMINAL/CALTRAIN DOWNTOWN EXTENSION/REDEVELOPMENT PROJECT FINAL ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT, A PROGRAM EIR, AND IS ADEQUATELY DESCRIBED THEREIN FOR PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Vice-Chair Aquino motioned to move Item 5(e) and Commissioner Shaddix seconded that motion.

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

Commissioner Lim - yes
Commissioner Miller - yes
Commissioner Shaddix - yes
Vice-Chair Aquino - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 08-2025, AUTHORIZING A REIMBURSEMENT AGREEMENT WITH THE TRANSBAY JOINT POWERS AUTHORITY ("TJPA") IN AN ANNUAL AMOUNT NOT TO EXCEED \$100,000 TO REIMBURSE THE TJPA FOR ITS ELIGIBLE COSTS RELATED TO THE UNDER-RAMP PARK PROJECT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED

Vice-Chair Aquino motioned to move Item 5(f) and Commissioner Shaddix seconded that motion.

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

Commissioner Lim - yes
Commissioner Miller - yes
Commissioner Shaddix - yes
Vice-Chair Aquino - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 09-2025, AUTHORIZING THE SUCCESSOR AGENCY'S ACQUISITION OF AN ART DECO PAVILION BUILDING PREVIOUSLY LOCATED AT TRANSBAY BLOCK 5 FOR FUTURE PLACEMENT IN THE TRANSBAY UNDER RAMP PARK CONSISTENT WITH THE PARK'S SCHEMATIC DESIGN APPROVAL; AUTHORIZING A FEE AGREEMENT IN THE AMOUNT OF \$178,652.00 WITH PARK TOWER OWNER, LLC IN SATISFACTION OF CERTAIN OBLIGATIONS UNDER THE TRANSBAY BLOCK 5 OWNER PARTICIPATION/DISPOSITION AND DEVELOPMENT AGREEMENT; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Lim motioned to move Item 5(g) and Commissioner Shaddix seconded that motion.

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

Commissioner Lim - yes
Commissioner Miller - yes
Commissioner Shaddix - yes
Vice-Chair Aquino - yes
Chair Scott - yes

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 10-2025, AUTHORIZING THE SUCCESSOR AGENCY'S EXECUTION OF A LEASE FOR AN INITIAL TERM OF TWO YEARS WITH THREE ONE-YEAR OPTION PERIODS IN AN AMOUNT NOT TO EXCEED \$169,200.00 WITH SHEEDY DRAYAGE COMPANY, A CALIFORNIA CORPORATION, TO STORE AN ART DECO PAVILION BUILDING UNTIL ITS RELOCATION TO UNDER RAMP PARK, BE ADOPTED.

6. Public Comment on Non-Agenda Items

Speaker: Oscar James, native resident, Bayview Hunters Point

Mr. James commended all the Commissioners and stated that he was especially pleased with the report dealing with the hyper-local contractors. He mentioned that there were also some hyper-local developers who needed to be involved.

7. Report of the Chair

Chair Scott was very excited about the new OCII Commissioners. She stated that she had known Commissioner Shaddix for over two years and was familiar with his work in the Bayview. She thanked him for acknowledging her work during his confirmation hearing at the Board of Supervisors Rules Committee. Dr. Scott was pleased to welcome Commissioner Miller with his noteworthy and extensive expertise in development as an engineer. She thanked Vice-Chair Aquino for being so active and up-to-date on activities and events in the city, especially on her bike routes, as well as her concern about the City. She commended Commissioner Lim for his involvement and leadership in his community. Dr. Scott stated that with all the skills and accomplishments brought by Commissioners, OCII was well positioned to deliver on the various tasks that lay ahead. OCII also had a very talented and dedicated professional staff and a brilliant leader in Executive Director Kaslofsky, who has successfully secured many milestones with staff in various developments under OCII jurisdiction. She reported that in 2024 Mr. Kaslofsky led the efforts working with many City and OCII partners to enable and jumpstart the development of Candlestick Point. OCII was embarking on creating thousands of jobs and contracting opportunities for skilled labor and local and minority contractors and eventually adding thousands of housing units to the City. Dr Scott reported that the Hunters Point Shipyard (HPS) development and ongoing clean-up was moving along steadily. Their non-profit development partners were finalizing COP residential placement in Blocks 52 and 54 in HPS. She mentioned the possibility of bringing John Stewart Company back to the table. Dr. Scott thanked the Hunters Point Citizens Advisory Committee (HP CAC) and stated that due to efforts led by Dr. Veronica Hunnicutt, the building demolitions work would have local and minority contractor participation. She added that Executive Director Kaslofsky and his dedicated staff were working with the CAC to fulfill their collective mission and their obligations for their stakeholders and communities. Dr. Scott expressed excitement about the upcoming projects, such as Mission Bay (MB) Block 9A, the 401 China Basin and others in the pipeline, all of which would result in more housing, contracting and small business opportunities for SF residents. OCII's focus would be on creating more affordable housing and related opportunities, working with COP holders and decreasing migration of black residents from SF. Dr. Scott noted that OCII had many agencies to provide many services and she acknowledged the help of partnerships such as MOHCD, the Oversight Board as well as the HP CAC. She was humbly honored to serve as Chair of OCII.

8. Report of the Executive Director

Executive Director Kaslofsky thanked all Commissioners for being present and thanked Mayor Lurie for the new Commission appointments as well as the Board of Supervisors members who were involved. He stated that OCII was one of the agencies required to work with Citizens Advisory Committees (CAC) and had for many decades where residents volunteered, advised and provided input and direction on all local projects. Mr. Kaslofsky reported that there were CAC's in MB, TB and HPS joined with Candlestick.

Executive Director Kaslofsky announced a legislative advocacy trip to Washington D.C in March spearheaded by Mayor Lurie's Legislative Affairs Office, SF Chamber of Commerce and the City Attorney's Office. The point of the trip was to advocate for all issues in SF: legislation and funding for infrastructure, health care, health programs, housing, homeless services, economic development, transportation and environmental clean-up, especially for HPS. He explained that this trip afforded them the opportunity to brief and educate officials at the federal level in Congress and the Senate on the City's priorities and advocate for them. There continued to be follow-up on these issues.

Executive Director Kaslofsky announced that April 15 was the 175th anniversary of San Francisco's formation (as well as tax day) and the City of Awe would be holding a laser light show that evening to celebrate.

9. Commissioners' Questions and Matters

Vice-Chair Aquino thanked Chair Scott for her kind words. She commended Executive Director Kaslofsky and staff for their remarkable work. She underlined that she was there as Vice-Chair to support Chair Scott and the other Commissioners and she welcomed new Commissioners Miller and Shaddix. Ms. Aquino acknowledged that they were there because of their love for SF and also looked forward to the work coming up that would change and transform their City.

She wanted to point out how important the BV and Candlestick parks were to maintain. She announced that she was getting ready to create a BV Shimmy or the Haight Street Wiggle bike ride and was working on that. Ms. Aquino announced there would be an Easter egg hunt at Progress Park on Saturday, April 19 from 10am to noon, sponsored by the Dogpatch Neighborhood Association and the Dogpatch Business Association.

Commissioner Shaddix thanked everyone for the kind words. He was very grateful to Mayor Lurie for this appointment. He reported that he lived in Below Market Rate (BMR) affordable housing in the BV after being displaced from the Mission. Mr. Shaddix gave thanks to MEDA for being able to become a homeowner and stated that he would like to see many more homeownerships in SF. He spoke about the importance of affordable housing and the lack of it and stated that this was an issue he would like to contribute to.

10. Closed Session - None

11. Adjournment

Chair Scott asked for a motion to adjourn.

Commissioner Lim motioned to adjourn and Commissioner Miller seconded that motion.

The meeting was adjourned at 3:11 p.m.

Respectfully submitted,


Jaimie Cruz
Commission Secretary