

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
6TH DAY OF MAY 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 6th day of May 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:** 2660 971 3658 **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.

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 20, 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: 2660 971 3658

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

NOTE: ITEM 4(a) WAS CONTINUED FROM THE FEBRUARY 4, 2025 MEETING

- a) Workshop on the July 2023-June 2024 Report on OCII Small Business Enterprise and Local Hiring Goals Practices (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Maria Pecot, Contract Compliance Specialist III; Julia Hernandez, Contract Compliance Specialist; George Bridges, Contract Compliance Supervisor; Iowayna Peña, Workforce Development Director, Office of Economic and Workforce Development (OEWD); Ken Nim, CityBuild Director

Chair Scott stated that she was very pleased with the diversity of the team.

PUBLIC COMMENT - None

Commissioner Miller thanked staff for the extensive work done putting this presentation together and was pleased to hear about the work with community members and City partners. He applauded the optimism for the future.

Commissioner Shaddix was very pleased to be working together again with Director Peña. He stated that he recognized many faces in the audience and was very happy to be a part of OCII.

Vice-Chair Aquino echoed her fellow Commissioners and commended staff for all the work that had been done and continued to do. She stressed the importance of continuing to support and engage with pride and commitment.

Chair Scott welcomed Ms. Peña and stated she was very excited for her in her new role.

5. Matters of New Business:

CONSENT AGENDA

- a) Approval of Minutes: Regular Meeting of April 15, 2025

- b) Authorizing a First Amendment to a Personal Services Contract with MJF & Associates Consulting, a sole proprietorship, extending the term of the contract by up to six months and increasing the amount of the contract by \$117,090 for a total contract amount not to exceed \$1,074,190 to continue site office management, outreach, and administrative support to the Hunters Point Shipyard Citizens Advisory Committee and Legacy Foundation; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Area (Action) (Resolution No. 11-2025)

PUBLIC COMMENT - None

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

Secretary Cruz called for a voice vote on Items 5(a) and 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 APPROVAL OF MINUTES FOR REGULAR MEETING OF APRIL 15, 2025, BE ADOPTED.

ADOPTION: IT WAS VOTED BY FIVE COMMISSIONERS THAT RESOLUTION NO. 11-2025, AUTHORIZING A FIRST AMENDMENT TO A PERSONAL SERVICES CONTRACT WITH MJF & ASSOCIATES CONSULTING, A SOLE PROPRIETORSHIP, EXTENDING THE TERM OF THE CONTRACT BY UP TO SIX MONTHS AND INCREASING THE AMOUNT OF THE CONTRACT BY \$117,090 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$1,074,190 TO CONTINUE SITE OFFICE MANAGEMENT, OUTREACH, AND ADMINISTRATIVE SUPPORT TO THE HUNTERS POINT SHIPYARD CITIZENS ADVISORY COMMITTEE AND LEGACY FOUNDATION; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND BAYVIEW HUNTERS POINT REDEVELOPMENT AREA, BE ADOPTED.

REGULAR AGENDA

Agenda Item Nos. 5(c) through 5(e) related to finance service contracts were presented together but acted on separately

- c) Authorizing a Personal Services Contract with KNN Public Finance, LLC, in an amount not to exceed \$163,100, for financial advisory services in connection with the proposed issuance of tax allocation bonds (Discussion and Action) (Resolution No. 12-2025)
- d) Authorizing a Legal Services Contract with Anzel Galvan LLP, in an amount not to exceed \$212,000, for Bond Counsel services in connection with the proposed issuance of tax allocation bonds (Discussion and Action) (Resolution No. 13-2025)
- e) Authorizing a Legal Services Contract with the Law Offices of Alexis S. M. Chiu, in an amount not to exceed \$150,200, for Disclosure Counsel services in connection with the proposed issuance of tax allocation bonds (Discussion and Action) (Resolution No. 14-2025)

Presenters: Thor Kaslofsky, Executive Director; Nicholas Jones, Debt Manager

PUBLIC COMMENT - None

Commissioner Miller inquired about what experience Mr. Jones had had with the Department of Finance in the light of the challenges they would be facing at the state level.

Mr. Jones responded that they had had some good luck with the Department of Finance (DOF), most recently with the OCII ROPS (Recognized Obligation Payment Schedule), which OCII submitted annually and in which DOF did not have significant edits and approved it in a timely manner. During the process of issuing bonds in 2023, he reported that they approved the bond issuance within two weeks. Mr. Jones explained further that OCII would budget the full 65-day window, which was a statutorily determined period of time and after that window had elapsed, they expected an answer from DOF. He had not heard anything to the contrary.

Executive Director Kaslofsky reminded everyone that redevelopment was dissolved in 2012 and all these years later, OCII continued to wind down their projects and that there was still much work to be done. He stated that OCII had a very good record with DOF regarding their bond issuances, first with some of the post dissolution legislation which clarified OCII's ability to issue debt. Since then, DOF had approved the OCII issuances with very little comment or interference, so that OCII ratings continued to be solid and their bonds continued to be very marketable.

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

Commissioner Shaddix motioned to move Item 5(c) and Commissioner Lim 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. 12-2025, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH KNN PUBLIC FINANCE, LLC, IN AN AMOUNT NOT TO EXCEED \$163,100, FOR FINANCIAL ADVISORY SERVICES IN CONNECTION WITH THE PROPOSED ISSUANCE OF TAX ALLOCATION BONDS, BE ADOPTED.

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. 13-2025, AUTHORIZING A LEGAL SERVICES CONTRACT WITH ANZEL GALVAN LLP, IN AN AMOUNT NOT TO EXCEED \$212,000, FOR BOND COUNSEL SERVICES IN CONNECTION WITH THE PROPOSED ISSUANCE OF TAX ALLOCATION BONDS, BE ADOPTED.

Commissioner Lim motioned to move Item 5(e) and Vice-Chair Aquino 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. 14-2025, AUTHORIZING A LEGAL SERVICES CONTRACT WITH THE LAW OFFICES OF ALEXIS S. M. CHIU, IN AN AMOUNT NOT TO EXCEED \$150,200, FOR DISCLOSURE COUNSEL SERVICES IN CONNECTION WITH THE PROPOSED ISSUANCE OF TAX ALLOCATION BONDS, BE ADOPTED.

- f) Authorizing a Memorandum of Agreement with the City and County of San Francisco, acting through its Recreation and Parks Department, for the property management and maintenance of specific parcels within the Hunters Point Shipyard Phase One Open Space system starting July 1, 2025, for a maximum amount not to exceed \$981,311 for an eleven-month term consistent with the approved budget for Community Facilities District No. 8; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action) (Resolution No. 15-2025)

Presenters: Thor Kaslofsky, Executive Director; Phil Ginsburg, General Manager, San Francisco Rec & Parks; Marc Slutzkin, Deputy Director, Projects and Programs

PUBLIC COMMENT – None

Commissioner Miller thanked Mr. Slutzkin and Mr. Ginsburg for this information and was pleased to see the cooperation between the agencies. He stated how important it was to have quality parks in the City and appreciated everyone's efforts in this endeavor.

Vice-Chair Aquino stressed how vital this work was to the City and how important parks were to the community, especially in District 10 (D10). She stated that she cycled often through the city but mostly through the Bayview (BV) and Candlestick and was very proud of the work everyone was doing.

Commissioner Shaddix stated that he was a huge fan of the City parks, especially Golden Gate Park. He indicated that he was looking forward to walking through and becoming familiar with his own neighborhood at the Shipyard. He thanked staff for all their work on these parks.

Chair Scott stated that she grew up playing sports and played for the City. She inquired about whether there would be space for recreational sports, such as tennis or volleyball or basketball. She loved seeing families resting and playing at Hilltop which was heartwarming, especially the kite-flying.

Executive Director Kaslofsky responded that these parks were part of a plan which was designed long ago. He explained that none of them were active parks, but rather were passive parks and were close to residences. Mr. Kaslofsky pointed out that there was a playground for children, but other activities were not planned. He added that future parks in Phase 2 of the Shipyard would be more active, with soccer fields and other planned items. However, those were awaiting the Navy's clean-up and would be built as soon as possible.

Mr. Ginsburg added that the California State Lands Commission under the Public Trust doctrine limited some types of activities that would be permitted on the waterfront. He referred to Northside Park, which he believed was intended for active recreation use with fields. He also mentioned other parks which would have active space. Mr. Ginsburg emphasized the importance of having both active and passive parks within the City. He referred to India Basin which would be active and which

they were trying to infuse with waterfront recreation programs, so there would be boats and two basketball courts.

Commissioner Miller pointed out that there would be public art at these parks as well, which really benefitted the community and he was very pleased about this. He stated that he viewed some of the public art pieces during his tour and was very pleased.

Commissioner Shaddix inquired about whether Hilltop Park was Sundial Park.

Mr. Ginsburg replied that Sundial was a name that was probably more commonly used in the community due to the presence of the sundial. However, the official name was Hilltop Park.

Executive Director Kaslofsky clarified that Hilltop Park in the context of this Memorandum of Agreement (MOA) referred solely to the Hunters Point (HP) Shipyard. He explained that Sundial Park was located in another area of Bayview within the older redevelopment area of Hunters Point, but not in this area.

Mr. Ginsburg pointed out that they now might have two Hilltop Parks, which was something they would need to address, but which would not be difficult since they knew what the default name would be: Sundial Park.

Executive Director Kaslofsky clarified again that the neighborhood was called Hilltop, but not the park itself.

Commissioner Miller motioned to move Item 5(f) and Vice-Chair Aquino proudly 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. 15-2025, AUTHORIZING A MEMORANDUM OF AGREEMENT WITH THE CITY AND COUNTY OF SAN FRANCISCO, ACTING THROUGH ITS RECREATION AND PARKS DEPARTMENT, FOR THE PROPERTY MANAGEMENT AND MAINTENANCE OF SPECIFIC PARCELS WITHIN THE HUNTERS POINT SHIPYARD PHASE ONE OPEN SPACE SYSTEM STARTING JULY 1, 2025, FOR A MAXIMUM AMOUNT NOT TO EXCEED \$981,311 FOR AN ELEVEN- MONTH TERM CONSISTENT WITH THE APPROVED BUDGET FOR COMMUNITY FACILITIES DISTRICT NO. 8; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- g) Informational Memorandum on the Master Developer's Community Benefits Agreement for Hunters Point Shipyard Phase 1 for the period of January 2023 through December 2024, Legacy Fund Update, and Phase 2 Community Benefits Agreement preview following Candlestick Point approvals; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Inderbir Grewal, Development Specialist, HPS/CP; Michael Hochstoeger, Director of Operations, Lennar; Sidney Martin, Senior Project Manager, Tyche Business Solutions; Marcus Tartt, Center Director, Renaissance Entrepreneurship Center; Dr. Mitchell Smith, Director Workforce Development and Training, Young Community Developers (YCD)

PUBLIC COMMENT - None

Commissioner Shaddix thanked staff for their work and stated that this work was much appreciated. He specifically called out and commended Mr. Tartt as well as Dr. Smith.

Vice-Chair Aquino commended staff for the presentation and all their hard work. She stated that she was very proud to be part of this community, the City and OCII and understood the challenges facing everyone in this effort. Ms. Aquino addressed Mr. Tartt and thanked him for his patience and encouragement and support for the community and his work. She stated that she was aware of group programs and training activity going on and was pleased to see the good energy happening in the BV and seeing so many people involved in this effort. Ms. Aquino referred to Mr. Martin's comment about Artificial Intelligence (AI) being involved with health and wellness and inquired about how that would work.

Mr. Grewal responded that the idea for leveraging AI to address community problems came during their Legacy Foundation meeting in January 2025, when it was suggested by an organization called Public Interest Technologies based in LA. He recalled that the person running the organization spoke about how AI could be used to harm low-income and black communities and how that could be leveraged to improve communities. Mr. Grewal also mentioned that Stanford University had a program that considered how AI could be used to address urban planning issues and regarding one issue, specifically, restrictive covenants in property deeds. There was nothing specific in the works yet, but he envisioned a one-day interactive program which would explain what AI was and how it could be employed in the neighborhood for positive outcomes. Regarding health and wellness Mr. Grewal stated that they were thinking about a community program to boost nutrition and other issues related to public wellness. He mentioned they had \$16,000 and would be using those funds to cover these events.

Vice-Chair Aquino asked Mr. Grewal to keep Commissioners apprised of their progress with AI because they all wanted to learn more about it.

Chair Scott mentioned that technology was a blessing and was very pleased to be learning more about it. She thanked presenters for their presentation and staff for their information and hard work.

h) Candlestick Point/Hunters Point Shipyard Phase 2 Infrastructure Next Steps (Discussion)

Presenters: Thor Kaslofsky, Executive Director; LaShon Walker, VP of Community Affairs, FivePoint; Catarina Kidd, Director of Planning, FivePoint

PUBLIC COMMENT - None

Commissioner Lim commended Ms. Walker for her very informative slide-show materials and presentation.

Vice-Chair Aquino thanked presenters for their work and awaited updates to their progress.

Commissioner Shaddix referred to mention during the presentation that work might be starting on Harney Way between 2025-2028 and inquired about whether that meant work would actually start in 2025 or rather some time between 2025 and 2028.

Ms. Kidd responded that the design and permitting work was already in progress, so that they would be able to submit a total package of 100% complete street improvement permits to be reviewed by City agencies and they were 90% ready for that. She added that shovels in the ground would start in 2026.

Commissioner Shaddix directed his question to Executive Director Kaslofsky. He referred to the separate sewage system in question as well as the new wastewater treatment plant, which had been under construction for six years with another five years to go. He inquired about how long the sewage system project would take to complete.

Executive Director Kaslofsky responded that he could not comment on how long a project like that would take. However, he clarified that this project had been going on since he came to San Francisco 20 years ago and that construction had started 10 years ago. He explained that it was multi-phased and would continue for several more years. Mr. Kaslofsky pointed out that much progress had been made with this antiquated system, which was being upgraded. They were counting on this project to create the separate sewage system to reduce flow going to those sites.

Commissioner Shaddix clarified that the point of his comments was that living in the neighborhood, he and the community were very anxious to see shovels in the ground as soon as possible. He thanked everyone for their work in this effort.

Commissioner Miller commended Ms. Walker for the detail in the presentation materials. As a former engineer, he indicated how much he appreciated this. He was pleased to learn about the separate sewer system because it made for better long-term maintenance and water quality, among other things.

Chair Scott highly commended speakers for their breakdown of this issue and urged them to come back with more information and updates.

6. Public Comment on Non-Agenda Items

Speaker: LaShon Walker, VP of Community Affairs, FivePoint and D10 resident

Ms. Walker announced that there would be a youth symposium hosted on June 24, 2025 in the SE sector of the City focused on future career opportunities.

Commissioner Lim inquired about whether Five Point could check back with OCII on a quarterly basis or at least annually.

Executive Director Kaslofsky responded that they could request that the developer report back on a regular update basis so OCII was aware of what was happening.

7. Report of the Chair

Chair Scott reported that she had had the opportunity to meet with several small local businesses and witnessed how they were growing and connecting with each other over the past two years. She was very pleased with how things were coming along and was optimistic and excited about the future.

8. Report of the Executive Director

- a) Notice of intent to issue a Request for Proposals seeking to engage a consultant to provide site office management, community outreach, policy and administrative support to the Hunters Point Shipyard Citizens Advisory Committee and the Office of Community Investment and Infrastructure; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Area (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Inderbir Grewal, Development Specialist, HPS/CP

Executive Director Kaslofsky suggested that they combine Public Comment at the end of the 8b) presentation rather than hold separate Public Comment sessions for these reports.

Chair Scott agreed with that suggestion.

- b) Issuance of a Request for Proposals to develop, own, and operate mixed-use affordable rental housing units on Transbay Block 4 West, and to develop and construct adjacent off-site public improvements; Transbay Redevelopment Project Area (Discussion)

Presenters: Thor Kaslofsky, Executive Director; Jasmine Kuo, Development Specialist, Housing

PUBLIC COMMENT

Speaker: Micah Fobbs, Owner, MJF & Associates Consulting

Mr. Fobbs stated that he had been contracting with OCII since 2013 and felt very blessed to be able to be present at this meeting and listen to the various presentations. He thanked OCII for the extension on his current contract, for which he was very appreciative. Mr. Fobbs mentioned that service was all he had done all his life. He stated that although he was born in Foster City, he liked to think of himself as a product of Bayview Hunters Point (BVHP). Although he was not able to go to

college, he always had a desire to be self-employed and started his first business at age 18 and had had several others since. Mr. Fobbs recalled that his real first business was a trucking company in 1995, when he scraped up enough funds to buy a used truck, but he was informed by the City that to get started in business and get certified, he needed an office. So, he went to Renaissance for a shared office space. Ironically, it was Ms. Walker who signed his lease back then. Mr. Fobbs expressed gratitude for all the help he had received and still received from those in BVHP. He thanked everyone involved.

Executive Director Kaslofsky commented on the progress OCII had made since the pandemic. He pointed out Candlestick Point, where he was hopeful they would be able to start construction in 2026. He stated that OCII had a commitment to equity-driven economic development, evident in the affordable housing projects in Mission Bay, Transbay (TB) and HP Shipyard as well as crucial investments in parks. OCII had economically empowered businesses and OCII projects had spent \$135M on local small business contracting. Mr. Kaslofsky reported that OCII was aligned with Mayor Lurie's vision comprised of inclusive economic growth. He indicated that OCII's path forward would be driven by foundational principles, including economic participation, expanding opportunities to local businesses and workers, all the while maintaining fiscal responsibility through long-range planning and community engagement. Looking ahead, he explained that they needed to remain aware and adaptable in the face of current federal politics and issues. He stressed that advancing OCII's vision and goals would not change and they would succeed by working closely with the Mayor's Office, the Board of Supervisors, OCII Commissioners, other governmental agencies and the community. He thanked Commissioners and the public for being present at this meeting.

Chair Scott thanked Executive Director Kaslofsky and staff for all their work and their persistence.

Commissioner Miller reported that he had had a chance to visit the TB redevelopment project area recently and was impressed by how much energy there was in that area, including the park, and by how much construction was taking place. He commended OCII's work and progress there.

9. Commissioners' Questions and Matters

Vice-Chair Aquino announced that they would hold a spring market in Dog Patch on Saturday, May 10, from 11am to 5pm located at 22nd and 3rd Streets. She encouraged everyone to come shop at the local businesses and stated that there would be music and food.

10. Closed Session - None

11. Adjournment

Chair Scott asked for a motion to adjourn.

Commissioner Lim motioned to adjourn and Vice-Chair Aquino seconded that motion.

The meeting was adjourned at 3:55 p.m.

Respectfully submitted,

for Lucinda Nguyen

Jaimie Cruz
Commission Secretary