
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

Successor Agency Commission



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Staff Reports/Explanatory Documents available to the public and provided to the Commission are posted on the Commission website at www.sfocii.org. The agenda packet is also available at the reception desk at 1 South Van Ness Avenue, 5th Floor. If any materials related to an item on this agenda have been distributed to the Commission after distribution of the agenda packet, those materials are available for public inspection at the Commission's Office located at 1 South Van Ness Avenue, 5th Floor, during normal office hours.

SPECIAL MEETING A G E N D A **Friday, September 12, 2014 • 12:00 p.m.**

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 400, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 311.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling the Office of Community Investment and Infrastructure at (415) 749-2400 at least 72 hours prior to the meeting/hearing: Assistive listening device, real time captioning, American Sign Language interpreters, use of a reader during a meeting, large print agendas or other accommodations are available upon request. Following a meeting minutes can be made available by audiocassette tape or alternative formats.

5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Office of Community Investment and Infrastructure at (415) 749-2400.
6. In order to assist the Office of Community Investment and Infrastructure efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Office of Community Investment and Infrastructure to accommodate these individuals.

REGULAR MEETING AGENDA

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.

1. Recognition of a Quorum

2. Announcements

A. The next regularly scheduled Commission meeting will be held on Tuesday, October 7, 2014 at 1:00 pm (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 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.

3. Report on actions taken at previous Closed Session meeting, if any.

4. **Matters of Unfinished Business.** None

5. **Matters of New Business:**

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- a) Approval of Minutes: Regular Meeting of August 5, 2014.
- b) Authorizing a First Amendment to the Personal Services Contract with Hawk Engineers Inc., a California Corporation, to expand the scope of services and to increase the contract amount by \$50,000 to provide infrastructure technical support services for Phase 1 of the Hunters Point Shipyard for a total contract amount not to exceed \$100,000; Hunters Point Shipyard Redevelopment Project Area. (Action) (Resolution No. 75-2014)
- c) Authorizing a First Amendment to the Personal Services Contract with Hawk Engineers, Inc., a California Corporation to expand the scope of services and to increase the contract amount by \$74,000 to provide infrastructure technical support services for Phase 2 of the Hunters Point Shipyard and Candlestick Point for a total contract amount not exceed \$124,000; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area. (Action) (Resolution No. 76-2014)
- d) Authorizing the execution of a Modification to the Security Services Cooperative Agreement with the U.S. Department of the Navy (the “Navy”) for security services on Navy-owned land at the Hunters Point Shipyard that (1) extends the term until the last Navy-owned parcel is transferred to the Successor Agency or the Conveyance Agreement with the Navy is terminated, whichever is sooner, or the Navy has satisfied the criteria to sell Navy-owned parcels to third parties as set forth in the Conveyance Agreement, and (2) allows Security Services Cooperative Agreement expenditures that are authorized through the annual budget without additional Commission action, paid for by the Navy; Hunters Point Shipyard Project Area. (Action) (Resolution No. 77-2014)
- e) Authorizing an Amended and Restated Memorandum of Understanding with the City and County of San Francisco, through its San Francisco Planning Department, to extend the term of the memorandum of understanding from fiscal year 2014-15 to fiscal year 2015-16, to increase the budget by an amount not to exceed \$225,000, for a total aggregate amount not to exceed \$675,000, and to expand the scope of work to provide design and environmental review process for the Golden State Warriors project. (Action) (Resolution No. 78-2014)

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- f) Authorizing, pursuant to the Transbay Implementation Agreement, the Executive Director to execute an Exclusive Negotiation Agreement with MA West, a joint venture limited liability company between Golub Real Estate Corp., an Illinois corporation, and The John Buck Company, a limited liability company, for a proposed commercial project on Block 5 (Assessor’s Block 3718, portion of Lot 025 and portion of Lot 027), located on Howard Street between Beale

and Main Streets; Transbay Redevelopment Project Area. (Discussion and Action) (Resolution No. 79-2014)

Staff presentation estimated time: 15 minutes

- g) Conditionally approving a variation to the Transbay Redevelopment Plan's on-site affordable housing requirement as it applies to the mixed-use project at 181 Fremont Street, subject to approval by the Board of Supervisors of the City and County of San Francisco in its capacity as legislative body for the Successor Agency to the San Francisco Redevelopment Agency, and authorizing the acceptance of a future payment of \$13.85 million to the Successor Agency for use in fulfilling its affordable housing obligations in the Project Area; Transbay Redevelopment Project Area. (Discussion and Action) (Resolution No. 80-2014)

Staff presentation estimated time: 10 minutes

- h) Approving a Ground Lease that incorporates the acceptance of an Assignment of Deed of Trust and Promissory Note with AMCAL Pacific Pointe Fund, L.P., with HPS Development Co., L.P., for a 59-unit (plus one manager's unit) affordable housing development serving very low-income families at Block 49 pursuant to the 6th Amendment to the Phase 1 Hunters Point Shipyard Disposition and Development Agreement; Hunters Point Shipyard Redevelopment Area. (Discussion and Action) (Resolution No. 81-2014)

Staff presentation estimated time: 15 minutes

- i) Adopting environmental findings pursuant to the California Environmental Quality Act; authorizing a Second Amendment to the Disposition and Development Agreement for Candlestick Point and Phase 2 of the Hunters Point Shipyard with CP Development Co., LP, subject to the approval of the Oversight Board of the City and County of San Francisco and the California Department of Finance; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas. (Discussion and Action) (Resolution No. 82-2014)

Staff presentation estimated time: 10 minutes

- j) Resolution Authorizing the Issuance of Taxable and Tax-Exempt Refunding Tax Allocation Bonds in a Combined Aggregate Principal Amount Not to Exceed \$300,000,000, and Approving and Directing the Execution of an Indenture of Trust and a Bond Purchase Contract, and Approval of Other Related Documents and Actions, Various Project Areas, Subject to Oversight Board and Department of Finance Concurrence. (Discussion and Action) (Resolution No. 83-2014)

Staff presentation estimated time: 15 minutes

- k) Workshop on the Recognized Obligation Payment Schedule for January 1, 2015 to June 30, 2015 (ROPS 14-15B). (Discussion)

6. Public Comment on Non-agenda Items

Members of the public may address the Commission on matters that are within the Commission jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Commission adopts a shorter period. 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.

7. Report of the Chair

8. Report of the Executive Director

- a) Results of the initial phase of the selection process for evaluating the proposals submitted in response to the Request for Proposals for a 135-unit affordable housing project at 1300 4th Street (Block 6 East); Mission Bay South Redevelopment Project Area

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment