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# COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

## Successor Agency Commission

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Edwin M. Lee, Mayor

Mara Rosales, Chair

Marily Mondejar

Darshan Singh

Miguel Bustos

Tiffany Bohee, Executive Director

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CITY HALL, ROOM 416  
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## MEETING A G E N D A TUESDAY, December 2, 2014 • 1:00 p.m.

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### ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 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.

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## **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.**

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### **1. Recognition of a Quorum**

### **2. Announcements**

A. The next regularly scheduled Commission meeting will be held on Tuesday, December 16, 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.**

### **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: Meeting of November 4, 2014.
- b) Authorizing a First Amendment to the Legal Services Contract with Carr McClellan P.C., formerly known as Carr McClellan Ingersoll Thompson & Horn A Professional Corporation, to increase the contract amount by \$25,000 for a total aggregate contract amount not to exceed \$100,000, to provide bankruptcy-related legal services on an as-needed basis. (Action) (Resolution No. 95-2014)

**REGULAR AGENDA**

**Staff presentation estimated time: 15 minutes**

- c) Confirming, subject to approval by the Department of Finance, the issuance and sale of Successor Agency to the Redevelopment Agency of the City and County of San Francisco taxable and tax-exempt refunding tax allocation bonds in a combined aggregate principal amount not to exceed \$300,000,000, approving preliminary and final official statements and a continuing disclosure certificate, and approval of other related documents and actions, various project areas. (Discussion and Action) (Resolution No. 96-2014)

**AFTER THE REGULAR AGENDA ITEM NO. 5 (c) IS CONSIDERED, THE COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE WILL RECONVENE TO CONSIDER THE REMAINING AGENDA.**

**Staff presentation estimated time: 20 minutes**

- d) Authorizing an Exclusive Negotiations Agreement, and a Predevelopment Loan Agreement in an Amount Not to Exceed \$2,500,000, with 1300 4th Street Associates, L.P., a California limited partnership, for the development of 135 affordable family rental housing units at 1300 4th Street, also known as Mission Bay South Block 6 East, and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area. (Discussion and Action) (Resolution No. 97-2014)

**Staff presentation estimated time: 15 minutes**

- e) Adopting environmental review findings pursuant to the California Environmental Quality Act, conditionally approving a Major Phase Application Amendment for a residential project on Blocks 56 and 57, generally bounded by Coleman Street on the western boundary, Hill Drive on the northern boundary and Hilltop park in the eastern boundary, with HPS Development Co. LP.,

granting a density bonus and requiring three additional below market rate housing units on-site for a total of 132 housing units at Blocks 56 and 57, the Hunters Point Shipyard Phase 1, together with 1) a report on the Schedule of Performance, 2) a Major Phase and Project Housing Data Table, 3) a combined Basic Conceptual and Schematic Designs, and 4) a form Vertical Disposition and Development Agreement; Hunters Point Shipyard Project Area. (Discussion and Action) (Resolution No. 98-2014)

**Staff presentation estimated time: 10 minutes**

- f) Authorizing the Executive Director to Enter into a Memorandum of Understanding with the City and County of San Francisco Department of Public Works for use of \$75,000 Tax-Exempt Bond Proceeds for SOMA Alleyway Improvements per Recognized Obligations Payment Schedule Item 384, subject to Oversight Board and Department of Finance Approval. (Discussion and Action) (Resolution No. 99-2014)

**Staff presentation estimated time: 10 minutes**

## **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) Informing the Commission of the issuance of Office of Community Investment and Infrastructure audited Annual Financial Report for the year ended June 30, 2014. (Discussion)
- b) Availability of the Notice of Preparation of an Environmental Impact Report for the Golden State Warriors Event Center and Mixed-Use Development at Mission Bay Blocks 29-32, bounded by Third Street, South Street, 16th Street and future planned realigned Terry Francois Boulevard in the Mission Bay South Redevelopment Project Area. (Discussion)

## **9. Commissioners' Questions and Matters**

## **10. Closed Session**

- a) CONFERENCE WITH LABOR NEGOTIATORS, pursuant to Government Code § 54957.6, to confer with its designated representatives.

OCII representatives: Tiffany Bohee, Jim Morales, Leo Levenson, Geoff Rothman, Jeff Sloan, Charles Sakai and April Ward.

Employee organizations:

- (1) the International Federation of Professional and Technical Engineers (IFPTE) Local 21 representing the Engineers and Architects bargaining unit, the Management/Supervisory bargaining unit, and the Professional/ Technical bargaining unit; and
- (2) the Service Employees International Union (SEIU) Local 1021 representing a miscellaneous employees bargaining unit.

## **11. Adjournment**