

**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 JULY 2014**

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 416, in the City of San Francisco, California, at 1:00 p. m. on the 15th day of July 2014, at the place and date duly established for holding of such a meeting.

**REGULAR MEETING AGENDA**

**1. Recognition of a Quorum**

Meeting was called to order at 1:16 p.m. Roll call was taken.

Commissioner Mondejar – present  
Vice-Chair Rosales – present  
Commissioner Singh – present  
Chair Johnson – present

All Commission members were present.

**2. Announcements**

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, August 5, 2014 at 1:00 p.m. (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.

C. Announcement of Time Allotment for Public Comments

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

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

**5. Matters of New Business:**

**CONSENT AGENDA**

a) Approval of Minutes: Regular Meeting of June 17, 2014

b) Conditionally authorizing a two-year permit-to-enter with the City and County of San Francisco, a municipal corporation, acting by and through its Municipal Transportation Agency and Alta

Bicycle Share, Inc., an Oregon corporation, for a bike share station at Yerba Buena Gardens; former Yerba Buena Center Redevelopment Project Area. (Discussion and Action) (Resolution No. 51-2014)

Vice-Chair Rosales recused herself from the vote on 5 (a) and (b) on advice of counsel because the SFMTA had been a source of income for her law firm within the past six months.

**PUBLIC COMMENT – None**

Commissioner Singh motioned to move Items 5(a) and 5 (b) and Commissioner Mondejar seconded that motion.

Secretary Nguyen called for a voice vote on Items 5(a) and 5(b).

Commissioner Mondejar – yes

Vice-Chair Rosales – recused

Commissioner Singh – yes

Chair Johnson – yes

**ADOPTION:** IT WAS VOTED BY 3 COMMISSIONERS WITH ONE RECUSAL THAT THE MINUTES OF THE REGULAR MEETINGS OF JUNE 17, 2014 BE ADOPTED AND BY 3 COMMISSIONERS WITH ONE RECUSAL THAT RESOLUTION NO. 51-2014, CONDITIONALLY AUTHORIZING A TWO-YEAR PERMIT-TO-ENTER WITH THE CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION, ACTING BY AND THROUGH ITS MUNICIPAL TRANSPORTATION AGENCY AND ALTA BICYCLE SHARE, INC., AN OREGON CORPORATION, FOR A BIKE SHARE STATION AT YERBA BUENA GARDENS; FORMER YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA, BE ADOPTED.

**REGULAR AGENDA**

- c) Commending Mike Grisso for his more than 11 years of dedicated and outstanding service at the Former San Francisco Redevelopment Agency and its Successor Agency, The Office of Community Investment and Infrastructure. (Discussion and Action) (Resolution No. 52-2014)

Presenters: Tiffany Bohee, Executive Director; Tracie Reynolds, Manager, Real Estate & Development Services; Mike Grisso, Senior Project Manager, Transbay

**PUBLIC COMMENT**

Speakers: Courtney Pash, OCII staff; Thor Kaslofsky, OCII staff; Ethan Warsh, OCII staff; George Bridges, OCII staff

Ms. Pash recalled the time when she started working with the Agency and with Mike Grisso. She spoke about his dedication and passion for his work, his patience, that he was quick to understand and a natural leader. Ms. Pash thanked Mr. Grisso and stated they would miss him.

Mr. Kaslofsky recalled how much Mr. Grisso had helped him understand the job when he started with the Agency. He stated that everyone would go to Mr. Grisso for answers and that he provided a level of stability during the time of dissolution. Mr. Kaslofsky wished him luck in the new position.

Mr. Warsh spoke about how helpful Mr. Grisso had been to him at the Agency over the past 7 months even though he did not work directly with Mr. Grisso. He stated that Mr. Grisso was available and willing to help him as a newcomer to the City.

Mr. Bridges stated that he had not been aware of how accomplished Mr. Grisso was and how lucky Kilroy was to get such a distinguished worker. He talked about Mr. Grisso's commitment to the community as a public servant, his dedication and expertise. He stated that Mr. Grisso's strong negotiating skills made sure that community benefits were always met. Mr. Bridges stated that he appreciated the opportunity to work with him.

Commissioner Singh spoke of Mr. Grisso's great talent and devotion to his work.

Commissioner Mondejar stated that she had missed Mr. Grisso's party, but wished him good luck and thanked him for all the hard work he had given the OCII and the City.

Vice-Chair Rosales stated that she had reviewed all of Mr. Grisso's amazing qualifications and the one that stood out was that Mr. Grisso had participated in more than 300 Commission, Committee, Board and community meetings. She congratulated him on that.

Chair Johnson recalled that the only way she had learned about what was going on with OCII issues was by asking Mr. Grisso many questions and although ornery at times, he took the time to explain and discuss all the issues that Ms. Johnson was asking about.

Commissioner Singh motioned to move Item 5(c) and Commissioner Mondejar seconded that motion.

Secretary Nguyen called for a voice vote on Items 5(c).

Commissioner Mondejar – yes  
Vice-Chair Rosales – yes  
Commissioner Singh – yes  
Chair Johnson – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY 4 COMMISSIONERS THAT RESOLUTION NO. 52-2014 COMMENDING MIKE GRISSO FOR HIS MORE THAN 11 YEARS OF DEDICATED AND OUTSTANDING SERVICE AT THE FORMER SAN FRANCISCO REDEVELOPMENT AGENCY AND ITS SUCCESSOR AGENCY, THE OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE, BE ADOPTED.

Chair Johnson announced that Mr. Ellington was no longer a Commissioner on the OCII because he had taken a position with the Warriors basketball team and therefore it would be a conflict of interest to continue working with the OCII.

- d) Commending Wells Lawson for his more than 6 years of dedicated and outstanding service at the Former San Francisco Redevelopment Agency and its Successor Agency, The Office of Community Investment and Infrastructure. (Discussion and Action) (Resolution No. 53-2014)

Presenters: Tiffany Bohee, Executive Director; Sally Oerth, Deputy Director; Wells Lawson, Senior Project Manager, Hunters Point Project Shipyard Phase II & Candlestick Point

**PUBLIC COMMENT**

Speakers: Pedro Arce, OCII staff; Lila Hussain, OCII staff; Isaac Dozier, Urban Strategies; Ethan Warsh, OCII staff; Helen Hale, Services Director, Mayor's Office of Housing & Community Development; Thor Kaslofsky, OCII staff; Amabel Akwa-Asare, OCII Staff; Dorris Vincent, Bayview Hunters Point (BVHP) resident and Shipyard CAC

Mr. Arce stated that he was going to speak as a private citizen for Mr. Lawson and presented Mr. Lawson with a sketch. He stated that it had been a privilege to have been able to work with Mr. Lawson and wished him luck in the future.

Ms. Hussain stated that she had first heard about Mr. Lawson's reputation when he worked at Strategic Economics and she was working with the City of Berkeley. They worked together on the India Basin plan, which was very challenging and she spoke about Mr. Lawson's great integrity and honesty in the community setting. Ms. Hussain stated that he would be missed.

Mr. Dozier spoke about how hard Mr. Lawson had worked on the Alice Griffith project and recalled that no matter how stressful the situation was, Mr. Lawson was always able to smile and be gentle and generous. He stated that it was very refreshing to work with Mr. Lawson because of his great compassion and devotion to the community even under tense situations.

Mr. Warsh stated that he had had the privilege and pleasure to work with Mr. Lawson for seven months. He recalled that, as a newcomer to San Francisco, Mr. Lawson was his first friend and had made his transition to the City much easier. Mr. Warsh stated that Mr. Lawson was always willing to take the time to help him with project issues. He hoped Mr. Lawson would remain a friend for the rest of his life.

Ms. Hale spoke about Mr. Lawson's work at Alice Griffith, the community garden and Hunters Point Family. She stated that Mr. Lawson was great listener and really understood what it meant to transform a neighborhood and have it become part of a person's being. Ms. Hale stated that it would be very difficult to replace Mr. Lawson because he was so much about the community and service.

Mr. Kaslofsky stated that it would be difficult to find the balance of skills that Mr. Lawson had. He recalled that Mr. Lawson would always drop what he was doing to take the time to help a coworker and colleague. He thanked him for his friendship and mentorship and wished Mr. Lawson good luck in the future.

Ms. Akwa-Asare recalled that she started working with Mr. Lawson when they were pulling documents together for the Shipyard project, which had been a great introduction to the project and a wonderful opportunity to learn from him. She stated how sad she was that he was leaving and would be greatly missed.

Ms. Vincent sent her best wishes from Ms. Nixon and she brought Mr. Lawson plums from her backyard and other goodies and wished him all the luck.

Commissioner Singh stated that it seemed that once they get to know the staff, people leave and stated that they would miss Mr. Lawson.

Vice-Chair Rosales lamented the fact that their enormous brain trust was shrinking with these exits. She stated that she had been very impressed with the caliber and professionalism of the staff and that it was sad that so many people were leaving.

Commissioner Mondejar was remiss that she had missed another party. She recalled how Mr. Lawson helped her when she was new to the OCII and thanked him for his help in explaining to her what she needed to know about the ongoing projects.

Chair Johnson stated that she had known Mr. Lawson since he was in the Mayor's Office. She recalled that it was Mr. Lawson that she would turn to with questions about the projects and that he would always take the time to explain things to her. Mr. Johnson pointed out how extremely creative Mr. Lawson was and spoke about his caring attitude.

Commissioner Singh motioned to move Item 5(d) and Commissioner Mondejar seconded that motion.

Secretary Nguyen called for a voice vote on Items 5(d).

Commissioner Mondejar – yes

Vice-Chair Rosales – yes

Commissioner Singh – yes

Chair Johnson – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY 4 COMMISSIONERS THAT RESOLUTION NO. 53-2014, COMMENDING WELLS LAWSON FOR HIS MORE THAN 6 YEARS OF DEDICATED AND OUTSTANDING SERVICE AT THE FORMER SAN FRANCISCO REDEVELOPMENT AGENCY AND ITS SUCCESSOR AGENCY, THE OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE, BE ADOPTED.

- e) Commending and expressing appreciation of Christine Johnson for her services upon the occasion of her departure from her position as chair of the Commission on Community Investment and Infrastructure. (Discussion and Action) (Resolution No. 54-2014)

Presenters: Tiffany Bohee, Executive Director; Christine Johnson; Chair Johnson

#### **PUBLIC COMMENT**

Speakers: Catherine Reilly, OCII staff; Amabel Akwa-Asare, OCII staff; Mike Grisso, OCII staff; Thor Kaslofsky, OCII staff; Sally Oerth, OCII staff; Wells Lawson, OCII staff; Dorris Vincent, BVHP resident and Shipyard CAC

Ms. Reilly thanked Ms. Johnson for her great leadership during her tenure as Chair and invited Ms. Johnson to continue to attend the Mission Bay CAC's, which were right down the street.

Ms. Akwa-Asare spoke about Ms. Johnson's dedication to research all aspects of a project and her commitment to the communities she had been working with. She stated that Ms. Johnson had been very inspiring to her.

Mr. Grisso congratulated Ms. Johnson and spoke about Ms. Johnson's technical expertise and community experience. He recalled her attention to detail and how deep she would go into every aspect of the project. Mr. Grisso stated that Ms. Johnson had pushed staff to do a better job.

Mr. Kaslofsky spoke about how lucky the City Planning Department was to have Ms. Johnson join them. He recalled how Ms. Johnson would read everything given to her and spent time going over the projects with detail. He thanked her and wished her luck.

Ms. Oerth stated that Ms. Johnson would be leaving the OCII in a much better state than when she arrived because she had pushed staff to be better in serving the community and in so doing, had raised the bar. She spoke about Ms. Johnson's hard work and thoughtfulness and thanked her for her leadership.

Mr. Lawson spoke about Ms. Johnson's depth of analysis and commended her on the time, effort and commitment serving as Chair. He recalled Ms. Johnson's collaborative approach to the issues dealing with the projects.

Ms. Vincent commended Ms. Johnson and stated that she was very proud of her as being one of the youngest members to have been on the Shipyard CAC and for doing such great work. Ms. Vincent gave Ms. Johnson a bag of goodies as a going-away present.

Vice-Chair Rosales again asked why Ms. Johnson was leaving the OCII to go to Planning. She stated that Ms. Johnson had done an amazing job, that she would miss her very much and hoped they would stay in touch.

Commissioner Mondejar recalled how very impressed she had been with Ms. Johnson during her interview for the Chair position. She praised Ms. Johnson for her thoroughness and professionalism as Chair, for reading all the material presented and how much Ms. Johnson would get into the details of all the project aspects. Ms. Mondejar stated she was glad she had had the opportunity to work with her during this brief time.

Commissioner Singh said he would miss Ms. Johnson and wished her good luck.

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

Secretary Nguyen called for a voice vote on Items 5(e).

Commissioner Mondejar – yes

Vice-Chair Rosales – yes

Commissioner Singh – yes

**ADOPTION:** IT WAS VOTED BY 3 COMMISSIONERS THAT RESOLUTION NO. 54-2014, COMMENDING AND EXPRESSING APPRECIATION OF CHRISTINE JOHNSON FOR HER SERVICES UPON THE OCCASION OF HER DEPARTURE FROM HER POSITION AS CHAIR OF THE COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE, BE ADOPTED.

**Items 5 (f) and 5 (g) relating to Authorizing a Permanent Loan Agreement with Double Rock Ventures LLC were presented together but acted on separately**

Chair Johnson recused herself from both items because she was on the board of the San Francisco Housing Development Corporation, which had a partnership with the Alice Griffith project and announced that she would be handing over the Chair to Vice-Chair Rosales for these items.

- f) Authorizing a Permanent Loan Agreement with Double Rock Ventures LLC, for a total aggregate amount of \$21,972,930 for the 93-unit Phase I of the HOPE SF redevelopment of the Alice Griffith Public Housing site, consisting of replacement public housing units as well as other

affordable housing units, 211 Cameron Way; and Adopting Environmental Findings Pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area. (Discussion and Action) (Resolution No. 55-2014)

- g) Authorizing a Permanent Loan Agreement with Double Rock Ventures LLC, for a total aggregate amount of \$21,893,251 for the 91-unit Phase II of the HOPE SF redevelopment of the Alice Griffith Public Housing site, consisting of replacement public housing units as well as other affordable housing units, 211 Cameron Way; and Adopting Environmental Findings Pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area. (Discussion and Action) (Resolution No. 56-2014)

Presenters: Tiffany Bohee, Executive Director; Elizabeth Colomello, Development Specialist

### **PUBLIC COMMENT**

Speaker: Dorris Vincent, BVHP resident and Shipyard CAC

Ms. Vincent did not come up to the podium and her comments were inaudible.

Commissioner Singh asked everyone who worked on the project to stand up. Mr. Singh inquired about what a “permanent” loan meant; inquired about how it would be paid off; inquired as to whether this was a grant.

Ms. Colomello responded that it was a 55-year term, that the initial loans were for the predevelopment phase only and that this was for the full 55-year term. She responded that this would be repaid by residual receipts annually so if there was cash flow, they would get a portion of the cash flow from the operations of the developments to repay the loan. Ms. Colomello responded that this was not a grant and stated that the intent was for this to be paid off in 55 years.

Vice-Chair Rosales stated that this was a long time in coming and was happy to see this item move forward.

Commissioner Singh motioned to move Item 5(f) and Commissioner Mondejar seconded that motion.

Secretary Nguyen called for a voice vote on Items 5(f).

Commissioner Mondejar – yes

Vice-Chair Rosales – yes

Commissioner Singh – yes

Chair Johnson – recused

**ADOPTION:** IT WAS VOTED BY 3 COMMISSIONERS AND ONE RECUSAL THAT RESOLUTION NO. 55-2014, AUTHORIZING A PERMANENT LOAN AGREEMENT WITH DOUBLE ROCK VENTURES LLC, FOR A TOTAL AGGREGATE AMOUNT OF \$21,972,930 FOR THE 93-UNIT PHASE I OF THE HOPE SF REDEVELOPMENT OF THE ALICE GRIFFITH PUBLIC HOUSING SITE, CONSISTING OF REPLACEMENT PUBLIC HOUSING UNITS AS WELL AS OTHER AFFORDABLE HOUSING UNITS, 211 CAMERON WAY; AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE

CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Singh motioned to move Item 5(g) and Commissioner Mondejar seconded that motion.

Secretary Nguyen called for a voice vote on Items 5(g).

Commissioner Mondejar – yes  
Vice-Chair Rosales – yes  
Commissioner Singh – yes  
Chair Johnson – recused

**ADOPTION:** IT WAS VOTED BY 3 COMMISSIONERS AND ONE RECUSAL THAT RESOLUTION NO. 56-2014, AUTHORIZING A PERMANENT LOAN AGREEMENT WITH DOUBLE ROCK VENTURES LLC, FOR A TOTAL AGGREGATE AMOUNT OF \$21,893,251 FOR THE 91-UNIT PHASE II OF THE HOPE SF REDEVELOPMENT OF THE ALICE GRIFFITH PUBLIC HOUSING SITE, CONSISTING OF REPLACEMENT PUBLIC HOUSING UNITS AS WELL AS OTHER AFFORDABLE HOUSING UNITS, 211 CAMERON WAY; AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- h) Approving the award of Contract No. HPS 01-14 to Azul Works, Inc., a California corporation, as the lowest responsive and responsible bidder, pursuant to the California Public Contract Code, for an amount not to exceed \$263,000, plus a contingency of \$26,000, for a total aggregate amount not to exceed \$289,000 for construction of an art installation project on the Hunters Point Shipyard and authorizing the Executive Director to execute Contract No. HPS 01-14 for a 165 day period, with time extensions up to May 31, 2015 to be exercised at the Executive Director's discretion; and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Project Area. (Discussion and Action) (Resolution No. 57-2014)

Presenters: Tiffany Bohee, Executive Director; Kevin Masuda, Senior Engineer, OCII; Sandra Hernandez; Owner, Azul Works

**PUBLIC COMMENT** - None

Commissioner Singh stated that he had been involved in this project a few years ago and thought it was a very good project.

Commissioner Singh motioned to move Item 5(h) and Vice-Chair Rosales seconded that motion.

Secretary Nguyen called for a voice vote on Items 5(h).

Commissioner Mondejar – yes  
Vice-Chair Rosales – yes  
Commissioner Singh – yes  
Chair Johnson – yes

**ADOPTION:** IT WAS VOTED BY 4 COMMISSIONERS THAT RESOLUTION NO. 57-2014, APPROVING THE AWARD OF CONTRACT NO. HPS 01-14 TO AZUL WORKS,



INC., A CALIFORNIA CORPORATION, AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, PURSUANT TO THE CALIFORNIA PUBLIC CONTRACT CODE, FOR AN AMOUNT NOT TO EXCEED \$263,000, PLUS A CONTINGENCY OF \$26,000, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$289,000 FOR CONSTRUCTION OF AN ART INSTALLATION PROJECT ON THE HUNTERS POINT SHIPYARD AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CONTRACT NO. HPS 01-14 FOR A 165 DAY PERIOD, WITH TIME EXTENSIONS UP TO MAY 31, 2015 TO BE EXERCISED AT THE EXECUTIVE DIRECTOR'S DISCRETION; AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; HUNTERS POINT SHIPYARD PROJECT AREA, BE ADOPTED.

- i) Authorizing a Third Grant Disbursement Agreement with The Mexican Museum, a California 501 (c) (3) non-profit charitable corporation (the "Museum"), in an amount not to exceed \$1,030,881, for predevelopment work for a new museum facility associated with a new mixed-use project on a site that includes 706 Mission Street (Assessor's Block 3706, Lot 93) and Successor Agency disposition parcel CB-1-MM (Assessor's Block 3706, portion of Lot 277), pursuant to a December 14, 2010 Grant Agreement between the Museum and the Successor Agency. (Discussion and Action) (Resolution No. 58-2014)

Presenters: Tiffany Bohee, Executive Director; Christine Maher, Senior Development Specialist, Real Estate Division; Victor Marquez, General Counsel, Mexican Museum; Greg Johnson, Project Manager, Mexican Museum; Andrew Kluger, Board Chairman, Mexican Museum

**PUBLIC COMMENT - None**

Chair Johnson pointed out that the restaurant portion was not physically connected to the Museum either via elevator or stairs and inquired whether there were any plans for café space within the Museum.

Mr. Marquez responded in the affirmative that the restaurant portion was not connected. He explained that the Museum had a separate arrangement with the developer whereas the cultural facility was part of the lease and a standalone transaction. He indicated that the design team was looking at some way to integrate connectivity for the restaurant to the cultural space as well as some kind of food element within the cultural component in addition to the Museum store.

Commissioner Singh inquired about Mr. Marquez's statement regarding selling some bonds; inquired about when Opening Day would be because this project had been at least 10 years in progress. Mr. Singh stated they were really looking forward to this opening.

Mr. Marquez responded that under the original 1993 land development agreement under Leroy King, it had been contemplated that part of the financing for tenant improvements would include a \$7.5 million hotel tax bond. He explained that this clause had been transferred into the Purchase and Sale Agreement as well as the Lease Agreement, which was part of the packaging, in addition to all the funds needed to be raised for programs and endowment. Mr. Marquez indicated that part of the financial package included an additional contribution from the City but that it would not be a hotel tax bond. He added that they were working with Executive Director Bohee to figure out where the funds would come from for the tenant improvements.

To the opening day question, Ms. Maher responded that the 40-month construction project should start in 2015, and so they anticipated the opening to be sometime in 2018.

Vice-Chair Rosales inquired about the lawsuits referred to in the presentation and inquired about whether the Mexican Museum was named in the lawsuits.

Mr. Marquez responded that the challenges by the HOA of the Four Seasons were challenges against the CEQA entitlements and zoning processes and reported that most recently a lawsuit had been filed in June challenging the zoning maps that had been approved. He explained that these challenges had been made directly against various City agencies with the developer and Museum as interested parties. Mr. Marquez indicated that they are very much defending the lawsuits and added that in June, Judge Jackson had dismissed all the CEQA challenges, which had taken the air out of one of the main allegations.

Chair Johnson inquired whether the zoning questions still stood.

Mr. Marquez responded in the affirmative and reported that the trial date was in October. He added that the joint defense team was very confident that they would prevail.

Commissioner Mondejar congratulated the Museum team for their progress on the project so far. She inquired about whether there were any other challenges or barriers that they were anticipating or resolving.

Ms. Maher responded in the negative, from OCII's perspective. She stated that once the legal challenges were resolved, the only remaining challenge was for the Mexican Museum was fundraising, which was well underway.

Commissioner Singh motioned to move Item 5(i) and Commissioner Mondejar seconded that motion.

Secretary Nguyen called for a voice vote on Items 5(i).

Commissioner Mondejar – yes  
Vice-Chair Rosales – yes  
Commissioner Singh – yes  
Chair Johnson – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY 4 COMMISSIONERS THAT RESOLUTION NO. 58-2014, AUTHORIZING A THIRD GRANT DISBURSEMENT AGREEMENT WITH THE MEXICAN MUSEUM, A CALIFORNIA 501 (C) (3) NON-PROFIT CHARITABLE CORPORATION (THE "MUSEUM"), IN AN AMOUNT NOT TO EXCEED \$1,030,881, FOR PREDEVELOPMENT WORK FOR A NEW MUSEUM FACILITY ASSOCIATED WITH A NEW MIXED-USE PROJECT ON A SITE THAT INCLUDES 706 MISSION STREET (ASSESSOR'S BLOCK 3706, LOT 93) AND SUCCESSOR AGENCY DISPOSITION PARCEL CB-1-MM (ASSESSOR'S BLOCK 3706, PORTION OF LOT 277), PURSUANT TO A DECEMBER 14, 2010 GRANT AGREEMENT BETWEEN THE MUSEUM AND THE SUCCESSOR AGENCY, BE ADOPTED.

- j) Authorizing the Executive Director to Enter into a Memorandum of Understanding between the San Francisco Office of Community Investment and Infrastructure and the City and County of San Francisco City Administrator's Office, for an amount not to exceed \$1,317,000 for Fiscal Year 2014-15 for certain City employees and services under OCII's exclusive direction and control, and payment of OCII's rent at 1 South Van Ness. (Discussion and Action) (Resolution No. 59-2014)

Chair Johnson stated that Executive Director Bohee and she had met regarding this item before the meeting and reported that the San Francisco City Administrator's Office still needed to clarify a few items about the MOU with the City Attorney's Office. Therefore, Ms. Johnson announced that they would continue this item to a future date and that Executive Director Bohee would add this item back onto the OCII agenda after the City's Attorney's Office could provide their analysis to the City Administrator's Office.

- k) Authorizing the Executive Director to Enter into a Memorandum of Understanding between the San Francisco Office of Community Investment and Infrastructure and the City and County of San Francisco Controller's Office for financial systems, accounting and audit support, in an amount not to exceed \$175,000 for Fiscal Year 2014-15. (Discussion and Action) (Resolution No. 60-2014)

Presenters: Tiffany Bohee, Executive Director; Leo Levenson, Deputy Director, Finance & Administration

**PUBLIC COMMENT** – None

Commissioner Mondejar inquired about how many people were on Mr. Levenson's staff.

Mr. Levenson responded that his staff was comprised of 7 people, one management assistant, an accounting manager and other accountants. He pointed out certain people on his staff, such as Rosa and Amit, who made up the specialized accounting area, Richard in payroll, Lucinda, and also John Daigle, the financial specialist. He stressed that this was a very lean staff for the size of their budget, but indicated that they needed specialized accounting for year-end closing of books and that this also allowed for proper internal controls. Mr. Levenson explained that they could initiate a transaction and provide outside review to make sure they were not making any errors.

Chair Johnson inquired about whether there were any reasons why having the same auditor would not be a good thing and whether they would want two different auditors if they could afford it.

Mr. Levenson responded that it would present a problem if the auditors were not truly independent. He explained that if they did something improper, they would have major sanctions placed against them by various bodies. He added that having more eyes on an issue would mean more supervision but it would also be more expensive.

Commissioner Singh motioned to move Item 5(k) and Commissioner Mondejar seconded that motion.

Secretary Nguyen called for a voice vote on Items 5(k).

Commissioner Mondejar – yes

Vice-Chair Rosales – yes

Commissioner Singh – yes

Chair Johnson – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY 4 COMMISSIONERS THAT RESOLUTION NO. 60-2014, AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN FRANCISCO OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE AND THE CITY AND

COUNTY OF SAN FRANCISCO CONTROLLER'S OFFICE FOR FINANCIAL SYSTEMS,  
ACCOUNTING AND AUDIT SUPPORT, IN AN AMOUNT NOT TO EXCEED \$175,000 FOR  
FISCAL YEAR 2014-15, BE ADOPTED.

**6. Public Comment on Non-agenda Items – None**

**7. Report of the Chair**

Chair Johnson announced that she would be starting with the Planning Commission the following Thursday and that this would be her last meeting.

**8. Report of the Executive Director**

Executive Director Bohee again thanked Chair Johnson for her leadership and hard work for the Commission. She announced and invited all Commissioners to the grand opening of 474 Natoma on July 29, 2014 at 11:00 am and reminded Commissioners that this was another low-income affordable housing project which was built through SB 2113 replacement housing dollars.

**9. Commissioners' Questions and Matters**

Commissioner Singh asked Chair Johnson to please stay in touch.

Vice-Chair Rosales inquired about a resolution for former Commissioner Ellington because they had not had a chance to say good-bye to him.

Executive Director Bohee responded that she would add the resolution on to a future agenda and would invite Mr. Ellington to that meeting.

**10. Closed Session – None**

**11. Adjournment**

The meeting was adjourned by Chair Johnson at 3:48 p.m.

Respectfully submitted,

  
Lucinda Nguyen, Interim Commission Secretary