

Commission on Community Investment and Infrastructure

RESOLUTION NO. 23-2014

**Adopted April 1, 2014**

**AUTHORIZING A PERSONAL SERVICES CONTRACT WITH GOODWIN CONSULTANT GROUP, INC., A CALIFORNIA CORPORATION, FOR SPECIAL TAX ADVISORY SERVICES IN AN AMOUNT NOT TO EXCEED \$55,000 RELATED TO PROPOSED CHANGE PROCEEDINGS REGARDING HUNTERS POINT SHIPYARD, COMMUNITY FACILITIES DISTRICT NO. 7 AND COMMUNITY FACILITIES DISTRICT NO. 8, AND REFUNDING OF SPECIAL TAX BONDS REGARDING COMMUNITY FACILITIES DISTRICT NO. 7, IN EACH CASE PURSUANT TO THE HUNTERS POINT SHIPYARD PHASE 1 DISPOSITION AND DEVELOPMENT AGREEMENT; HUNTERS POINT SHIPYARD PROJECT AREA**

WHEREAS, Subject to Oversight Board and Department of Finance (“DOF”) approval, the Office of Community Investment and Infrastructure (“OCII”), as successor to the Redevelopment Agency of the City and County of San Francisco is planning to seek approval of the Commission for an amendment and restatement of the current rate and method of apportionment of special tax for Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 7 (Hunters Point Shipyard Phase One Improvements) (“CFD No. 7”) and Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 8 (Hunters Point Shipyard Phase One Maintenance) (“CFD No. 8”), that along with other actions, will be in furtherance of a bond issuance to accomplish a conversion of variable rate bonds to fixed rate bonds to pay for infrastructure and parks at the Hunters Point Shipyard, as required by the Hunters Point Shipyard Phase 1 Disposition and Development Agreement (“Phase 1 DDA”); and

WHEREAS, In order to complete the bond conversion, OCII staff requires specialized tax advice to assist during the bond conversion process (“Special Tax Advisor”); the OCII is seeking to procure Special Tax Advisor services from Goodwin Consulting Group Inc. (“Goodwin”) on a sole source basis; and

WHEREAS, The Purchasing Policy, Section IX.(D) allows the Executive Director to solicit a proposal from only one source (a “Sole Source”) under certain conditions. In order to meet the Sole Source standard, at least one of the Sole Source conditions must be met.

WHEREAS, The Sole Source procurement for Goodwin meets the following condition: the proposed contractor has previously provided the needed Goods or Services to the Agency and, in doing so, has performed satisfactorily and gained specific information and experience making the proposed Contractor uniquely qualified to provide the needed Goods or Services. Goodwin is a State General Services Administration certified woman owned small business enterprise (“SBE”). Goodwin has provided satisfactory services to OCII as the CFD Administrator since 2005 when \$34.5 million in 2005A Bonds were issued under CFD 7. Goodwin has developed a deep understanding of the complexities of the

Hunters Point Shipyard project, the finances and operations of CFD No. 7 and CFD No. 8 and their associated resources and obligations and thus is uniquely qualified to assist OCII and can do so in the most cost-effective manner; and

WHEREAS, OCII staff recommends entering into a personal services contract (“Contract”) with Goodwin to provide Special Tax Advisory services associated with a CFD No. 7 bond conversion and to assist in making related and conforming changes to CFD No. 8; and

WHEREAS, Under the Redevelopment Dissolution Law Successor Agencies have the authority to enter into new Contracts to perform enforceable obligations that existed prior to June 28, 2011 and in accordance with Health and Safety Code 34177.3 (a). The Successor Agency has determined that the proposed Contract is required to perform existing enforceable obligations created by the Phase 1 DDA; and

WHEREAS, Payments under this Contract will be provided from proceeds of any potential bond issuance and from CFD No.7 and from Special Tax Revenue from CFD No. 8;

WHEREAS, Authorization of the Contract with Goodwin is not a project, as defined by the California Environmental Quality Act (“CEQA”) in CEQA Guidelines Section 15378(b)(5), will not independently result in a physical change in the environment and is not subject to environmental review under CEQA; now, therefore, be it

RESOLVED, That the Commission approves, and authorizes the Executive Director to execute a Contract with Goodwin Consulting Group, Inc., a California Corporation, for Special Tax Advisor services related to the proposed change proceedings regarding Hunters Point Shipyard, Community Facilities District No. 7 and Community Facilities District No. 8, and refunding of special tax bonds regarding Community Facilities District No. 7, in each case pursuant to the Hunters Point Shipyard Phase 1 Disposition and Development agreement in the form of the Contract lodged with the Secretary of the Commission for an amount not to exceed \$55,000; and, be it further

RESOLVED, The Commission authorizes the Executive Director of OCII to take such actions as may be necessary or appropriate, to effectuate the purpose or intent of this resolution.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of April 1, 2014.

  
Commission Secretary