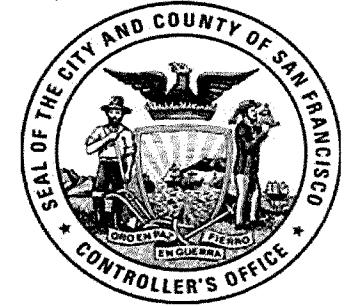


File # 170519, 170520
170517 & 170518



Transbay Transit Center Project

Presentation to Budget & Finance Committee

Controller's Office of Public Finance

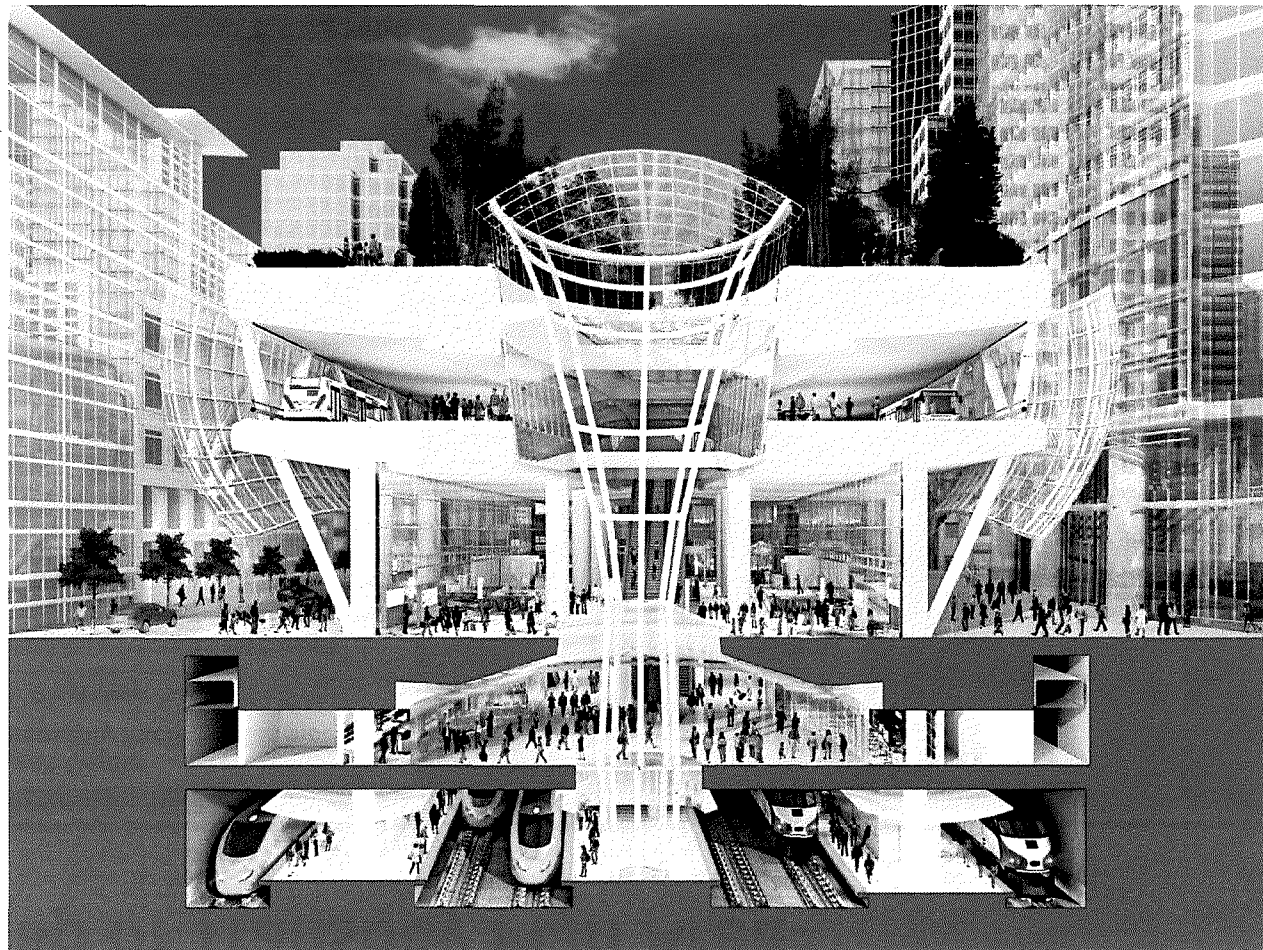
May 25, 2017

Request for Approval

- Resolution authorizing the issuance and sale of one or more series of Special Tax Bonds for City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) in an amount not to exceed \$207,500,000;
- Ordinance appropriating \$207,500,000 of Special Tax Bond proceeds for the Transbay Transit Center Project;
- Resolution extending the Teeter Plan to Special Taxes levied for the City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center); and
- Resolution determining annexation of the Property to City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center)

Transbay Transit Center Phase 1

Includes: Transit Center, Temporary Terminal, Bus Storage, Train Box component of the rail extension



Six-Story

Rooftop Park

Bus Deck

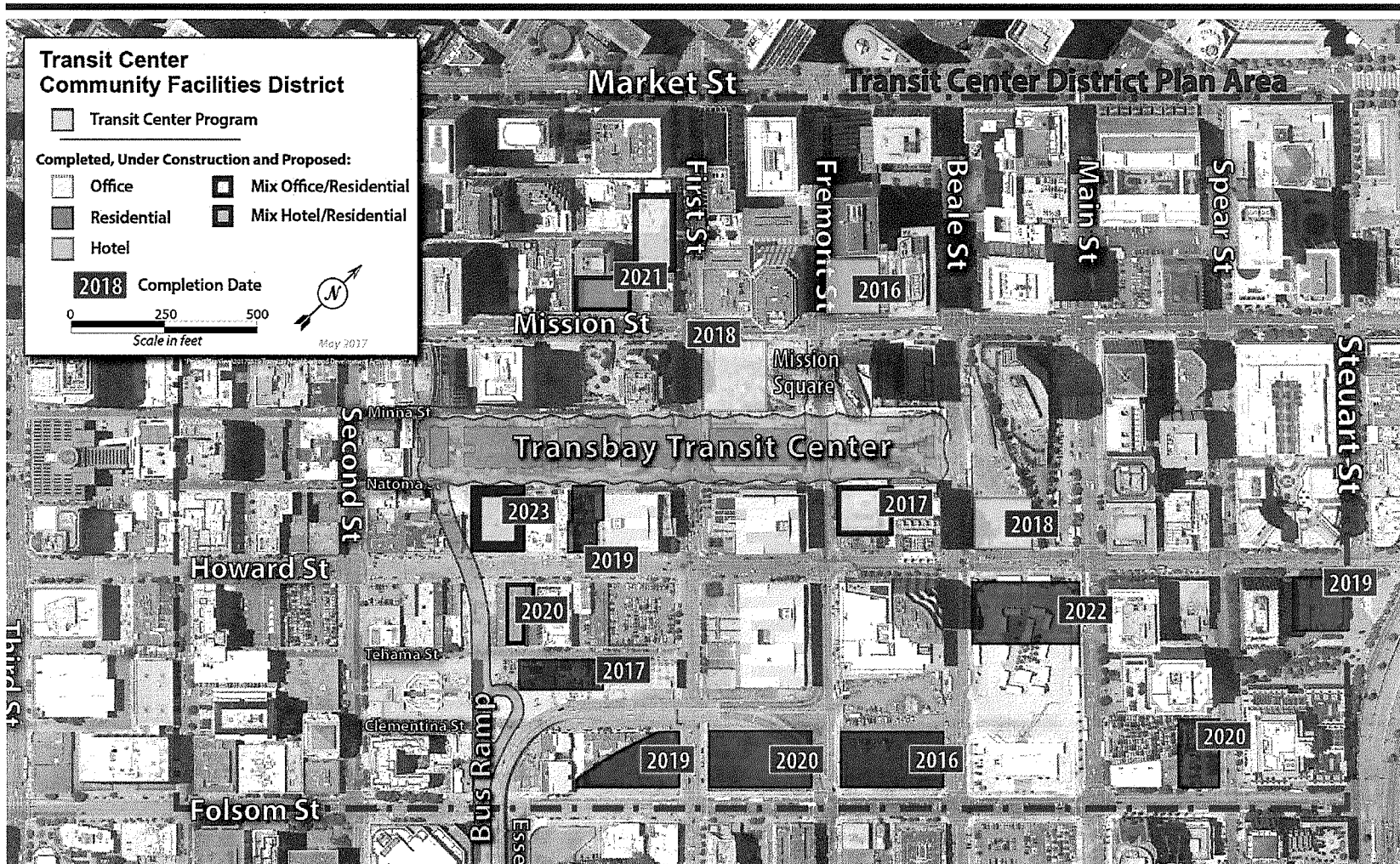
Second Level

Ground Level

Lower Concourse

Train Station
Platform

Map of Transbay Plan Area



Controller's Office
City and County of San Francisco

Project Funding Sources

Sources	Budgeted Amount (\$mil)	Anticipated Amount (\$mil)
Land Sales	515.6	515.6
Federal TIFIA Loan	171.0	171.0
Other: Federal, State, Local Funds	1,178.7	1,178.7
CFD Bond Proceeds	146.6	105.4
City COP Financing	247.5	179.3
Total Funds	2,259.4	2,150.0

Community Facilities District No. 2014-1

- Transit Center District was formed in 2012
- In 2015, Board and Mayor established Communities Facilities District (CFD) No. 2014-1, authorized the levy of special taxes and the issuance of bonds in an amount not to exceed \$1.4 billion secured by special taxes within the CFD to pay for downtown rail extension and plan infrastructure
- The Joint Community Facilities Agreement (JCFA) establishes governance structure and allows for the following allocation of special taxes:
 - 82.6% of the CFD special tax proceeds to finance the downtown rail extension including the train box and the rooftop park
 - 17.4% of the CFD special tax proceeds to finance plan infrastructure

Plan of Finance

- In January 2017, the City, in partnership with MTC, closed a short-term interim financing not to exceed \$260 million to cover the gap of approximately \$250 million needed to fully fund the \$2,259.4 million budget for Phase 1 of the Transbay Transit Center Project
- The City is issuing short-term variable rate certificates at times and in amounts necessary to meet the project construction draws; the TJPA does not currently anticipate utilizing the full amount of the City COP financing as the \$2,150 million Estimate at Completion is \$109 million less than the budget
- The funding plan and project cash flows do assume availability of CFD bond proceeds during the construction period
- CFD bonds will be repaid from CFD special taxes
- City COP financing will be repaid from CFD proceeds

Estimated Sources and Uses – Not to Exceed \$207,500,000

Estimated Sources and Uses	Current	Proposed Change	Amount Change
Maximum Not to Exceed Amount:	\$152,000,000	\$207,500,000	\$55,500,000
<i>Reserve Proceeds</i>	\$2,251,503	\$4,031,104	\$1,779,601
Estimated Sources:			
Par Amount	\$147,590,000	\$199,925,000	\$52,335,000
Premium	\$2,158,497	\$3,543,896	\$1,385,399
Total Estimated Sources:	\$149,748,497	\$203,468,896	\$53,720,399
Estimated Uses:			
Project Fund Deposits:			
Transbay Transit Center Project Fund	\$103,614,143	\$138,470,279	\$34,856,136
Transbay Plan Infrastructure Project Fund	\$23,979,257	\$32,484,168	\$8,504,911
	\$127,593,400	\$170,954,447	\$43,361,047
Other Fund Deposits:			
Debt Service Reserve Fund	\$12,161,227	\$15,105,202	\$2,943,974
Capitalized Interest Fund	\$5,566,170	\$7,412,998	\$1,846,828
Delivery Date Expenses:			
Cost of Issuance	\$4,427,700	\$9,996,250	\$5,568,550
Total Estimated Uses:	\$149,748,497	\$203,468,896	\$53,720,399
<i>Reserve for Market Uncertainty</i>	\$2,251,503	\$4,031,104	\$1,779,601
Maximum Not to Exceed Amount:	\$152,000,000	\$207,500,000	\$55,500,000

Use of Special Tax Bond Proceeds

- Proceeds of the Bonds will be used to finance or refinance portions of the Transbay Project and plan infrastructure
- Transbay Projects - \$138.5 M
 - Extension of the Caltrain rail tracks to the Transbay Transit Center to accommodate Caltrain and California High Speed Rail (the “Downtown Rail Extension” or “DTX”)
 - Includes the train-related components of the Transbay Transit Center (the “Train Box”) and the Rooftop Park.
- Other Projects - \$32.5 M
 - Public Works will deliver public infrastructure improvements adjacent to the Transit Center:
 - Sidewalk widening and extensions
 - Pedestrian bulbs
 - Bus islands
 - Curb ramps
 - Crosswalks

Teeter Plan

- In October 1993, the Board passed resolution that adopted the Teeter Plan authorizing the Controller to allocate to the City's taxing agencies 100% of the secured property taxes billed but not yet collected
- The City receives the interest and penalties when taxes are ultimately paid
- CFD 2014-1 (Transbay Transit Center) will receive 100% of the levy of special taxes per year

Property Annexation

- In 2015 the Board of Supervisors established the district and authorized the levy of special taxes and issuance of bonded indebtedness
- The Board of Supervisors also approved the future annexation of parcels to the CFD
- Parcels may annex to the CFD only with unanimous approval
- The property owner by signing the unanimous approval has voted to be annexed to the CFD
 - Block One Property Holder, LLP: Lots 29,30,31, & 32, Block 3740
- The Board of Supervisors is acknowledging the annexation by resolution

Questions?