

File No. 200123

Committee Item No. _____

Board Item No. 13

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: April 7, 2020

Cmte Board

- Motion
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- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
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- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

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Prepared by: Lisa Lew

Date: April 3, 2020

Prepared by: _____

Date: _____

1 [Declaring Results of Special Election - Special Tax District No. 2020-1 (Mission Rock
2 Facilities and Services)]

3 **Resolution declaring the results of the special election and directing recordation of the**
4 **notice of special tax lien for the City and County of San Francisco Special Tax District**
5 **No. 2020-1 (Mission Rock Facilities and Services); and determining other matters in**
6 **connection therewith, as defined herein.**

7
8 WHEREAS, California Statutes of 1968, Chapter 1333 (“Burton Act”) and San
9 Francisco Charter, Section 4.114 and Appendix B, beginning at Section B3.581, empower the
10 City and County of San Francisco (“City”), acting through the San Francisco Port Commission
11 (“Port” or “Port Commission”), with the power and duty to use, conduct, operate, maintain,
12 manage, regulate, and control the lands within Port jurisdiction; and

13 WHEREAS, Seawall Lot 337 Associates, LLC, a Delaware limited liability company
14 (“Master Developer”) and the City, acting by and through the Port, are parties to a Disposition
15 and Development Agreement (as amended from time to time, “DDA”), including a Financing
16 Plan (as amended from time to time, “Financing Plan”), that governs the disposition and
17 development of certain parcels in the jurisdiction of the Port, including Seawall Lot 337, 3.53
18 acres located at Terry A. Francois Boulevard from Third Street to Mission Rock Street, China
19 Basin Park and 1/2 acre to the east of Terry A. Francois Boulevard between Pier 48 and Pier
20 50 (“Project Site”), and also provides for development of Pier 48, which DDA was approved by
21 the Board of Supervisors of the City (“Board of Supervisors” or “Board”) by Resolution No. 42-
22 18, adopted on February 13, 2018, signed by the Mayor on February 23, 2018, and a copy of
23 which is in Board File No. 180092 (“Mission Rock Project Resolution”); and

24 WHEREAS, The Port collaborated with the State Lands Commission and the
25 Legislature, resulting in an amendment of the Burton Act to lift or suspend its statutory trust

1 use restrictions that impede the Port’s ability to realize the development potential of Port
2 lands; under Senate Bill 815 (Stats. 2007, ch. 660, as amended by Stats. 2016, ch. 529) (“SB
3 815”), the Port is authorized to lease certain seawall lots south of Market Street, including the
4 Project Site, for nontrust purposes, providing revenues for rehabilitation of historic wharves
5 and piers and other trust uses; SB 815 allows long-term nontrust uses that are otherwise not
6 permissible under the Burton Act as a primary mechanism to generate Port revenues for trust
7 purposes, including the construction of infrastructure needed for development; and

8 WHEREAS, On November 3, 2015, San Francisco voters approved the Mission Rock
9 Affordable Housing, Parks, Jobs and Historic Preservation Initiative (“Proposition D”), which
10 authorized increased height limits on the Project Site, subject to environmental review, and
11 established a City policy to encourage development of the Project Site; Proposition D
12 specifically provides that it is intended to encourage and implement the lease and
13 development of the Project Site as described in SB 815 to support the purposes of the Burton
14 Act, especially the preservation of historic piers and historic structures and construction of
15 waterfront plazas and open space; and

16 WHEREAS, The proposed development of the Project Site, which is commonly
17 referred to as the Mission Rock project (“Project”), will be a new mixed-use neighborhood that
18 is proposed to include a mix of commercial/office, retail, parking, and market rate and
19 affordable residential uses and approximately eight acres of new and expanded parks and
20 shoreline access; and

21 WHEREAS, Under the DDA, (i) the Master Developer is responsible for master
22 development of the Project Site, including construction of public infrastructure, (ii) the Port and
23 Master Developer will enter into a master lease for all of the Project Site, (iii) the Port will
24 convey development parcels to vertical developers and those parcels will be released from
25 the master lease, and (iv) the Port may enter into a separate lease with the Master Developer

1 (or an affiliate of Master Developer) for development of Pier 48; and

2 WHEREAS, The City anticipates that, in addition to the infrastructure and private
3 development described above, future improvements will be necessary to ensure that the
4 shoreline, public facilities, and public access improvements will be protected should sea level
5 rise in the vicinity of the Project Site, and the Board of Supervisors desires to provide a
6 mechanism to pay for the costs of such improvements; and

7 WHEREAS, At its hearing on October 5, 2017, and prior to recommending proposed
8 Planning Code amendments for approval, by Motion No. M-20017, the Planning Commission
9 certified a Final Environmental Impact Report ("FEIR") for the Project pursuant to the
10 California Environmental Quality Act ("CEQA") (California Public Resources Code, Section
11 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg., Section 15000 et seq.), and
12 Administrative Code, Chapter 31; a copy of said Motion is on file with the Clerk of the Board in
13 File No. 171117, and is incorporated herein by reference; and

14 WHEREAS, In recommending proposed Planning Code Amendments for approval by
15 the Board at its hearing on October 5, 2017, by Motion No. M-20018, the Planning
16 Commission also adopted findings under CEQA, including a statement of overriding
17 consideration, and a Mitigation Monitoring and Reporting Program ("MMRP"), and copies of
18 said Motion and MMRP are on file with the Clerk of the Board in File No. 171117, and are
19 incorporated herein by reference; and

20 WHEREAS, Under Chapter 43, Article X of the San Francisco Administrative Code (as
21 it may be amended from time to time, "Code"), which Code incorporates by reference the
22 Mello-Roos Community Facilities Act of 1982, as amended ("Mello-Roos Act"), the Board is
23 authorized to establish a special tax district and to act as the legislative body for a special tax
24 district; and

25 ///

1 WHEREAS, On April 7, 2020, the Board adopted a resolution (which resolution was
2 signed by the Mayor on _____, 2020) entitled “Resolution of formation of the City and
3 County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and
4 Services) and a future annexation area; determining other matters in connection therewith, as
5 defined herein; and making findings under the California Environmental Quality Act”
6 (“Resolution of Formation”), ordering the formation of the “City and County of San Francisco
7 Special Tax District No. 2020-1 (Mission Rock Facilities and Services)” (“Special Tax District”)
8 and a future annexation area, authorizing the levy of special taxes on property within the
9 Special Tax District and preliminarily establishing an appropriations limit for the Special Tax
10 District, all pursuant to the Code; and

11 WHEREAS, In the Resolution of Formation, the Board made certain findings under
12 CEQA about the FEIR for the disposition and development of the Project Site, and those
13 findings are incorporated in this Resolution as if set forth in their entirety herein; and

14 WHEREAS, On April 7, 2020, the Board also adopted a resolution (which resolution
15 was signed by the Mayor on _____, 2020) entitled “Resolution determining necessity to
16 incur bonded indebtedness and other debt in an aggregate principal amount not to exceed
17 \$3,700,000,000 for the City and County of San Francisco Special Tax District No. 2020-1
18 (Mission Rock Facilities and Services); and determining other matters in connection therewith,
19 as defined herein” (“Resolution Determining Necessity”), determining the necessity to incur
20 bonded indebtedness and other debt (as defined in the Mello-Roos Act) in one or more series
21 in the maximum aggregate principal amount of \$3,700,000,000 (to be calculated as set forth
22 therein) upon the security of certain special taxes to be levied within the Special Tax District
23 pursuant to the Code; and

24 WHEREAS, Under the provisions of the Resolution of Formation and the Resolution
25 Determining Necessity and pursuant to a “Resolution calling a special election in the City and

1 County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and
2 Services); and determining other matters in connection therewith, as defined herein” (the
3 “Election Resolution”) heretofore adopted by the Board, the propositions of the levy of the
4 special taxes, the establishment of the appropriations limit, and the incurring of bonded
5 indebtedness and other debt were submitted to the qualified electors of the Special Tax
6 District as required by the provisions of the Code; and

7 WHEREAS, Pursuant to the terms of the Election Resolution, which are by this
8 reference incorporated herein, the special election has been held and the Clerk of the Board
9 has on file a Canvass and Statement of Results of Election, (the “Canvass”) a copy of which is
10 attached hereto as Exhibit A; and

11 WHEREAS, The Board has reviewed the Canvass, finds it appropriate and wishes to
12 complete its proceedings for the Special Tax District; now, therefore, be it

13 RESOLVED, That the foregoing recitals are all true and correct; and, be it

14 FURTHER RESOLVED, That the issues presented at the special election were the levy
15 of special taxes within the Special Tax District, the incurring of bonded indebtedness and
16 other debt in the maximum aggregate principal amount of \$3,700,000,000 and the
17 establishment of an annual appropriations limit of not to exceed \$3,700,000,000 all pursuant
18 to the Resolution of Formation and the Resolution of Necessity; and, be it

19 FURTHER RESOLVED, That the Board hereby approves the Canvass and finds that it
20 shall be a permanent part of the record of its proceedings for the Special Tax District.

21 Pursuant to the Canvass, the issues presented at the special election were approved by the
22 qualified electors of the Special Tax District by two-thirds (2/3) or more of the votes cast at the
23 special election; and, be it

24 FURTHER RESOLVED, That pursuant to the voter approval, the Special Tax District is
25 hereby declared to be fully formed with the authority to levy the special taxes, to incur the

1 approved bonded indebtedness and other debt and to have the established appropriations
2 limit, all as heretofore provided in these proceedings and in the Code; it is hereby found that
3 all prior proceedings and actions taken by the Board with respect to the Special Tax District
4 were valid and in conformity with the Code; and, be it

5 FURTHER RESOLVED, That the Clerk of the Board is hereby directed to complete,
6 execute and cause to be recorded in the Office of the Assessor-Recorder a notice of special
7 tax lien in the form required by the Code, such recording to occur no later than fifteen (15)
8 days following adoption by the Board of this Resolution; and, be it

9 FURTHER RESOLVED, That if any section, subsection, sentence, clause, phrase, or
10 word of this Resolution, or any application thereof to any person or circumstance, is held to be
11 invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision
12 shall not affect the validity of the remaining portions or applications of this Resolution, the
13 Board hereby declaring that it would have passed this Resolution and each and every section,
14 subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional
15 without regard to whether any other portion of this Resolution or application thereof would be
16 subsequently declared invalid or unconstitutional; and, be it

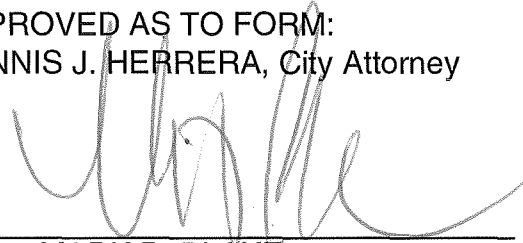
17 FURTHER RESOLVED, That the Mayor, the Controller, the Director, Department of
18 Elections, the Director of the Office of Public Finance, the Clerk of the Board and any and all
19 other officers of the City are hereby authorized, for and in the name of and on behalf of the
20 City, to do any and all things and take any and all actions, including execution and delivery of
21 any and all documents, assignments, certificates, requisitions, agreements, notices, consents,
22 instruments of conveyance, warrants and documents, which they, or any of them, may deem
23 necessary or advisable in order to effectuate the purposes of this Resolution; provided
24 however that any such actions be solely intended to further the purposes of this Resolution,
25 and are subject in all respects to the terms of the Resolution; and, be it

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FURTHER RESOLVED, That all actions authorized and directed by this Resolution, consistent with any documents presented herein, and heretofore taken are hereby ratified, approved and confirmed by the Board; and, be it

FURTHER RESOLVED, That this Resolution shall take effect upon its adoption.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney



By: _____
MARK D. BLAKE
Deputy City Attorney
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1 **EXHIBIT A**

2 **CANVASS AND STATEMENT OF RESULT OF ELECTION**

3 **CITY AND COUNTY OF SAN FRANCISCO**

4 **Special Tax District No. 2020-1**
5 **(Mission Rock Facilities and Services)**

6 I hereby certify as follows: that (i) I canvassed the returns of the special election held on April
7 20, 2020, in City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock
8 Facilities and Services) (the "Special Tax District"), (ii) the canvass was conducted in
9 accordance with applicable law, and (iii) the ballot measure, the qualified number of votes, the
10 total number of votes cast in the Special Tax District and the total number of votes cast for
11 and against the ballot measure are as follows and are full, true and correct:

12
13 **BALLOT MEASURE:** Shall the following measure be
14 adopted: authorizing the City and County of San Francisco
15 ("City") to (i) levy special taxes solely on lands within City
16 and County of San Francisco Special Tax District No. 2020-
17 1 (Mission Rock Facilities and Services) ("Special Tax
18 District") in accordance with and for the duration set forth in
19 the rate and method contained in the resolution of the
20 Board of Supervisors establishing the Special Tax District
21 ("Formation Resolution"), commencing in the City's fiscal
22 year 2020-21 (with annual escalation thereafter), to pay for
23 the facilities, services and incidental expenses specified in
24 the Formation Resolution, to pay debt service on bonds and
25 other debt ("bonds") of the Special Tax District and to pay

Yes: _____

No: _____

1 the costs of the City in administering the Special Tax
 2 District, which special taxes, if levied at the maximum rate
 3 and assuming full build-out of the properties in the Special
 4 Tax District at the time of formation, is anticipated to raise
 5 \$19,569,540 in fiscal year 2020-21 (with annual escalation
 6 thereafter); (ii) establish an annual appropriations limit for
 7 the Special Tax District in the amount of \$3,700,000,000;
 8 and (iii) issue bonds in one or more series for the Special
 9 Tax District in the maximum aggregate principal amount of
 10 \$3,700,000,000 (calculated in accordance with the
 11 resolution of the Board of Supervisors declaring the
 12 necessity for such bonds), with interest at a rate or rates not
 13 to exceed the maximum interest rate permitted by law at the
 14 time of sale of such bonds on behalf of the Special Tax
 15 District, the proceeds of which bonds will be used to acquire
 16 and/or construct certain facilities, reimburse certain costs of
 17 the facilities paid prior to the date of issuance of the bonds,
 18 and pay for the costs of issuing the bonds and incidental
 19 expenses?

Qualified Votes	Votes Cast	YES	NO
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IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND this ____ day of ____, 2020.

CITY AND COUNTY OF SAN FRANCISCO

By: _____
Director
San Francisco Department of Elections

OFFICE OF THE MAYOR
SAN FRANCISCO



LONDON N. BREED
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Sophia Kittler
RE: Resolution Declaring Results of Election – Mission Rock STD No. 2020-1
DATE: Tuesday, March 3, 2020

SK

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
BY _____
2020 MAR -3 PM 4:29

Resolution declaring the results of the special election and directing recordation of the notice of special tax lien for the City and County of San Francisco Special Tax District No. 2020-1 (Mission Rock Facilities and Services); and determining other matters in connection therewith, as defined herein.

Should you have any questions, please contact Sophia Kittler at 415-554-6153.