

OFFICE OF THE MAYOR
SAN FRANCISCO



LONDON N. BREED
MAYOR

Notice of Appointment

Received
8/16/19 @ 4:30pm
eu

August 16, 2019

San Francisco Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Honorable Board of Supervisors:

Pursuant to Charter Section 4.135, of the City and County of San Francisco, I make the following appointment:

Chris Foley to seat 5 of the Historic Preservation Commission to fill the remaining term formerly held by Ellen Johnck ending December 31, 2020.

I am confident that Mr. Foley will serve our community well. Attached are his qualifications to serve, which demonstrate how his reappointment represents the communities of interest, neighborhoods and diverse populations of the City and County of San Francisco.

Should you have any question about this appointment, please contact my Director of Commission Affairs, Kanishka Karunaratne Cheng, at 415.554.6696.

Sincerely,

A handwritten signature in blue ink that reads "London Breed".

London N. Breed
Mayor

Chris Foley

POLARISPACIFIC



GROUND MATRIX

TOTOMIC®



Chairman, Ground Matrix
Co-Founder, Polaris Pacific
Co-Founder, Totomic
Vice Chair, Chinese American International School
Executive Committee, East Cut CBD

Chris has created various real estate operating companies during his careers that now, put together, serve as a platform for his development project partnerships.

Chris Foley is a real estate Broker and Developer in San Francisco focusing on complex real estate transactions with the majority of his work in San Francisco proper. In the past 30 years he has worked on over \$10 billion dollars' worth of transactions. In the past 5 years, he has been focusing on not only his own development projects but also supporting national developers to assemble public/private partnerships in real estate transactions for the stability of the organizations so that they can continue the core services they provide to the community.

Chris specializes in entitlement, financial analysis and land acquisition. Chris works with some of the largest clients in California including Tishman Speyer, Lennar Urban, TMG Partners, Morgan Stanley, The Pauls Corporation, CIM Group, Trumark Urban and others. Over the past decade, Chris has brokered and consulted on land transactions involving over 10 million square feet of condominium residences, commercial retail and offices. He has also co-founded Polaris Pacific, Totomic, and Ground Matrix. Polaris Pacific is the #1 new home sales and marketing on the West Coast, and will provide research related to the residential portions of this project. Totomic is a data science-as-a-service company for real estate, and will provide research related to the commercial portions of this project. Ground Matrix is a new commercial real estate brokerage, operating in California, which brings institutional skills to deals that are complicated and need significant local expertise.

Chris leverages the intellectual capital spread across these operating companies to successfully complete his development projects.

Historic Real Estate Work

- 1) Developed Saint Josephs Church which was completed in 1913 and was vacant for 31 years before I purchased it. At the time it was full of dead pigeons, broken windows and leaky roof causing the whole North side of the property to be in failing situation due to water damage. Spent 2.5 years renovating the project in a New Market Tax Credit/Historic Tax credit structure which is one of the most complicated financing structures in real estate. Now it is a for profit and non profit occupying the property with significant community engagement and serving a large number of local artists.

- 2) Third Baptist Church; Reverend Amos Brown called me when he saw what we did at St Josephs and asked for my help. We have put together a team to raise the money and rehabilitate the oldest Baptist Church west of the Mississippi. I am doing work pro-bono as well hired a Project Manager to help me get the whole deal organized. Goal is to start fundraising this year, start work on rehab in 2020 to bring the building back to its original glory with significant upgrades so they can continue to serve their congregation and community

Other public services and engagements with non-profits:

- Negotiated the purchase of a building for a Non-Profit called United Playaz, they serve 300 families living in SRO on 6th Street in San Francisco and commit gang violence prevention effort across San Francisco.
 - Manage the seller to carryback financing
 - Personally guaranteed the loan
 - Achieve the most economical and beneficial outcome for the community and non-profit organization.

- Chinese American International School and French American International School: Expansion and Relocation
 - Chris Foley is on the Board and being the real estate committee chair, facilitate school expansion, identifying location, permit process, building retrofitting, managing general contractors and more
 - Conduct preliminary underwriting to quantify overall budget
 - Help with capital campaign and school fund raise
 - Provide legal, design, architect, general contracting and other resources
 - Total 5 different campuses with total of 250,000 sq.ft. space

- San Francisco Charter School Expansion
 - Facilitate school board and real estate committee
 - Collaborate with capital campaign manager to pace acquisition process and closing timeline.
 - Provide legal, design, architect, general contracting and other resources
 - Conduct preliminary underwriting to quantify overall budget
 - Screen potential properties and negotiate transaction.



STATEMENT OF ECONOMIC INTERESTS

Date Initial Filing Received Official Use Only

COVER PAGE

DRAFT

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)
Foley Chris P.

1. Office, Agency, or Court

Agency Name (Do not use acronyms)

Historic Preservation Commission

Division, Board, Department, District, if applicable

Your Position

Commissioner

If filling for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: Position:

2. Jurisdiction of Office (Check at least one box)

State

Judge or Court Commissioner (Statewide Jurisdiction)

Multi-County

County of San Francisco

City of San Francisco

Other

3. Type of Statement (Check at least one box)

Annual: The period covered is January 1, 2018, through December 31, 2018.

Leaving Office: Date Left (Check one circle.)

-or-

The period covered is through December 31, 2018.

The period covered is January 1, 2018, through the date of leaving office.

Assuming Office: Date assumed

-or-

The period covered is through the date of leaving office.

Candidate: Date of Election and office sought, if different than Part 1:

4. Schedule Summary (must complete)

Total number of pages including this cover page: 6

Schedules attached

Schedule A-1 - Investments - schedule attached

Schedule C - Income, Loans, & Business Positions - schedule attached

Schedule A-2 - Investments - schedule attached

Schedule D - Income - Gifts - schedule attached

Schedule B - Real Property - schedule attached

Schedule E - Income - Gifts - Travel Payments - schedule attached

-or-

None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE
San Francisco CA 94107

DAYTIME TELEPHONE NUMBER E-MAIL ADDRESS

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 8/16/2019 (month, day, year)

Signature (File the originally signed paper statement with your filing official)

SCHEDULE A-2

Investments, Income, and Assets of Business Entities/Trusts
(Ownership Interest is 10% or Greater)

<Blue> is a required field

* Select from drop down list

CALIFORNIA FORM 700
FAIR POLITICAL PRACTICES COMMISSION

Name
Chris Foley

DRAFT

| 1. Business Entity or Trust (For reporting a trust, enter the name then go to box 2) | | 2. Gross Income Received | | 3. Sources of Income of \$10,000 or more | | 4. Investments or Interests in Real Property Held by the Business Entity or Trust (Use a separate line for each investment or real property interest) | | | | | | | | |
|--|--|--------------------------|---|--|--|---|---|---|---|---|-------------------------|---|--------|--|
| NAME AND ADDRESS OF BUSINESS ENTITY OR TRUST (Business Address Acceptable) (If Trust, go to 2) | GENERAL DESCRIPTION OF BUSINESS ACTIVITY | FAIR MARKET VALUE* | LIST DATE ACQUIRED OR DISPOSED (mm/dd/2018) | A or D | NATURE OF INVESTMENT (if "other," describe)* | YOUR BUSINESS POSITION | INCLUDE YOUR PRO RATA SHARE OF GROSS INCOME TO ENTITY/TRUST | LIST SINGLE SOURCES OF INCOME OF \$10,000 OR MORE | INVESTMENT-ENTITTY NAME AND BUSINESS ACTIVITY | REAL PROPERTY- LIST PRECISE LOCATION OF REAL PROPERTY | FAIR MARKET VALUE* | LIST DATE ACQUIRED OR DISPOSED (mm/dd/2018) | A or D | NATURE OF INTEREST (if "other," describe)* |
| 1850 Bryant Land LLC, 1850 Bryant St., San Francisco, CA 94110 | | Over \$1,000,000 | | | | | | | | | | | | |
| Canyon Market, 2815 Diamond St., San Francisco, CA 94131 | Grocery | \$100,001 - \$1,000,000 | | Membership | | | Over \$100,000 | | | | | | | |
| Glen Park Group LLC, 2815 Diamond St., San Francisco, CA 94131 | Real Estate/Grocery | \$100,001 - \$1,000,000 | | Membership | | | | | | 2815 Diamond St., San Francisco, CA 94131 | Over \$1,000,000 | | | Ownership/Deed of Trust |
| Market on Market LLC, 1355 Market Street, Suite 100, San Francisco, CA 94103 | Grocery | Over \$1,000,000 | | Membership | | | | | | | | | | |
| Smartest LLC, 1355 Market Street, Suite 100, San Francisco, CA 94103 | Real Estate/Grocery | \$0 - \$1,999 | | Membership | | | | | | | | | | |
| Polaris Group, 2011 Bayshore Blvd., San Francisco, CA 94134 | Real Estate | Over \$1,000,000 | | Equity | | | | | | | | | | |
| 101omic, 542 Brannan St., Unit 407, San Francisco, CA 94107 | Real Estate | \$100,001 - \$1,000,000 | | Equity | | | | | | | | | | |
| Ground Matrix, 810 7th St., San Francisco, CA 94107 | Real Estate | \$100,001 - \$1,000,000 | | Equity | | | | | | | | | | |
| 1401 Howard, LLC, 1401 Howard St., San Francisco CA 94103 | Real Estate | \$100,001 - \$1,000,000 | | Membership | | | Over \$100,000 | | | 1401 Howard St., San Francisco, CA 94103 | Over \$1,000,000 | | | Ownership/Deed of Trust |
| 1401 Howard Master Tenant LLC (St. Joseph's Art Society)* | Real Estate | \$100,001 - \$1,000,000 | | Membership | | | | | | 1401 Howard St., CA 94103 | Over \$1,000,000 | | | Leasehold |
| 65 Ocean LLC | Real Estate | \$100,001 - \$1,000,000 | | Membership | | | | | | 1108 Pacific Ave., San Francisco, CA 94133 | \$100,001 - \$1,000,000 | | | Ownership/Deed of Trust |
| CJUF III 1998 LLC | Real Estate | Over \$1,000,000 | | Membership | | | Over \$100,000 | | | 1600 Market St., San Francisco, CA 94102 | Over \$1,000,000 | | | Ownership/Deed of Trust |

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

Date: August 16, 2019
To: Members, Board of Supervisors
From: Angela Calvillo, Clerk of the Board
Subject: Mayoral Nominations

On August 16, 2019, the Mayor submitted the following complete nomination packages to the Historic Preservation Commission, pursuant to Charter, Section 4.135:

- **Lydia So** - term ending December 31, 2022
- **Chris Foley** - term ending December 31, 2020

Historic Preservation Commission nominations are subject to approval by the Board of Supervisors (Board) and shall be the subject of a public hearing and vote within 60 days. If the Board fails to act on a nomination within 60 days from the date the nomination is transmitted to the Clerk of the Board, the nomination shall be deemed confirmed as provided by Charter, Section 4.135.

The Office of the Clerk of the Board will open a file for this nomination and a hearing will be scheduled before the Rules Committee.

(Attachments)

c: Alisa Somera - Legislative Deputy
Victor Young - Rules Clerk
Jon Givner - Deputy City Attorney
Kanishka Cheng - Mayor's Director of Commission Affairs