



City and County of San Francisco
Meeting Minutes - Final
Budget and Finance Committee

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Members: Connie Chan, Rafael Mandelman, Myrna Melgar

Clerk: Brent Jalipa
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Wednesday, July 31, 2024

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Connie Chan, Rafael Mandelman, and Myrna Melgar

The Budget and Finance Committee met in regular session on Wednesday, July 31, 2024, with Chair Connie Chan presiding. Chair Chan called the meeting to order at 10:03 a.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Chan and Vice Chair Mandelman were noted present. Member Melgar was noted not present. A quorum was present.

COMMUNICATIONS

Brent Jalipa, Budget and Finance Committee Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email (brent.jalipa@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

Member Melgar was noted present at 10:16 a.m.

240723 [Authorizing Certificates of Participation - Concourse Garage Project - Not to Exceed \$29,000,000]

Sponsors: Mayor; Mandelman and Melgar

Ordinance authorizing the execution and delivery of Certificates of Participation on a tax-exempt or taxable basis evidencing and representing an aggregate principal amount of not to exceed \$29,000,000 to fund all or a portion of the acquisition of the Concourse Garage; authorizing the issuance of commercial paper notes in advance of the delivery of the Certificates; approving the form of Trust Agreement between the City and County of San Francisco and the Trustee (including certain indemnities contained therein); authorizing the selection of the Trustee by the Director of Public Finance; approving respective forms of a Property Lease and a Lease Agreement, each between the City and County of San Francisco and the Trustee for the lease and lease back of certain property and facilities of the City; approving the forms of Purchase Contract, Official Notice of Sale, and Notice of Intention to Sell Certificates; directing the publication of the Notice of Intention to Sell Certificates; approving the form of the Preliminary Official Statement and the form and execution of the Official Statement relating to the sale of the Certificates; approving the form of the Continuing Disclosure Certificate; granting general authority to City officials to take necessary actions in connection with the authorization, execution, sale and delivery of the Certificates, including termination of the Ground Lease and transfer of the Concourse Garage property and related property to the City and County of San Francisco under the jurisdiction of the Recreation and Park Commission; approving modifications to documents and agreements; declaring the City's intent to reimburse certain expenditures; and ratifying previous actions taken in connection therewith, as defined herein.

(Fiscal Impact)

06/25/24; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 7/25/2024.

07/24/24; RESPONSE RECEIVED. On July 22, 2024, the Capital Planning Committee met and voted to support the proposed legislation.

Heard in Committee. Speaker(s): Antonio Guerra and Sarah Madland (Recreation and Park Department); Grant Carson (Controller's Office of Public Finance); Dan Goncher (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Supervisors Mandelman and Melgar requested to be added as co-sponsors.

Chair Chan moved that this Ordinance be AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE, on Page 5, Lines 3-5, by adding ' not more than \$500,000 of Certificate proceeds to discharge certain loans owed by MCCP to the California Academy of Sciences and the de Young Museum and the' after 'including'; and by making clarifying and conforming amendments. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Melgar
(Fiscal Impact)

Chair Chan moved that this Ordinance be RECOMMENDED AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Melgar

240728 [Business and Tax Regulations Code - Transfer Tax Reduction for Union Labor-Built and Union Pension Fund-Financed Housing]**Sponsors: Safai; Chan and Melgar**

Ordinance amending the Business and Tax Regulations Code to reduce the real property transfer tax rates from 5.5% to 3% when the consideration or value of the interest or property conveyed is at least \$10,000,000 but less than \$25,000,000; and from 6% to 3% when the consideration or value of the interest or property conveyed equals or exceeds \$25,000,000 for transfers of certain properties with at least 12% rent-restricted affordable units, that were constructed using union labor, and had a debt or equity investment of at least \$25,000,000 from a union pension fund at the time of the transfer; and affirming the Planning Department's determination under the California Environmental Quality Act. (Fiscal Impact)

06/25/24; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 7/25/2024.

07/01/24; REFERRED TO DEPARTMENT. Referred to Planning Department for environmental determination; and referred to the Mayor's Office of Housing and Community Development, Offices of Labor Standards and Enforcement, Assessor-Recorder, Treasurer-Tax Collector, and Mayor for informational purposes.

07/04/24; RESPONSE RECEIVED. CEQA clearance not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

Heard in Committee. Speaker(s): Supervisor Ahsha Safai (Board of Supervisors); Dan Goncher (Office of the Budget and Legislative Analyst); Greg Wagner, City Controller (Office of the Controller); provided an overview and responded to questions raised throughout the discussion. Cameron Robbins (Operating Engineers, Local 3); Israel Vargas (Operative Plasterers' & Cement Masons' International Association, Local 300); Anthony Nuanes (Carpet, Linoleum, & Soft Tile Workers Union, Local 12); Joe Sanders (San Francisco Painters, Wallpaper Installers, and Drywall Finishers, Local 913); Witt Turner (Housing Action Coalition); Vince Courtney (Northern California District Council of Laborers); Mark Babsin (Emerald Fund); Alex Lantsberg (San Francisco Electrical Construction Industry); spoke in support of the ordinance matter.

Supervisor Melgar requested to be added as a co-sponsor.

Chair Chan moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Melgar

240767 [Accept and Expend Grant - Retroactive - California Department of Public Health - Fentanyl Overdose Prevention Grant - \$1,281,000]**Sponsors: Mayor; Ronen and Mandelman**

Resolution retroactively authorizing the Department of Public Health to accept and expend a grant in the amount of \$1,281,000 from the California Department of Public Health for participation in a program, entitled "Fentanyl Overdose Prevention Grant," for the period of March 1, 2024, through February 28, 2027. (Public Health Department)

07/16/24; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Harmony Bulloch (Department of Public Health); provided an overview and responded to questions raised throughout the discussion.

Supervisor Mandelman requested to be added as a co-sponsor.

Chair Chan moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Melgar

240768 [Accept and Expend Grant - Retroactive - California Governor's Office of Emergency Services - County Victim Services Program - \$364,146]**Sponsors: Mayor; Mandelman**

Resolution retroactively authorizing the Office of the District Attorney to accept and expend a grant in the amount of \$364,146 and the City providing matching funds in the amount of \$91,037 for the grant period of January 1, 2024, through December 31, 2024, from the California Governor's Office of Emergency Services for the County Victim Services Program. (District Attorney)

07/16/24; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Karima Baptiste, Chief of Victim Services Division (Office of the District Attorney); provided an overview and responded to questions raised throughout the discussion.

Supervisor Mandelman requested to be added as a co-sponsor.

Chair Chan moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Melgar

240739 [Grant Agreement Amendment - Retroactive - Bay Area Community Resources, Inc. - COVID-Response Resource Hub Coordinator - Not to Exceed \$14,779,999]**Sponsor: Mayor**

Resolution approving Amendment No. 2 to a grant agreement between the Office of Economic and Workforce Development and Bay Area Community Resources, Inc., for management of the COVID-Response Resource Hub Coordinator grant; to increase the contract amount by \$4,780,000 for a total not to exceed amount of \$14,779,999 for the period of July 1, 2022, through June 30, 2025; effective upon approval of this Resolution; and to authorize the Executive Director of the Office of Economic and Workforce Development to enter into amendments or modifications to the contract prior to its final execution by all parties that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the contract. (Department of Economic and Workforce Development)

(Fiscal Impact)

07/02/24; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Ken Nim, Interim Director of Workforce Development Division (Office of Economic and Workforce Development); provided an overview and responded to questions raised throughout the discussion.

Chair Chan moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by adding retroactive approval language throughout the legislation. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Melgar

Resolution retroactively approving Amendment No. 2 to a grant agreement between the Office of Economic and Workforce Development and Bay Area Community Resources, Inc., for management of the COVID-Response Resource Hub Coordinator grant; to increase the contract amount by \$4,780,000 for a total not to exceed amount of \$14,779,999 for the period of July 1, 2022, through June 30, 2025; effective upon approval of this Resolution; and to authorize the Executive Director of the Office of Economic and Workforce Development to enter into amendments or modifications to the contract prior to its final execution by all parties that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the contract. (Department of Economic and Workforce Development)
(Fiscal Impact)

Chair Chan moved that this Resolution be RECOMMENDED AS AMENDED. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Melgar

Chair Chan requested File Nos. 240679 and 240642 be called together.

240679 [Accept and Expend Grant - California State Coastal Conservancy - India Basin Shoreline Park Redevelopment Project - \$5,500,000]

Sponsors: Mayor; Walton and Mandelman

Resolution authorizing the Recreation and Park Department to accept and expend a grant from the California State Coastal Conservancy in the amount of \$5,500,000 for the India Basin Shoreline Park Redevelopment Project; approving the associated grant agreement for a term limit that is effective upon approval of this Resolution through December 31, 2027; and authorizing the Recreation and Park Department to enter into amendments or modifications to the agreement that do not materially increase the obligations or liabilities of the City and are necessary to effectuate the purposes of the Project or this Resolution. (Recreation and Park Department)

06/11/24; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Toni Moran (Recreation and Park Department); provided an overview and responded to questions raised throughout the discussion.

Supervisor Mandelman requested to be added as a co-sponsor.

Chair Chan moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Melgar

240642 [Accept and Expend Grant - Retroactive - National Park Service through the California Department of Parks and Recreation - Buchanan Street Mall Project - \$8,124,800]

Sponsors: Mayor; Preston and Mandelman

Resolution retroactively authorizing the Recreation and Park Department to accept and expend up to \$8,124,800 in grant funding from the National Park Service through the California Department of Parks and Recreation for the Buchanan Street Mall Project for the period of July 1, 2022, through January 31, 2027; to enter into a grant contract with the California Department of Parks and Recreation; and to authorize the General Manager of the Recreation and Park Department to enter into any modifications and amendments to the Grant Contract that do not materially increase the obligations or liabilities of the City. (Recreation and Park Department)
(Fiscal Impact)

06/04/24; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Toni Moran (Recreation and Park Department); provided an overview and responded to questions raised throughout the discussion.

Supervisor Mandelman requested to be added as a co-sponsor.

Chair Chan moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Chan, Mandelman, Melgar

ADJOURNMENT

There being no further business, the Budget and Finance Committee adjourned at the hour of 11:18 a.m.

N.B. The Minutes of this meeting set forth all actions taken by the Budget and Finance Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.