

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Jackie Fielder, Chair
Government Audit and Oversight Committee

FROM: Monique Crayton, Assistant Clerk

DATE: July 18, 2025

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, July 22, 2025

The following file should be presented as COMMITTEE REPORT at the regular Board meeting on Tuesday, July 22, 2025. This ordinance was acted upon at the Regular Government Audit and Oversight Committee meeting on Thursday, July 17, 2025, at 10:00 a.m., by the votes indicated.

Item No. 63 File No. 250695

Ordinance authorizing settlement of the lawsuit filed by 2121 Pine Street SF, LLC, et al. against the City and County of San Francisco for \$300,000; the lawsuit was filed on January 11, 2024, in San Francisco Superior Court, Case No. CGC-24-611594; entitled 2121 Pine Street SF, LLC, et al. v. City and County of San Francisco, et al.; the lawsuit involves a claim for refund of transfer taxes, penalties, and interest.

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Jackie Fielder - Aye
Supervisor Danny Sauter - Aye
Supervisor Stephen Sherrill - Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Brad Russi, Deputy City Attorney

File No. 250695

Committee Item No. 26

Board Item No. 63

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: July 17, 2025

Board of Supervisors Meeting:

Date: July 22, 2025

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU - FY2022-2024 - Clean |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU - FY2022-2024 - Redline |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract / DRAFT Mills Act Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Prepared by: Monique Crayton

Date: July 11, 2025

Prepared by: Monique Crayton

Date: July 18, 2025

Prepared by: _____

Date: _____

1 [Settlement of Lawsuit - 2121 Pine Street SF, LLC, et al. - \$300,000]

2
3 **Ordinance authorizing settlement of the lawsuit filed by 2121 Pine Street SF, LLC, et al.**
4 **against the City and County of San Francisco for \$300,000; the lawsuit was filed on**
5 **January 11, 2024, in San Francisco Superior Court, Case No. CGC-24-611594; entitled**
6 **2121 Pine Street SF, LLC, et al. v. City and County of San Francisco, et al.; the lawsuit**
7 **involves a claim for refund of transfer taxes, penalties, and interest.**

8
9 Be it ordained by the People of the City and County of San Francisco:

10 Section 1. Pursuant to Charter Section 6.102(5), the Board of Supervisors hereby
11 authorizes the City Attorney to settle the action entitled 2121 Pine Street SF, LLC, et al. v. City
12 and County of San Francisco, et al., San Francisco Superior Court, Case No. CGC-24-
13 611594, by the payment of \$300,000. The lawsuit involves a claim for refund of transfer
14 taxes, penalties, and interest.

15 Section 2. The above-named action was filed in San Francisco Superior Court on
16 January 11, 2024, and the following parties were named in the lawsuit: Plaintiffs 2121 Pine
17 Street SF, LLC, a Delaware Limited Liability Company; 1359 Pine Street SF, LLC, a Delaware
18 Limited Liability Company; 2043 19th Avenue SF, LLC, a Delaware Limited Liability Company;
19 2707 Pine Street SF, LLC, a Delaware Limited Liability Company; BME HOLDCO A LLC, a
20 Delaware Limited Liability Company; BME HOLDCO B LLC, a Delaware Limited Liability
21 Company; BME HOLDCO C LLC, a Delaware Limited Liability Company; BME HOLDCO
22 PARENT A LLC, a Delaware Limited Liability Company; BME HOLDCO PARENT B LLC, a
23 Delaware Limited Liability Company; BME HOLDCO PARENT C LLC, a Delaware Limited
24 Liability Company; Defendants City and County of San Francisco; San Francisco Assessor-
25 Recorder; and San Francisco Board of Supervisors.

1 APPROVED AS TO FORM AND
2 RECOMMENDED:

3 DAVID CHIU
4 City Attorney

5 /s/ Scott M. Reiber
6 SCOTT M. REIBER
7 Chief Tax Attorney

8 FUNDS AVAILABLE:

9 /s/ Michelle Allersma for Greg Wagner
10 GREG WAGNER
11 Controller

RECOMMENDED:

OFFICE OF THE ASSESSOR-RECORDER

/s/
JOAQUÍN TORRES
Assessor-Recorder

n:\tax\lit\li2025\240585\01845989.docx

Member, Board of Supervisors
District 9



City and County of San Francisco

JACKIE FIELDER

DATE:	July 10, 2025
TO:	Angela Calvillo Clerk of the Board of Supervisors
FROM:	Supervisor Jackie Fielder, Chair, Government Audit and Oversight Committee
RE:	Government Audit and Oversight Committee COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of Government Audit and Oversight Committee, I have deemed the following matter is of an urgent nature and request that it be considered by the full Board on Tuesday, July 22, 2025, as a Committee Report:

1. File No. 250695 - Settlement of Lawsuit
- 2121 Pine Street SF, LLC, et al. - \$300,000

This matter will be heard in the Government Audit and Oversight Committee at a Regular Meeting on Thursday, July 17, 2025, at 10:00 a.m.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jackie Fielder".

Jackie Fielder