

Mission Rock Special Use District



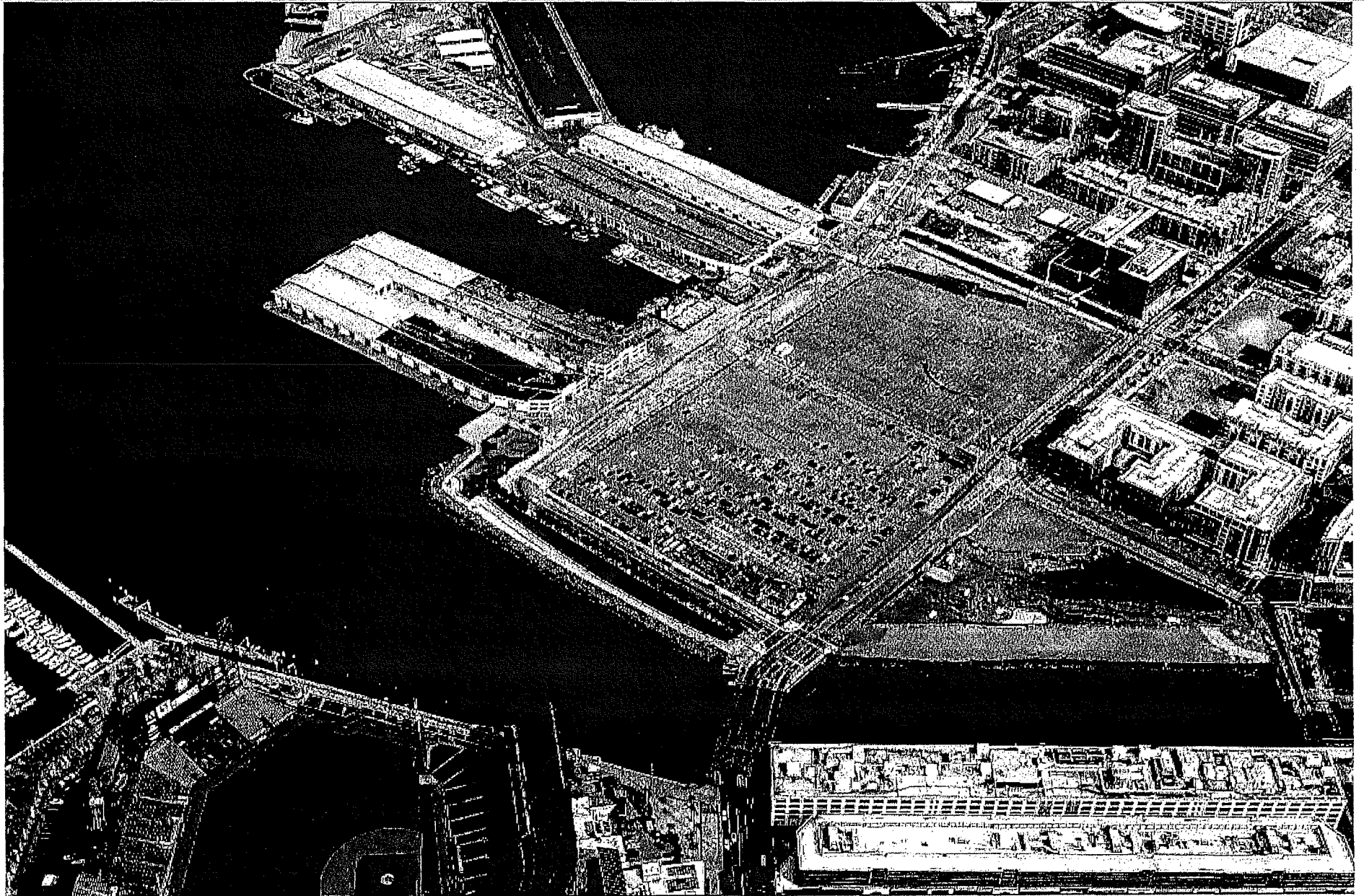
Resolutions of Intent:

**to Form Sub-Project Areas I-1 through I-13 to the
existing Port-wide IFD and Issue Bonds**

Government Audit and Oversight Committee

November 15, 2017

Mission Rock Site Context



Mission Rock Site Context



Mission Rock Project Highlights

- 2.7M gross sq.ft. residential, office, retail, active uses
- 40% inclusionary BMR units, 45-150% AMI
- 8 acres parks
- Resilient to 66" SLR
- Shoreline adaptation funding
- Comprehensive planning and design framework
- Exemplary sustainability planning



Mission Rock IFD Preliminary Est. Costs

IFD Funded Facilities	Target Timing	Estimated Cost (2017 \$)
Entitlement Phase	2012 - 2018	\$25.0
Phases 1 - 4		
Subtotal - Phase 1	2018-2025	\$81.2
Subtotal - Phase 2	2019-2025	\$39.8
Subtotal - Phase 3	2019-2026	\$21.7
Subtotal - Phase 4	2023-2029	\$113.7
TOTAL Phases 1-4	2012-2029	\$281.4
Resiliency and Sea Level Rise Portwide		
Seawall & SLR Portwide	Throughout IFD Term	* \$48.8
Financing and Return		
Financing and Returns		\$336.8
Total Est. Costs		\$692.0

Funding Sources – Overview

Infrastructure Financing District (IFD)

- Captures growth in property tax revenue
- Funds public improvements and historic rehab

Community Facilities District (CFD)

- Establishes special taxes that lessees pay
- Funds capital improvements and/or ongoing services

Developer Capital

- Developer-advanced fund that earn an 18% return

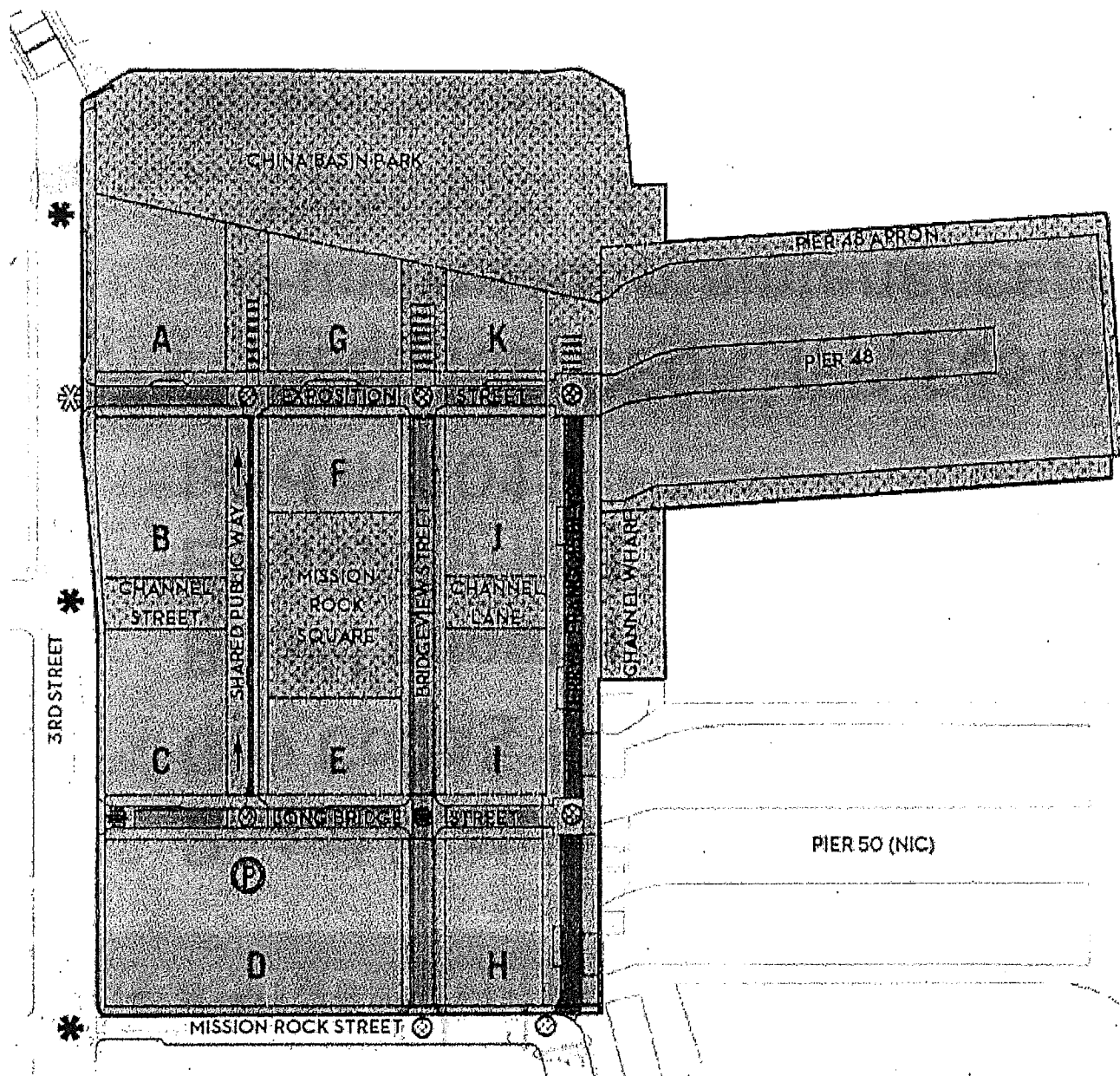
Port Capital

- Port-advanced Harbor Funds earn a 10% return

Land Proceeds

- Revenues generated from the lease of Port land

Funding Sources – IFD



- Encompasses entire Site
- **Captures future tax increment, growth in Local shares of property taxes**
- **65% for public infrastructure, e.g. streets, utilities, parks, historic rehabilitation and shoreline protection**

City's IFD Policy for the Port

- Board is authorized to establish an IFD by Gov Code § 53395
- Board adopted Guidelines for the Establishment and Use of an IFD for Port land in 2013
 - Requires: CEQA, IFP, Economic benefit, Funding for maintenance, among other threshold requirements
- Board formed Portwide IFD via ordinance in 2016

City's IFD Policy for the Port

- **Project Area G1 (Pier 70 Historic Core) is active**
- **Project Areas G2-G4 (Pier 70 Waterfront Site) are under consideration by Board**
- **Resolutions today represent first step – public noticing and direction to Port ED to prepare IFD – in activation of Mission Rock Project Area I**

Recommendations & Next Steps

November 13th
Capital Planning Committee
– Intent to Form IFD and
Issue Bonds

November 15th
GOV Audit & Oversight
Committee – Intent to Form
IFD and Issue Bonds

December 12
Port Commission Consideration –
Transaction Documents and CEQA
Findings

November

December

January

February

March

November 14th
Port Commission
Informational
Presentation
Consideration -
Transaction

January 23
Board of Supervisors
Consideration –
Transaction Documents

TBD
Port Commission/ Capital
Planning Committee/
Board of Supervisors
Consideration –
CFD Formation

Recommendations

- 1. Port staff have reviewed the Budget Analyst's recommendations related to the inclusion of detailed information in the IFP and are prepared to include that information in the analysis.**
- 2. Recommend approval of the proposed resolutions.**