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, Matt Dorsey

Clerk: Brent Jalipa
(415) 554-7712 ~ brent.jalipa@sfgov.org

Wednesday, October 22, 2025 **10:00 AM** **City Hall, Legislative Chamber, Room 250**

Regular Meeting

President Rafael Mandelman appointed Supervisor Chyanne Chen to the Budget and Finance Committee for the regular meeting of October 22, 2025.

Present: 3 - Connie Chan, Matt Dorsey, and Chyanne Chen

The Budget and Finance Committee met in regular session on October 22, 2025, with Chair Connie Chan presiding. Chair Chan called the meeting to order at 10:01 am.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Chan and Vice Chair Dorsey were noted present. Member Chen 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 Chen was noted present at 10:03 a.m.

250931 **[Accept and Expend Grant - Retroactive - California Governor's Office of Emergency Services - Paul Coverdell Forensic Science Improvement Program - $63,254]**

Sponsor: Mayor

Resolution retroactively authorizing the Police Department to accept and expend a grant in the amount of $63,254 from the California Governor's Office of Emergency Services for the Paul Coverdell Forensic Science Improvement Program to train and procure equipment for the Criminology Laboratory with the project period beginning on April 1, 2025, through March 31, 2026.

09/09/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Carl Nicita (Police Department); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Chen

250971 **[Airport Professional Services Agreement - BEUMER Lifecycle Management, LLC - Operation and Maintenance of Airport Baggage Handling Systems - Not to Exceed $30,000,000]**

Resolution approving Award of Professional Services Agreement for Airport Contract No. 50409, for Operation and Maintenance of Airport Baggage Handling Systems, between BEUMER Lifecycle Management, LLC, and the City and County of San Francisco, acting by and through its Airport Commission, in an amount not to exceed $30,000,000 for a term of three years, commencing on November 1, 2025, through October 31, 2028, with a single option to extend for two additional years, exercisable at the sole discretion of the Airport Commission, pursuant to Charter, Section 9.118(b).
(Airport Commission)
(Fiscal Impact)

09/18/25; RECEIVED FROM DEPARTMENT.

09/30/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Dyanna Volek and Enrique Guadiamos (Airport Department); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Chen

250977 **[Contract Amendment - Universal Protection Service, LP - Unarmed Security Guard Services - San Francisco General Hospital - Not to Exceed $12,180,000]**

Resolution approving Amendment 4 between City, acting by and through the Office of Contract Administration, and Universal Protection Service, LP dba Allied Universal Security Services for unarmed security guard services at San Francisco General Hospital, extending the contract by five months for a total term of February 15, 2023, through June 14, 2026, and increasing the contract amount by $2,189,000 for a total not to exceed amount of $12,183,000 effective upon approval of this Resolution; and to authorize OCA to enter into amendments or modifications to the contract that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the contract or this Resolution. (Office of Contract Administration)
(Fiscal Impact)

09/29/25; RECEIVED FROM DEPARTMENT.

10/07/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Wil Alderman (Office of Contract Administration); Nicolas Menard (Office of the Budget and Legislative Analyst); 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 reducing the increased contract amount from '$2,189,000' to '$2,186,000', and reducing the total not to exceed amount from '$12,183,000' to $12,180,000' throughout the legislation text. The motion carried by the following vote:

Ayes: 3 - Chan, Dorsey, Chen

Resolution approving Amendment 4 between City, acting by and through the Office of Contract Administration, and Universal Protection Service, LP dba Allied Universal Security Services for unarmed security guard services at San Francisco General Hospital, extending the contract by five months for a total term of February 15, 2023, through June 14, 2026, and increasing the contract amount by $2,186,000 for a total not to exceed amount of $12,180,000 effective upon approval of this Resolution; and to authorize OCA to enter into amendments or modifications to the contract that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the contract or this Resolution. (Office of Contract Administration)
(Fiscal Impact)

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

Ayes: 3 - Chan, Dorsey, Chen

250705 **[Accept and Expend Grant - Retroactive - Federal Emergency Management Agency - Assistance to Firefighters Grant Program - Personal Protection Equipment - $2,325,133.81]**

Sponsors: Mayor; Mandelman, Sauter, Sherrill, Dorsey and Chen

Resolution retroactively authorizing the Fire Department to accept and expend a grant in the amount of $2,325,133.81 from the Federal Emergency Management Agency (FEMA) Assistance to Firefighters Grant Program to purchase Personal Protection Equipment (PPE) for the performance period of September 12, 2023, through September 11, 2025. (Fire Department)

06/24/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Michael Mullin (Fire Department); provided an overview and responded to questions raised throughout the discussion.

Supervisors Dorsey and Chen requested to be added as co-sponsors.

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

Ayes: 3 - Chan, Dorsey, Chen

Chair Chan requested File Nos. 250907 and 250908 be called together.

250907 **[Cooperative Agreement - California State Department of Forestry and Fire Protection (CAL Fire) - Firefighter Property Program - Acceptance of Loans of Equipment - Fire Department]**

Sponsors: Sherrill; Sauter

Resolution authorizing the Fire Department to enter into a Cooperative Agreement for the Firefighter Property Program with the California State Department of Forestry and Fire Protection (CAL Fire) under which the Department may receive temporary loans of property in providing fire and emergency medical services, including disaster relief activities, for an initial term of three years, effective upon execution of the Cooperative Agreement. (Fire Department)

09/02/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Marc Kasper (Fire Department); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Chen

250908 **[Cooperative Agreement - California State Department of Forestry and Fire Protection - Federal Excess Personal Property Program - Acceptance of Loans of Equipment - Fire Department]**

Sponsors: Sherrill; Mandelman and Sauter

Resolution authorizing the Fire Department to enter into a Cooperative Agreement for the Federal Excess Personal Property Program with the California State Department of Forestry and Fire Protection (CAL Fire) under which the Department may receive temporary loans of equipment for fire suppression and pre-suppression use for an initial term of five years, effective upon execution of the Cooperative Agreement. (Fire Department)

09/02/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Marc Kasper (Fire Department); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Chen

Chair Chan requested File Nos. 250946 and 250948 be called together.

250946 **[Appropriation - Treasure Island Infrastructure and Revitalization Financing District Tax Increment Revenue Bond Proceeds and Bond Proceed Interest Earnings - MOHCD - $5,769,288 - FY2025-2026]**

Sponsors: Mayor; Dorsey

Ordinance appropriating $5,769,288 consisting of $5,500,000 from the issuance of Treasure Island Infrastructure and Revitalization Financing District (IRFD) No. 1 Tax Increment Revenue Bonds and $269,288 accumulated interest earnings from the Series 2022B and Series 2023B Treasure Island IRFD Bond to fund affordable housing projects to the Mayor’s Office of Housing and Community Development (MOHCD), and placing these funds on Controller’s Reserve pending the sale of the Tax Increment Revenue Bonds and receipt of proceeds in Fiscal Year (FY) 2025-2026.
(Fiscal Impact)

09/16/25; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 10/16/2025.

Heard in Committee. Speaker(s): Jamie Querubin (Treasure Island Development Authority); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Chen

250948 **[Issuance of Bonds - Infrastructure and Revitalization Financing District No. 1 (Treasure Island) - Not to Exceed $31,000,000]**

Sponsors: Mayor; Dorsey

Resolution supplementing Resolution No. 7-17 and authorizing the issuance and sale by the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island) of one or more series of bonds in an aggregate principal amount not to exceed $31,000,000; approving an Official Statement, one or more supplements to Indentures of Trust and Continuing Disclosure Certificates, one or more Bond Purchase Agreements with a joint exercise of powers authority and the bond underwriter, and other related documents, as defined herein; and making other related determinations, as defined herein.
(Fiscal Impact)

09/16/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Jamie Querubin (Treasure Island Development Authority); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Chen

251009 **[Loan Agreement - MEDA Precita Small Properties, LLC - Finance Acquisition, Rehabilitation, and Permanent Financing for Various Properties - Not to Exceed $37,820,766]**

Sponsors: Mayor; Mandelman

Resolution approving and authorizing the Mayor and the Director of the Mayor's Office of Housing and Community Development ("MOHCD") to execute loan documents relating to a loan with MEDA Precita Small Properties, LLC in a total amount not to exceed $37,820,766 to finance the acquisition, rehabilitation, and permanent financing of fifteen multifamily rental housing buildings for low- to moderate-income households, consisting of a total of 89 residential rental units and nine ancillary commercial units, located at 3329-3333 20th Street, 3182-3198 24th Street, 3353-26th Street, 1500 Cortland Avenue, 35 Fair Avenue, 3840 Folsom Street, 642-646 Guerrero Street, 63-67 Lapidge Street, 2217-2221 Mission Street, 3800 Mission Street, 19-23 Precita Avenue, 344-348 Precita Avenue, 269-271 Richland Avenue, 380 San Jose Avenue, and 1015 Shotwell Street, pursuant to the Small Sites Program (collectively, the "Project"); affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the Project and the proposed transactions are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing the Director of MOHCD or his or her designee to execute the loan documents for the Project and make certain modifications to such loan documents, as defined herein, and take certain actions in furtherance of this Resolution, as defined herein.
(Fiscal Impact)

10/07/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Amanda Fukotome-Lopez, Sheila Nickolopoulos, and Jackie Tsuo (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Chen

Chair Chan requested File Nos. 251010 and 251011 be called together.

251010 **[Multifamily Housing Revenue Bonds - 1979 Mission Street PSH Associates, L.P. - 2970-16th Street - Not to Exceed $60,000,000]**

Sponsor: Mayor

Resolution authorizing the issuance and delivery of multifamily housing revenue bonds in one or more series in an aggregate principal amount not to exceed $60,000,000 for the purpose of providing financing for the construction of a 136-unit multifamily rental housing project located at 2970-16th Street, known as “2970 16th Street”; approving the form of and authorizing the execution of an indenture of trust providing the terms and conditions of the bonds; approving the form of and authorizing the execution of a loan agreement providing the terms and conditions of the construction loan from the City to the borrower; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants for the project; approving the form of and authorizing the execution of an assignment of deed of trust documents; authorizing the collection of certain fees; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of residential mortgage revenue bonds by the City in an aggregate principal amount not to exceed $60,000,000; approving modifications, changes, and additions to the documents; ratifying and approving any action heretofore taken in connection with the indenture of trust, the loan, the bonds, and the project; granting general authority to City officials to take actions necessary to implement this Resolution; and related matters, as defined herein.

10/07/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Jenny Collins (Mayor’s Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); Emily Cohen (Department of Homelessness and Supportive Housing); provided an overview and responded to questions raised throughout the discussion. Shannon Dodge (Bay Area Rapid Transit); Jesus Mendoza (United Brotherhood of Carpenters and Joiners of America Local Union No. 22); Gary McCoy; Ruth Ferguson (District 9 Neighbors for Housing); Witt Turner (Housing Action Coalition); Tania Estreda (The Women’s Building); Deja Correia; Fabia Torres; Marilyn Chacon; Dido Romero; Sam Moss (Mission Housing Development Corporation); spoke in support of the resolution matter.

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

Ayes: 3 - Chan, Dorsey, Chen

251011 **[Ground Lease, License, and Amended and Restated Loan Agreement - 1979 Mission Street PSH Associates, L.P. - 2970-16th Street - 100% Affordable Housing - $1 Annual Base Rent - Loan Not to Exceed $61,163,787]**

Sponsors: Mayor; Fielder

Resolution 1) approving and authorizing the Director of Property and the Mayor's Office of Housing and Community Development ("MOHCD") to enter into a Ground Lease for real property owned by the City and located at 2970-16th Street with 1979 Mission Street PSH Associates, L.P. ("Developer") for a lease term of 75 years and one 24-year option to extend and an annual base rent of $1.00 ("Ground Lease") in order to construct a 100% affordable, 136-unit multifamily rental housing development as permanent supportive housing for formerly homeless households or households at risk of homelessness (the "Project"); 2) approving and authorizing an Amended and Restated Loan Agreement in an amount not to exceed $61,163,787 for a minimum loan term of 57 years ("Loan Agreement") to finance the development and construction of the Project; 3) approving and authorizing the Director of Property and MOHCD to enter into a License Agreement for real property owned by the City with Developer for $0 for up to three years to allow construction staging for the Project ("License Agreement"); 4) determining that the less than market rent payable under the Ground Lease and License Agreement will serve a public purpose by providing affordable housing for low-income households in need, in accordance with Administrative Code, Section 23.30; 5) adopting findings declaring that the Property is "exempt surplus land" pursuant to the California Surplus Lands Act; 6) adopting findings that the Project and proposed transactions are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and 7) authorizing the Director of Property and/or the Director of MOHCD to execute the Ground Lease, Loan Agreement, and License Agreement, make certain modifications to such agreements, and take certain actions in furtherance of this Resolution, as defined herein.
(Fiscal Impact)

10/07/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Jenny Collins (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); Emily Cohen (Department of Homelessness and Supportive Housing); provided an overview and responded to questions raised throughout the discussion. Shannon Dodge (Bay Area Rapid Transit); Jesus Mendoza (United Brotherhood of Carpenters and Joiners of America Local Union No. 22); Gary McCoy; Ruth Ferguson (District 9 Neighbors for Housing); Witt Turner (Housing Action Coalition); Tania Estreda (The Women's Building); Deja Correia; Fabia Torres; Marilyn Chacon; Dido Romero; Sam Moss (Mission Housing Development Corporation); spoke in support of the resolution matter.

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

Ayes: 3 - Chan, Dorsey, Chen

251006 [Execute Standard Agreements - Accept and Expend Grant - California Department of Housing and Community Development - Affordable Housing and Sustainable Communities Program - 11 Frida Kahlo Way - Balboa Reservoir Building A - $45,721,399]

Sponsors: Mayor; Melgar

Resolution authorizing the Mayor's Office of Housing and Community Development ("MOHCD") to execute the Standard Agreements with the California Department of Housing and Community Development ("HCD") under the Affordable Housing and Sustainable Communities Program for a total award of $45,721,399, including $33,000,000 disbursed by HCD as a loan to the Balboa Gateway, L.P. ("Developer") for a 100% affordable housing project at 11 Frida Kahlo Way and $12,721,399 to be disbursed as a grant to the City for public transportation improvements near 11 Frida Kahlo Way, for the period starting on the execution date of the Standard Agreements through November 30, 2043; authorizing MOHCD to accept and expend the grant of up to $12,721,399 for transportation, streetscape and pedestrian improvements and other transit oriented programming and improvement as approved by HCD.

10/07/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Andrew Strong (Mayor's Office of Housing and Community Development); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Chen

Chair Chan requested File Nos. 251007 and 251008 be called together.

251007 [Multifamily Housing Revenue Notes - 1303 Larkin Street, L.P. - 1303 Larkin Street - Not to Exceed $19,000,000]

Sponsors: Mayor; Sauter

Resolution authorizing the execution and delivery of multifamily housing revenue notes in one or more series in an aggregate principal amount not to exceed $19,000,000 for the purpose of providing financing for the construction of a 68-unit multifamily rental housing project located at 1303 Larkin Street, known as "1303 Larkin Street"; approving the form of and authorizing the execution of a funding loan agreement providing the terms and conditions of the construction loan from the funding lender to the City, and the execution and delivery of the notes; approving the form of and authorizing the execution of a project loan agreement providing the terms and conditions of the construction loan from the City to the borrower; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants for the project; authorizing the collection of certain fees; approving, for purposes of the Internal Revenue Code of 1986, as amended, the issuance and sale of residential mortgage revenue notes by the City in an aggregate principal amount not to exceed $19,000,000; approving modifications, changes, and additions to the documents; ratifying and approving any action heretofore taken in connection with the funding loan, the project loan, the notes, and the project; granting general authority to City officials to take actions necessary to implement this Resolution; and related matters, as defined herein.

10/07/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): William Wilcox (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Chen

251008 **[Loan Agreement - 1303 Larkin Street, L.P. - 1303 Larkin Street - 100% Affordable Housing - Not to Exceed $18,502,271]**

Sponsors: Mayor; Sauter

Resolution approving and authorizing the Director of the Mayor's Office of Housing and Community Development ("MOHCD") to execute documents relating to a loan with 1303 Larkin Street, L.P., a California limited partnership, for an aggregate loan amount not to exceed $18,502,271 to finance the acquisition, rehabilitation, and permanent financing of a 100% affordable, 68-unit multifamily rental housing development for low-income households located at 1303 Larkin Street (the "Project"); adopting findings that the Project and proposed transactions are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; affirming the Planning Department's determination under the California Environmental Quality Act; authorizing the Director of MOHCD or their designee to execute the loan documents for the Project and make certain modifications to such loan documents, as defined herein, and take certain actions in furtherance of this Resolution, as defined herein.

(Fiscal Impact)

10/07/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): William Wilcox (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Chen

ADJOURNMENT

There being no further business, the Budget and Finance Committee adjourned at the hour of 11:47 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.