



**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*  
*(415) 554-7712 ~ [brent.jalipa@sfgov.org](mailto:brent.jalipa@sfgov.org)*

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**Wednesday, January 31, 2024**

**10:00 AM**

**City Hall, Legislative Chamber, Room 250**

**Regular Meeting**

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

*The Budget and Finance Committee met in a regular session on Wednesday, January 24, 2024, with Chair Connie Chan presiding. Chair Chan called the meeting to order at 10:02 a.m.*

## **ROLL CALL AND ANNOUNCEMENTS**

*On the call of the roll, Chair Chan, Vice Chair Mandelman, and Member Melgar were noted 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](mailto: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

### **231120 [Hearing - Richmond Senior Center Renovation Progress]**

**Sponsor: Chan**

Hearing regarding the timeline for lead and asbestos remediation completion and the consequences of extensive closure of parts of the Richmond Senior Center on operations and service delivery; and requesting the Department of Building Inspection, Department of Disability and Aging Services, and Felton Institute to report.

10/24/23; RECEIVED AND ASSIGNED to Public Safety and Neighborhood Services Committee.

11/01/23; REFERRED TO DEPARTMENT. Referred to the Department of Building Inspection, the Department of Disability and Aging Services, and the Felton Institute for informational purposes.

01/18/24; TRANSFERRED to Budget and Finance Committee. President Peskin transferred this hearing from the Public Safety and Neighborhood Services Committee to the Budget and Finance Committee.

*Heard in Committee. Speakers: Michael Zaugg (Department of Disability and Aging Services); Matthew Greene (Department of Building Inspection); Kaleda Walling, Senior Center Director (Golden Gate Senior Services - Richmond Senior Center); Al Gilbert, President and CEO (Felton Institute); Anthony Chu, Owner (Acme Builders); provided an overview and responded to questions raised throughout the discussion. Kevin Casey; Dom Machita; Ms. Chan; Speaker; Amy Lee; Nicholas Lederer, Director (Golden Gate Senior Services); spoke on various concerns relating to the hearing matter.*

**Chair Chan moved that this Hearing be CONTINUED TO CALL OF THE CHAIR. The motion carried by the following vote:**

Ayes: 3 - Chan, Mandelman, Melgar

**240006 [Real Property Lease - AIM TWO - 755 and 759 South Van Ness Avenue - \$644,931 Initial Annual Base Rent]**

Resolution approving and authorizing the Director of Property, on behalf of the Department of Public Health, to execute a Lease Agreement for continued use of office and clinic space at 755 and 759 South Van Ness Avenue and the adjacent parking lot with AIM TWO, as Landlord, effective upon approval of the Resolution by the Board of Supervisors and the Mayor and upon execution of the Lease by the Director of Property, terminating on December 31, 2027, at the monthly base rent of \$52,178.86 for a total annual base rent of \$626,146.29 with annual 3% to 5% CPI increases; plus one five-year extension option; and authorizing the Director of Property to enter into amendments or modifications to the Lease that do not materially increase the obligations or liabilities to the City, do not materially decrease the benefits to the City and are necessary or advisable to effectuate the purposes of the Lease or this Resolution. (Public Health Department)  
(Fiscal Impact)

12/11/23; RECEIVED FROM DEPARTMENT.

01/09/24; RECEIVED AND ASSIGNED to Budget and Finance Committee.

*Heard in Committee. Speakers: Andrico Penick, Director (City Administrator's Real Estate Division); Nicolas Menard (Office of the Budget and Legislative Analyst); Jon Givner (Office of the City Attorney); provided an overview and responded to questions raised throughout the discussion.*

*Chair Chan moved that this Resolution be RECOMMENDED. Before the vote was taken, Chair Chan withdrew this motion to recommend.*

**Chair Chan moved that this Resolution be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, by increasing the total annual base rent amount from '\$626,146.29' to '\$644,931' throughout the legislation. The motion carried by the following vote:**

Ayes: 3 - Chan, Mandelman, Melgar

Resolution approving and authorizing the Director of Property, on behalf of the Department of Public Health, to execute a Lease Agreement for continued use of office and clinic space at 755 and 759 South Van Ness Avenue and the adjacent parking lot with AIM TWO, as Landlord, effective upon approval of the Resolution by the Board of Supervisors and the Mayor and upon execution of the Lease by the Director of Property, terminating on December 31, 2027, at the monthly base rent of \$52,178.86 for a total annual base rent of \$644,931 with annual 3% to 5% CPI increases; plus one five-year extension option; and authorizing the Director of Property to enter into amendments or modifications to the Lease that do not materially increase the obligations or liabilities to the City, do not materially decrease the benefits to the City and are necessary or advisable to effectuate the purposes of the Lease or this Resolution. (Public Health Department)  
(Fiscal Impact)

*Chair Chan moved that this Resolution be RECOMMENDED AS AMENDED. Before the vote was taken, Chair Chan withdrew this motion to recommend as amended.*

**Chair Chan moved that this Resolution be CONTINUED AS AMENDED to the Budget and Finance Committee meeting of February 7, 2024. The motion carried by the following vote:**

Ayes: 3 - Chan, Mandelman, Melgar

Chair Chan requested File Nos. 231249 and 231250 be called together.

**231249 [Contract Modification - Alameda Electrical Distributors Inc. - Purchase of Electrical Supplies and Fixtures - Not to Exceed \$10,500,000]**

Resolution authorizing the Office of Contract Administration to execute Modification No. 3 to Contract 1000023404 between the City and County of San Francisco and Alameda Electrical Distributors Inc. for the purchase of electrical materials, supplies and fixtures for City departments, increasing the contract amount by \$600,000 for a total contract amount not to exceed \$10,500,000 with no change to the total contract duration of May 1, 2018, through April 30, 2024. (Office of Contract Administration)  
(Fiscal Impact)

12/04/23; RECEIVED FROM DEPARTMENT.

12/12/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

01/24/24; CONTINUED. Heard in Committee. Speakers: None.

*Heard in Committee. Speakers: Annyse Acevedo (City Administrator's 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 RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Chan, Mandelman, Melgar

**231250 [Contract Modification - Buckles-Smith Electric Company - Purchase of Electrical Supplies and Fixtures - Not to Exceed \$19,500,000]**

Resolution authorizing the Office of Contract Administration to execute Modification No. 8 to Contract 1000005805 between the City and County of San Francisco and Buckles-Smith Electric Company for the purchase of electrical materials, supplies and fixtures for City departments, increasing the contract amount by \$2,053,132 for a total contract amount not to exceed \$19,500,000 with no change to the total contract duration of July 5, 2017, through June 30, 2024. (Office of Contract Administration)  
(Fiscal Impact)

12/04/23; RECEIVED FROM DEPARTMENT.

12/12/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

*Heard in Committee. Speakers: Annyse Acevedo (City Administrator's 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 RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Chan, Mandelman, Melgar

Chair Chan requested File Nos. 231038 and 240011 be called together.

### **231038 [Airline and Airport 2023 Lease and Use Agreement - Various Airlines]**

Resolution approving the 2023 Lease and Use Agreement between the City and County of San Francisco, acting by and through its Airport Commission, and seven airlines to conduct flight operations at the San Francisco International Airport for a term of ten years, from the first day of the calendar month following the receipt of full approvals of the City, through June 30, 2033; affirming the Planning Department's determination under the California Environmental Quality Act; and authorizing the Airport Director to enter into modifications to the Lease that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Lease or this Resolution. (Airport Commission)

10/05/23; RECEIVED FROM DEPARTMENT.

10/17/23; RECEIVED AND ASSIGNED to Budget and Finance Committee.

*Heard in Committee. Speakers: Cathy Widener (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:**

### **240011 [Airline and Airport 2023 Lease and Use Agreement - STARLUX Airlines Co., LTD dba STARLUX Airlines North America, Co.]**

Resolution approving the 2023 Lease and Use Agreement between the City and County of San Francisco, acting by and through its Airport Commission, and STARLUX Airlines Co., LTD dba STARLUX Airlines North America, Co. to conduct flight operations at the San Francisco International Airport, for a term commencing on the first day of the calendar month immediately following the receipt of full City approvals of the Lease through June 30, 2033; affirming the Planning Department's determination under the California Environmental Quality Act; and authorizing the Airport Director to enter into modifications to the Lease that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Lease or this Resolution. (Airport Commission)

12/14/23; RECEIVED FROM DEPARTMENT.

01/09/24; RECEIVED AND ASSIGNED to Budget and Finance Committee.

*Heard in Committee. Speakers: Cathy Widener (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:**

## **ADJOURNMENT**

*There being no further business, the Budget and Finance Committee adjourned at the hour of 12:04 p.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.*