

File No. 101559

Committee Item No. 11
Board Item No. 10

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date: February 2, 2011

Board of Supervisors Meeting

Date 2/8/11

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget Analyst Report
- Legislative Analyst Report
- Ethics Form 126
- Introduction Form (for hearings)
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER

(Use back side if additional space is needed)

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Draft Infrastructure Financing Plan, IFD District No. 1 (Rincon Hill)

Completed by: Victor Young

Date: February 3, 2011

Completed by: _____

Date: _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages. The complete document is in the file.

1 [Approving the Infrastructure Financing Plan - Rincon Hill Area]

2
3 **Resolution approving the Infrastructure Financing Plan for City and County of San**
4 **Francisco Infrastructure Financing District No. 1 (Rincon Hill Area).**

5
6 **RESOLVED**, By the Board of Supervisors (Board of Supervisors) of the City and
7 County of San Francisco (City), State of California that:

8 **WHEREAS**, On October 19, 2010, the Board of Supervisors adopted its "Resolution of
9 Intention to Establish Infrastructure Financing District" (Original Resolution of Intention to
10 Establish IFD), stating its intention to form the "City and County of San Francisco
11 Infrastructure Financing District No. 1 (Rincon Hill Area)" (IFD) pursuant to Government Code
12 Section 53395 et seq. (IFD Law); and

13 **WHEREAS**, The City intends to form the IFD for the purpose of financing certain public
14 improvements (Facilities) as further provided in the Resolution of Intention to Establish IFD;
15 and

16 **WHEREAS**, Also on October 19, 2010, the Board of Supervisors adopted its
17 "Resolution Ordering Preparation of Infrastructure Financing Plan", ordering preparation of an
18 infrastructure financing plan (Infrastructure Financing Plan) consistent with the requirements
19 of the IFD Law; and

20 **WHEREAS**, The Infrastructure Financing Plan includes an amended list of Facilities to
21 be financed by the IFD; the amended list does not include the Sailor's Union of the Pacific
22 Community Center or the Library Services; and

23 **WHEREAS**, The Infrastructure Financing Plan also proposed including an additional
24 property in the IFD, and incorporated an amended proposed boundary map; and

1 WHEREAS, On January 4, 2011, the Board of Supervisors adopted its "Resolution
2 Amending Public Hearing Date Relating to Infrastructure Financing District" (together with the
3 Original Resolution of Intention to Establish IFD, the Resolution of Intention to Establish IFD),
4 which amended the Original Resolution of Intention to Establish IFD to call for a public hearing
5 on February 8, 2011; and

6 WHEREAS, As required by the IFD Law, the Clerk of the Board of Supervisors mailed
7 a copy of the Resolution of Intention to Establish IFD to each owner of land within the
8 proposed IFD and each affected taxing entity (as defined in the IFD Law); and

9 WHEREAS, As further required by the IFD Law, the designated official of the City
10 prepared the Infrastructure Financing Plan so as to comply with the requirements of the IFD
11 Law, and sent it, along with any report required by the California Environmental Quality Act
12 (Division 13) (commencing with Section 2100) of the Public Resources Code) that pertains to
13 the proposed Facilities or the proposed development project for which the Facilities are
14 needed (CEQA Report), to (i) each owner of land within the proposed IFD and (ii) each
15 affected taxing entity; the designated official also sent the Infrastructure Financing Plan and
16 the CEQA Report to (i) the City's planning commission and (ii) the Board of Supervisors; and

17 WHEREAS, The Clerk of the Board of Supervisors made the Infrastructure Financing
18 Plan available for public inspection; and

19 WHEREAS, As required by the IFD Law, the Board of Supervisors, as the legislative
20 body of the City, which is the only affected taxing entity which is proposed to be subject to the
21 division of taxes pursuant the IFD Law, wishes to consider and adopt a resolution approving
22 the Infrastructure Financing Plan; now, therefore, be it

23 RESOLVED, By the Board as follows:
24
25

1 Section 1. Findings. The foregoing recitals are true and correct. The Board of
2 Supervisors has received all of the information it is required to have received under the IFD
3 Law prior to adoption of this Resolution.

4 Section 2. Approval of Infrastructure Financing Plan. The Board of Supervisors, as
5 the legislative body of the City, which is the only affected taxing entity which is proposed to be
6 subject to the division of taxes pursuant the IFD Law, as further described in the Infrastructure
7 Financing Plan, hereby approves the Infrastructure Financing Plan, in the form on file with the
8 Clerk of the Board of Supervisors.

9 Section 3. Direction to File this Resolution. This Resolution shall be filed with the
10 Clerk of the Board of Supervisors at or prior to the time of the public hearing for the proposed
11 IFD.

12 Section 4. Effective Date. This resolution shall take effect upon its adoption.

13
14 APPROVED AS TO FORM:

15 DENNIS J. HERRERA
16 City Attorney

17
18 By: _____

19 MARK D. BLAKE
20 Deputy City Attorney
21
22
23
24
25



JONES HALL

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January 21, 2011

BY FedEx

Angela Calvillo
Clerk of the Board of Supervisors
ATTN: Alisa Somera
Assistant Clerk
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102-4689

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2011 JAN 24 AM 10:21
BY *PC*

Re: *City and County of San Francisco Infrastructure Financing District No. 1 (Rincon Hill Area)*

Dear Ms. Somera:

You are in receipt of a letter dated December 9, 2010 from Michael Yarne, which:

- (i) referred to an attached draft Infrastructure Financing Plan, and
- (ii) incorporated the relevant Environmental Impact Reports ("Relevant EIRs") for the Rincon Hill Area Plan and any associated private development projects.

The next step in the proceedings related to the IFD will be a public hearing and an election; both are scheduled to occur on February 8, 2011. In connection with these proceedings, I attach a revised Infrastructure Financing Plan; this is the version of the Infrastructure Financing Plan that the Board of Supervisors will be asked to approve on February 8, 2011. The only changes to this document from the draft you previously received are the following: (A) the draft of the Infrastructure Financing Plan that you received erroneously included an older version of Table 11, and the attached draft includes the correct version of Table 11 and (B) the boundary map has been updated to include all the relevant addresses for the 319-325 Fremont property and to correct the address for 401 Harrison.

Please contact me or Michael Yarne if you have any questions.

Very truly yours,



Christopher K. Lynch

cc without enclosures: Mark Blake, Esq., Michael Yarne



*Complete copy of document located
in File No. 101559

DRAFT

Infrastructure Financing Plan

**Infrastructure Financing
District No. 1
(Rincon Hill Area)**

Prepared for:
City and County of San Francisco
Office of Economic Development

Prepared by:
Keyser Marston Associates, Inc.

February 2010

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Appendix A – Original Map and Legal Description of IFD Boundaries

Appendix B – Amended Map and Amended Legal Description of IFD Boundaries

Appendix C – Draft Fiscal Impact Analysis