

1 [Authorizing Issuance of Special Tax Bonds - Community Facilities District No. 2014-1
2 (Transbay Transit Center) - Not to Exceed Aggregate Principal Amount of \$90,000,000]

3 **Resolution authorizing the issuance and sale of one or more series of Special Tax**
4 **Bonds for City and County of San Francisco Community Facilities District No. 2014-1**
5 **(Transbay Transit Center) in the aggregate principal amount not to exceed \$90,000,000**
6 **approving related documents, including an Official Statement, Fourth Supplement to**
7 **Fiscal Agent Agreement, Bond Purchase Agreement and Continuing Disclosure**
8 **Undertaking, and determining other matters in connection therewith, as defined herein.**

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10 WHEREAS, On September 23, 2009, the Board of Supervisors considered and
11 adopted "Local Goals and Policies for Community Facilities Districts and Special Tax Districts"
12 ("Goals and Policies"), which Goals and Policies, among other things, relate to the formation
13 of community facilities districts under the Mello-Roos Community Facilities Act of 1982, as
14 amended, constituting Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section
15 53311) of the California Government Code ("Mello-Roos Act"); and

16 WHEREAS, On September 23, 2014, the Board of Supervisors considered and
17 adopted Resolution No. 350-14, entitled "Resolution of Formation of City and County of San
18 Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) and determining
19 other matters in connection therewith" ("Resolution of Formation"), which Resolution of
20 Formation ordered the formation of the "City and County of San Francisco Community
21 Facilities District No. 2014-1 (Transbay Transit Center)" ("CFD") and the "City and County of
22 San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) (Future
23 Annexation Area)," authorized the levy of special taxes upon the land within the CFD and
24 authorized the issuance of bonds and other debt (as defined in the Mello-Roos Act) secured

1 by said special taxes for the purpose of financing certain public improvements (“Facilities”), all
2 as described in those proceedings and all pursuant to the Mello-Roos Act; and

3 WHEREAS, In the Resolution of Formation, this Board of Supervisors resolved that
4 parcels within the Future Annexation Area shall be annexed to the CFD only with the
5 unanimous approval (each, a “Unanimous Approval”) of the owner or owners of each parcel or
6 parcels at the time that parcel or those parcels are annexed, without any requirement for
7 further public hearings or additional proceedings; and

8 WHEREAS, Pursuant to Resolution No. 2-15, which was approved by the Board of
9 Supervisors on January 13, 2015, and signed by the Mayor on January 20, 2015 (“Original
10 Resolution of Issuance”), the Board of Supervisors authorized the issuance of up to
11 \$1,400,000,000 of bonded indebtedness and other debt on behalf of the CFD; and

12 WHEREAS, In the Original Resolution of Issuance, the Board of Supervisors approved
13 the form of a fiscal agent agreement and directed the Director of the Office of Public Finance
14 to return to the Board of Supervisors with a recommendation as to the method for selling one
15 or more series of the bonds, whether competitive or negotiated, and for approval of all related
16 sales documentation; and

17 WHEREAS, Pursuant to Resolution No. 247-17, which was approved by the Board of
18 Supervisors on June 13, 2017 and signed by the Mayor on June 22, 2017 (“First
19 Supplemental Resolution of Issuance”) and a Fiscal Agent Agreement, dated as of
20 November 1, 2017 (“Master Fiscal Agent Agreement”), by and between the City and Zions
21 Bancorporation, National Association (formerly known as Zions Bank, a Division of ZB,
22 National Association) (“Fiscal Agent”), the Board of Supervisors previously issued the
23 following special tax bonds on behalf of the CFD (the “2017 Bonds”): City and County of San
24 Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) Special Tax
25 Bonds, Series 2017A (Federally Taxable) and City and County of San Francisco Community

1 Facilities District No. 2014-1 (Transbay Transit Center) Special Tax Bonds, Series 2017B
2 (Federally Taxable - Green Bonds); and

3 WHEREAS, Under the Original Resolution of Issuance as supplemented by Resolution
4 No. 419-18 ("Second Supplemental Resolution of Issuance"), and the Master Fiscal Agent
5 Agreement, as supplemented by a First Supplement to Fiscal Agent Agreement, dated as of
6 February 1, 2019 ("First Supplement to Fiscal Agent Agreement"), the Board of Supervisors
7 subsequently issued the following special tax bonds on behalf of the CFD (the "2019 Bonds"):
8 City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit
9 Center) Special Tax Bonds, Series 2019A (Federally Taxable), and City and County of San
10 Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) Special Tax
11 Bonds, Series 2019B (Federally Taxable - Green Bonds); and

12 WHEREAS, Under the Original Resolution of Issuance as supplemented by Resolution
13 No. 172-20 ("Third Supplemental Resolution of Issuance"), and the Master Fiscal Agent
14 Agreement, as supplemented by a Second Supplement to Fiscal Agent Agreement, dated as
15 of May 1, 2020 ("Second Supplement to Fiscal Agent Agreement"), the Board of Supervisors
16 subsequently issued the following special tax bonds on behalf of the CFD (the "2020 Bonds"):
17 City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit
18 Center) Special Tax Bonds, Series 2020B (Federally Taxable - Green Bonds); and

19 WHEREAS, Under the Original Resolution of Issuance as supplemented by Resolution
20 No. 439-21 ("Fourth Supplemental Resolution of Issuance"), and the Master Fiscal Agent
21 Agreement, as supplemented by a Third Supplement to Fiscal Agent Agreement, dated as of
22 November 1, 2021 ("Third Supplement to Fiscal Agent Agreement"), the Board of Supervisors
23 subsequently issued the following special tax bonds on behalf of the CFD (the "2021 Bonds"):
24 City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit
25 Center) Special Tax Bonds, Series 2021B (Federally Taxable - Green Bonds); and

1 WHEREAS, The Board of Supervisors now wishes to further supplement the Original
2 Resolution of Issuance to provide for the issuance of one or more additional series of special
3 tax bonds on a parity basis with the 2017 Bonds, the 2019 Bonds, the 2020 Bonds and the
4 2021 Bonds to finance a portion of the Facilities and related costs and expenses; and

5 WHEREAS, There has been submitted to this Board of Supervisors a form of a Fourth
6 Supplement to the Fiscal Agent Agreement between the City and the Fiscal Agent (“Fourth
7 Supplement”; together with the Master Fiscal Agent Agreement, the First Supplement, the
8 Second Supplement and the Third Supplement, the “Fiscal Agent Agreement”), which
9 supplements the Master Fiscal Agent Agreement for the purposes of issuing one or more
10 additional series of special tax bonds, and this Board of Supervisors with the aid of its staff
11 has reviewed the Fourth Supplement and found it to be in proper order; and

12 WHEREAS, There has also been submitted to this Board of Supervisors a form of
13 preliminary Official Statement in connection with the marketing of such bonds and this Board
14 of Supervisors, with the aid of its staff, has reviewed the preliminary Official Statement to
15 assure disclosure of all material facts relating to such bonds; and

16 WHEREAS, The Board of Supervisors has obtained and disclosed in the staff report for
17 this matter the information required to be disclosed by Government Code, Section 5852.1;
18 and

19 WHEREAS, All conditions, things and acts required to exist, to have happened and to
20 have been performed precedent to and in the issuance of the special tax bonds and the levy
21 of the special taxes as contemplated by this Resolution and the documents referred to herein
22 exist, have happened and have been performed in due time, form and manner as required by
23 the laws of the State of California, including the Mello-Roos Act; now, therefore, be it

24 RESOLVED, That the foregoing recitals are true and correct; and, be it
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1 FURTHER RESOLVED, That pursuant to the Mello-Roos Act, this Resolution and the
2 Fiscal Agent Agreement, one or more series of special tax bonds, in an aggregate principal
3 amount not to exceed \$90,000,000, are hereby authorized to be issued (collectively, "Bonds");
4 and, be it

5 FURTHER RESOLVED, That this Board of Supervisors hereby finds that the issuance
6 of the Bonds is in compliance with the Mello-Roos Act and applicable provisions of the Goals
7 and Policies; more specifically, this Board of Supervisors hereby makes the following
8 determinations:

9 (i) The rate and method of apportionment of special taxes for the District is in
10 compliance with the Goals and Policies.

11 (ii) Section 53345.8 of the Mello-Roos Act requires, with certain exceptions, that
12 the value of the real property subject to special taxes levied in the CFD must be at least
13 three times the principal amount of the Bonds and the principal amount of all other
14 bonds that will be outstanding following issuance of the Bonds that are secured by a
15 special tax levied pursuant to the Mello-Roos Act on property within the CFD or a
16 special assessment levied on property within the CFD, and this Board of Supervisors
17 hereby determines that the assessed value of the property within the CFD is at least
18 three times (i) the maximum initial principal amount of the Bonds authorized by this
19 Resolution and (ii) the outstanding principal amount of all other outstanding bonds that
20 are secured by a special tax or special assessment levied on property within the CFD;
21 and, be it

22 FURTHER RESOLVED, That the Board of Supervisors hereby approves the form of
23 the Fourth Supplement, in substantially the form on file with the Clerk of the Board of
24 Supervisors; each of the Mayor, the Controller and the Director of the Office of Public
25 Finance, or such other official of the City as may be designated by such officials (each, an

1 "Authorized Officer"), is hereby authorized and directed to execute and deliver one or more
2 supplements in substantially the form of the Fourth Supplement on file with the Clerk of the
3 Board of Supervisors, together with such additions or changes as are approved by such
4 Authorized Officer upon consultation with the City Attorney and the City's co-bond counsel,
5 including such additions or changes as are necessary or advisable to permit the timely
6 issuance, sale and delivery of the Bonds; the approval of such additions or changes shall be
7 conclusively evidenced by the execution and delivery by an Authorized Officer of the
8 supplement(s); the proceeds of the Bonds shall be used as set forth in the Fiscal Agent
9 Agreement as so supplemented; the terms and provisions of the supplement(s), as executed,
10 are incorporated herein by this reference as if fully set forth herein; and, be it

11 FURTHER RESOLVED, That this Board of Supervisors hereby approves the Official
12 Statement prepared in connection with the Bonds in the form on file with the Clerk of the
13 Board of Supervisors, together with any changes therein or additions thereto deemed
14 advisable by an Authorized Officer after consultation with the City's disclosure counsel; the
15 Board hereby approves and authorizes the distribution by the Underwriter (defined below) of
16 the Bonds of the preliminary Official Statement to prospective purchasers of the Bonds, and
17 authorizes and directs an Authorized Officer on behalf of the City to deem the preliminary
18 Official Statement "final" pursuant to Rule 15c2-12 under the Securities Exchange Act of 1934
19 ("Rule") prior to its distribution to prospective purchasers of the Bonds; the execution of the
20 final Official Statement, which shall include then current financial information regarding the
21 CFD and such other changes and additions thereto deemed advisable by an Authorized
22 Officer and such information permitted to be excluded from the preliminary Official Statement
23 pursuant to the Rule, shall be conclusive evidence of the approval of the Official Statement by
24 the City; and, be it

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1 FURTHER RESOLVED, That this Board of Supervisors hereby approves the form of
2 the continuing disclosure undertaking ("Continuing Disclosure Undertaking") with respect to
3 the Bonds in the form thereof attached to the Official Statement on file with the Clerk of the
4 Board of Supervisors; an Authorized Officer is hereby authorized and directed to complete
5 and execute the Continuing Disclosure Undertaking on behalf of the City with such changes,
6 additions or deletions as may be approved by the Authorized Officer in consultation with the
7 City's disclosure counsel; and, be it

8 FURTHER RESOLVED, That the form of the Bond Purchase Agreement ("Purchase
9 Contract") providing for the sale of the Bonds by the City to Stifel Nicolaus & Company, Inc.
10 and Piper Sandler & Company and any other investment banking firms identified by the
11 Director of the Office of Public Finance, as underwriters (collectively, "Underwriter"), on file
12 with the Clerk of the Board is hereby approved and each of the Authorized Officers is hereby
13 authorized to execute the Purchase Contract in the form so approved, with such additions
14 thereto and changes therein as are necessary to conform the Purchase Contract to the dates,
15 amounts and interest rates applicable to the Bonds as of the sale date or as are approved by
16 an Authorized Officer upon consultation with the City Attorney and the City's co-bond counsel;
17 provided that the interest rate borne by each series of Bonds shall not exceed the maximum
18 rate permitted by law and the maximum amount of Underwriter's discount on the sale of each
19 series of Bonds may not exceed 1.0% of the par amount of such series of Bonds; approval of
20 such additions and changes shall be conclusively evidenced by the execution and delivery of
21 the Purchase Contract by an Authorized Officer; this Board of Supervisors hereby finds that
22 sale of the Bonds to the Underwriter at a negotiated sale pursuant to the Purchase Contract
23 will result in a lower overall cost than would be achieved by selling the Bonds utilizing
24 competitive bidding; and, be it

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1 FURTHER RESOLVED, That the Bonds shall be prepared, executed and delivered to
2 the Fiscal Agent for authentication, all in accordance with the terms of the Fiscal Agent
3 Agreement and the Purchase Contract; the Fiscal Agent, an Authorized Officer and other
4 responsible officers of the City are hereby authorized and directed to take such actions as are
5 required to cause the delivery of the Bonds upon receipt of the purchase price thereof; and,
6 be it

7 FURTHER RESOLVED, That the Director of the Office of Public Finance is hereby
8 authorized to determine, after consultation with the City’s co-bond counsel, municipal advisor
9 and the Underwriter, (i) the name of the Bonds, (ii) whether all or a portion of one or more
10 series of Bonds shall be designated as “green bonds,” (iii) the final principal amount of each
11 series of the Bonds and (iv) whether each series of the Bonds will be issued as tax-exempt or
12 taxable bonds; and, be it

13 FURTHER RESOLVED, That the Director of the Office of Public Finance is hereby
14 directed, from time to time in her discretion, to cause to be recorded one or more consolidated
15 maps of the CFD reflecting all prior modifications, amendments, and annexations pursuant to
16 Section 3113.5 of the Streets & Highways Code; and, be it

17 FURTHER RESOLVED, That all actions heretofore taken by the officers and agents of
18 the City (including, but not limited to, the Authorized Officers) with respect to the
19 establishment of the CFD, the annexation of properties to the CFD, the levy of the special tax
20 and the issuance of the Bonds are hereby approved, confirmed and ratified, and the
21 appropriate officers of the City are hereby authorized and directed to do any and all things and
22 take any and all actions and execute any and all certificates, agreements and other
23 documents, which they, or any of them, may deem necessary or advisable in order to
24 accomplish the purposes of this Resolution and consummate the lawful issuance and delivery
25 of the Bonds in accordance with this Resolution, any determination authorized by this

1 Resolution, and any certificate, agreement, and other document described in the documents
2 herein approved; all actions to be taken by an Authorized Officer, as defined herein, may be
3 taken by such Authorized Officer or any designee, with the same force and effect as if taken
4 by the Authorized Officer; and, be it

5 FURTHER RESOLVED, That this Resolution shall take effect upon its adoption.

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7 APPROVED AS TO FORM:
8 DAVID CHIU, City Attorney

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10 By: /s/MARK D. BLAKE
11 Mark D. Blake
12 Deputy City Attorney

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