



# OFFICE OF THE CONTROLLER

## CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield  
Controller

Todd Rydstrom  
Deputy Controller

Anna Van Degna  
Director of Public Finance

September 26, 2022

Supervisor Matt Dorsey  
City Hall, Room 244  
City and County of San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear Supervisor Dorsey:

Thank you for agreeing to introduce the Board of Supervisors resolution approving, for the purposes of the Internal Revenue Code, the issuance of tax-exempt obligations (the "Bonds") by the California Enterprise Development Authority (the "Authority") on behalf of Presidio Knolls School, Inc., a California nonprofit public benefit corporation (the "Borrower"), to finance and refinance certain capital facilities owned and operated by the Borrower as summarized below. I respectfully request introduction of the resolution at the meeting of the Board of Supervisors on Tuesday, September 27, 2022.

Pursuant to the Tax Equity and Fiscal Responsibility Act (TEFRA), to facilitate the tax exemption of interest on the Bonds the City is required to conduct a public hearing and to approve the financing by the Authority. The Office of Public Finance held such hearing on Wednesday, September 21, 2022, notice of which was published on the City's Public Notices website on September 12, 2022. No public comments were heard or received through the public hearing process. The action by the Board will acknowledge that the hearing was duly held and that the financing is proceeding. The Bonds will be issued in an aggregate principal amount not to exceed \$33 million. I have performed a limited due diligence review of information pertaining to the project and proposed financing that I have summarized below.

### The Borrower

Presidio Knolls School was opened as a preschool in 2008 near the Presidio and is known for its progressive educational model and rigorous Reggio Emilia-inspired Mandarin immersion preschool program. The school's mission is to nurture the young heart and mind in a joyful learning environment, where the convergence of progressive education and Mandarin immersion ignites curiosity, connectedness, and engagement in the world. Presidio Knolls School was relocated to SoMa in 2011 and received accreditation by the California Association of Independent Schools (CAIS) and the Western Association of Schools and Colleges (WASC) in 2019. As of the 2021-22 school year, they have an enrollment of approximately 395 students from preschool through middle school.

### The Project

The proceeds from the sale of the Bonds will be loaned to the Borrower for the following purposes: (a) (i) refinance outstanding indebtedness incurred by the Borrower, the proceeds of which were used to finance and refinance the cost of the acquisition, demolition, construction, renovation, equipping and/or furnishing of pre-K through 8<sup>th</sup> grade educational and related and ancillary facilities located at 1415 Howard Street, San Francisco, California 94103 and 220, 230, 240, 250 and 260 10<sup>th</sup> Street, San Francisco, California 94103 (collectively, the "Property"), owned and operated by the Borrower, including, but not limited to, (A) the demolition of a one-story garage, a pre-K building, and an elementary school building; the renovation of an existing building and conversion thereof from use as a group home to educational facilities; (B) the construction of two, three-story buildings collectively measuring approximately 60,000 square feet for use as educational facilities and one one-story building measuring approximately 1,000 square feet for use as a music building; (C) the construction of one or more outdoor play areas and approximately 50 bicycle parking spaces, and (D) the acquisition, renovation, and construction of approximately 80,000 square feet of additions and/or improvements to the Property consisting of 25 main classrooms, four flex classrooms, a library, art, music, science and maker classrooms, a multipurpose gymnasium and auditorium, a teaching kitchen and flexible dining area, multi-purpose rooms, and indoor and outdoor play areas; and (ii) finance and refinance the cost of exterior and interior improvements to buildings on the Property to enhance the auditorium and gymnasium, create additional classrooms and make additional improvements to the Property (collectively, the "Facilities") and (b) pay certain costs of issuance of the Obligations.

### Financing Information

Assuming all required approvals are obtained, the Authority expects to issue the Bonds in an amount not to exceed \$33 million. Bond Counsel on the transaction is Kutak Rock LLP.

### Public Approval Process

The City and County of San Francisco is a participating member of the Authority, a joint powers authority. The Authority is authorized to issue bonds, notes, certificates of participation, or other forms of indebtedness, including refunding previously issued debt. As noted above, federal tax law requires that the governing body of the jurisdiction in which the project is located approve the financing and the project after providing the opportunity for a duly-noticed public hearing before the Bonds may be issued on a tax-exempt basis. Your assistance with this matter is greatly appreciated. Please contact me at (415) 554-7693, if you any questions or require additional information. Thank you.

Sincerely,

Keith Sevigny  
Senior Administrative Analyst, Office of Public Finance