

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Ben Rosenfield, City Controller, Office of the Controller

FROM: Victor Young, Assistant Clerk *Victor Young*

DATE: March 14, 2023

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Rules Committee received the following proposed substitute legislation:

File No. 230160

Ordinance amending the Administrative Code to establish and define the membership and duties of the Enhanced Infrastructure Financing District Public Financing Authority No. 1 (Power Station).

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: victor.young@sfgov.org.

cc: Todd Rydstrom, Office of the Controller



City and County of San Francisco

Master Report

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 230160 **File Type:** Ordinance **Status:** Pending Committee Action

Enacted: _____ **Effective:** _____

Version: 2 **In Control:** Rules Committee

File Name: Administrative Code - Establishing the Enhanced Infrastructure Financing District Public Financing Authority No. 1 **Date Introduced:** 02/14/2023

Requester: _____ **Cost:** _____ **Final Action:** _____

Comment: _____ **Title:** Ordinance amending the Administrative Code to establish and define the membership and duties of the Enhanced Infrastructure Financing District Public Financing Authority No. 1.

Companion 230168 Files: _____ **Sponsors:** Mayor; Walton

History of Legislative File 230160

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	02/14/2023	ASSIGNED UNDER 30 DAY RULE	Rules Committee	03/16/2023	
1	President	03/03/2023	RECEIVED AND ASSIGNED	Rules Committee		
2	President	03/07/2023	SUBSTITUTED AND ASSIGNED	Rules Committee		

Mayor Breed substituted an Ordinance bearing a new title.

1 [Administrative Code - Establishing the Enhanced Infrastructure Financing District Public
2 Financing Authority No. 1]

3 **Ordinance amending the Administrative Code to establish and define the membership**
4 **and duties of the Enhanced Infrastructure Financing District Public Financing Authority**
5 **No. 1.**

6
7 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
8 **Additions to Codes** are in *single-underline italics Times New Roman font*.
9 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.
10 **Board amendment additions** are in double-underlined Arial font.
11 **Board amendment deletions** are in ~~strikethrough Arial font~~.
12 **Asterisks (* * * *)** indicate the omission of unchanged Code
13 subsections or parts of tables.

14 Be it ordained by the People of the City and County of San Francisco:

15 Section 1. Findings.

16 (a) The Board of Supervisors is authorized to initiate the process to establish an
17 enhanced infrastructure financing district pursuant to California Government Code Sections
18 53398.50 et seq. An enhanced infrastructure financing district ("EIFD") is a legally constituted
19 governmental entity that may be established for the sole purpose of financing select public
20 facilities or projects.

21 (b) The proposed development project known as the Potrero Power Station ("Potrero
22 Power Station Project"), which was approved by the Board of Supervisors pursuant to
23 Ordinance No. 62-20, which was adopted by the Board of Supervisors on April 21, 2020, and
24 signed by the Mayor on April 24, 2020, and a copy of which is in File No. 200040, would
25 redevelop approximately 3.5 million square-feet of mixed-use waterfront property, including
about 1,815 residential units, commercial uses (e.g., office, retail, research and development

1 facilities, and hospitality), and community facilities. The Potrero Power Station Project would
2 provide seven acres of greenspace, with approximately 1,200 square feet of waterfront
3 frontage. It is expected that the Potrero Power Station Project will provide 30% affordable
4 housing through a combination of inclusionary housing, stand-alone housing projects, and
5 affordable housing fees.

6 (c) On _____, the Board of Supervisors adopted a resolution declaring
7 its intention to establish the San Francisco Enhanced Infrastructure Financing District No. 1
8 (Power Station) to finance public capital facilities and projects related to the Potrero Power
9 Station Project. A copy of said resolution is on file with the Clerk of the Board of Supervisors
10 in Board File No. _____.

11 (d) State law requires the Board of Supervisors to establish a public financing authority
12 to serve as the governing body of an EIFD at the same time that it adopts the resolution of
13 intention to create an EIFD.

14
15 Section 2. Chapter 5 of the Administrative Code is hereby amended by adding Article
16 XLVIII, consisting of Sections 5.48-1 through 5.48-8, to read as follows:

17
18 **ARTICLE XLVIII:**
19 **ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY**
20 **NO. 1**

21
22 **SEC. 5.48-1. DEFINITIONS.**
23 *For purposes of this Article XLVIII, the following words or phrases shall have the following*
24 *meanings:*
25 *“City” shall mean the City and County of San Francisco.*

1 “EIFD Public Financing Authority No. 1” shall mean the public financing authority established
2 to act as the governing board for the Power Station EIFD and such other EIFDs identified by the
3 Board of Supervisors from time to time.

4 “Potrero Power Station Project” shall mean that certain mixed-use waterfront property,
5 including about 1,815 residential units, commercial uses (e.g., office, retail, research and development
6 facilities, and hospitality), and community facilities, including seven acres of greenspace, with
7 approximately 1,200 square feet of waterfront frontage, and including 30% affordable housing through
8 a combination of inclusionary housing, stand-alone housing projects, and affordable housing fees.

9 “Power Station EIFD” shall mean the enhanced infrastructure financing district that will be
10 formed under California Government Code Sections 53398.50 et seq. for the purpose of providing
11 funds to pay certain public facilities and projects of community-wide significance associated with the
12 Potrero Power Station Project.

13 “Power Station IFP” shall have the meaning given that term in Section 5.48-3.

14
15 **SEC. 5.48-2. CREATION OF ENHANCED INFRASTRUCTURE FINANCING DISTRICT**
16 **PUBLIC FINANCING AUTHORITY NO. 1.**

17 The Board of Supervisors hereby establishes the Enhanced Infrastructure Financing District
18 Public Financing Authority No. 1 (“EIFD Public Financing Authority No. 1”) in accordance with
19 California Government Code Sec. 53398.51.1.

20
21 **SEC. 5.48-3. PURPOSE.**

22 (a) The EIFD Public Financing Authority No. 1 shall serve as the governing body for the
23 Power Station EIFD and, in that capacity, shall be responsible for the duties as are imposed by
24 California Government Code Sections 53398.50 et seq., including, but not limited to, (i) causing the
25 preparation of, adopting, and implementing the Infrastructure Financing Plan (“Power Station IFP”)

1 for the Power Station EIFD, which will describe, among other things, the allocation by the City to the
2 Power Station EIFD of certain incremental property tax revenue for the purpose of funding public
3 capital facilities and other specified projects of communitywide significance that provide significant
4 benefits to the Power Station EIFD or the surrounding community, (ii) the issuance by the Power
5 Station EIFD of bonds and other forms of indebtedness in furtherance of the purposes of the Power
6 Station EIFD, (iii) causing the timely preparation and delivery of the annual report required by
7 Government Code Section 53398.66(j), and (iv) causing the timely preparation and delivery of the
8 independent audit required by Government Code Section 53398.88.

9 (b) To the extent permitted under applicable law, the EIFD Public Financing Authority No. 1
10 shall act as the legislative body of other enhanced infrastructure financing districts formed in the City
11 pursuant to California Government Code Section 53398.51, on such terms and conditions as the Board
12 of Supervisors shall determine by ordinance and as otherwise set forth in the proceedings establishing
13 such infrastructure financing districts.

14
15 **SEC. 5.48-4. MEMBERSHIP.**

16 The EIFD Public Financing Authority No. 1 shall consist of five members, appointed as follows:

17 (a) Seats 1-3 shall be held by members of the Board of Supervisors, appointed by the President
18 of the Board of Supervisors.

19 (b) The President of the Board of Supervisors shall nominate for appointment by the Board of
20 Supervisors a fourth member from the Board of Supervisors to serve as an alternate member of the
21 EIFD Public Financing Authority No. 1. The alternate member may serve and vote in place of any one
22 of the three members from the Board of Supervisors who is absent from a meeting of the EIFD Public
23 Financing Authority No. 1, or with respect to any meeting agenda item for which one of the three
24 members from the Board of Supervisors is recused, or may serve and vote if there is a vacancy in Seat
25 1, 2, or 3.

1 (c) Seats 4 and 5 shall be held by members of the public, nominated by the President of the
2 Board of Supervisors and appointed by the Board of Supervisors. Appointment of members of the
3 public to seats 4 and 5 shall comply with California Government Code Sections 54970 and 54972.
4 Such appointees are not precluded from being appointed as members of the legislative body of other
5 enhanced financing districts established by City ordinance.

6
7 **SEC. 5.48-5. ORGANIZATION AND TERMS OF OFFICE.**

8 (a) The EIFD Public Financing Authority No. 1 shall come into existence on the date that
9 appointments have been made to three of the five seats on the body.

10 (b) The Board of Supervisors shall make initial appointments to all five seats on the EIFD
11 Public Financing Authority No. 1 by no later than 60 days following the effective date of this Article
12 XLVIII.

13 (c) The terms of all five seats shall commence on the date the EIFD Public Financing Authority
14 No. 1 comes into existence, as stated in subsection (a).

15 (d) Members of the EIFD Public Financing Authority No. 1 shall serve four-year terms, with
16 the exception that the initial appointments to seats 3 and 4 shall be for two-year terms. Subsequent
17 appointments to seats 3 and 4 shall be for four-year terms. Regardless of when a specific member is
18 actually appointed to a seat, the beginning date of the initial terms is as stated in subsection (c).

19 (e) Members of the EIFD Public Financing Authority No. 1 shall serve at the pleasure of the
20 Board of Supervisors and may be removed from serving on the body by the Board of Supervisors at any
21 time.

22 (f) When a vacancy occurs on the EIFD Public Financing Authority No. 1, the Board of
23 Supervisors shall fill the vacancy in accordance with Section 5.48-4. The replacement appointee shall
24 complete the term of the seat that was vacated, but is not precluded from being appointed to the Power
25 Station for an additional term or terms.

1 (g) If a member of the EIFD Public Financing Authority No. 1 from the Board of Supervisors in
2 seats 1-3 or serving as an alternate member leaves the Board of Supervisors, then that Supervisor's
3 membership on the EIFD Public Financing Authority No. 1, or status as an alternate member, as the
4 case may be, expires by operation of law, creating a vacancy in the seat or the alternate membership.

5 (h) Members of the EIFD Public Financing Authority No. 1 shall receive no compensation, but
6 they may receive reimbursement for actual and necessary expenses incurred in the performance of
7 official duties pursuant to Article 2.3 (commencing with Section 53232) of Chapter 2 of Part 1 of
8 Division 2 of Title 5 of the California Government Code.

9 (i) Members of the EIFD Public Financing Authority No. 1 are subject to Article 2.4
10 (commencing with Section 53234) of Chapter 2 of Part 1 of Division 2 of Title 5 of the California
11 Government Code.

12 (j) The EIFD Public Financing Authority No. 1 shall establish such rules and procedures as
13 are necessary or appropriate to ensure compliance with California Government Code Sections
14 53398.50 et seq., to further the purposes of the Power Station EIFD, and to satisfy the requirements of
15 Section 5.48.7 below.

16
17 **SEC. 5.48-6. POWERS AND DUTIES.**

18 (a) The EIFD Public Financing Authority No. 1 shall have the powers and duties set forth in
19 California Government Code Sections 53398.50 et seq., as may be amended from time to time.

20 (b) The EIFD Public Financing Authority No. 1 shall have no authority to exercise the
21 sovereign powers of the City. The Power Station EIFD, once formed, shall be a governmental entity
22 separate and distinct from the City and its sole purpose shall be to finance public capital facilities and
23 projects of community-wide significance and other costs in accordance with California Government
24 Code Sections 53398.50 et seq.

1 **SEC. 5.48-7. MEETINGS AND PROCEDURES.**

2 (a) The EIFD Public Financing Authority No. 1 shall hold its inaugural meeting no later than
3 90 days after the effective date of the ordinance establishing this Article XLVIII. There shall be at least
4 ten days' notice of the inaugural meeting.

5 (b) Following the inaugural meeting, and not counting the inaugural meeting, the EIFD Public
6 Financing Authority No. 1 shall hold a regular meeting not less than one time per year.

7 (c) The EIFD Public Financing Authority No. 1 shall elect a Chair, and in its discretion may
8 establish such other offices, if any, as it deems appropriate, to be filled by election.

9 (d) The EIFD Public Financing Authority No. 1 may establish rules for its organization and
10 procedures, as the Potrero EIFD Public Financing Authority No. 1 deems necessary or appropriate.

11 (e) Three members of the EIFD Public Financing Authority No. 1 shall constitute a quorum.

12 (f) In accordance with Government Code Section 53398.51.1(e), the EIFD Public Financing
13 Authority No. 1 shall be deemed a local public agency subject to the Ralph M. Brown Act (Title 5,
14 Division 2, Part 1, Chapter 9 (commencing with Section 54950) of the California Government Code);
15 the California Public Records Act (Title 1, Division 10 (commencing with Section 7920.000) of the
16 California Government Code); and the Political Reform Act of 1974 (Title 9 (commencing with Section
17 81000) of the California Government Code).

18
19 **SEC. 5.48-8 SUNSET.**

20 Unless the Board of Supervisors by ordinance extends the term of the EIFD Public Financing
21 Authority No. 1, it shall terminate on (a) the date on which the Power Station EIFD no longer receives
22 property tax revenues under the Power Station IFP, or (b) the date on which no bonds or other forms of
23 indebtedness of the EIFD Public Financing Authority No. 1 are outstanding, whichever date is later.
24 After that date, the City Attorney is authorized to cause this Article XLVIII to be removed from the
25 Administrative Code.

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Section 2. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ MARK D. BLAKE
MARK D. BLAKE
Deputy City Attorney

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LEGISLATIVE DIGEST
(Substituted, 03/07/2023)

[Administrative Code - Establishing the Enhanced Infrastructure Financing District Public Financing Authority No. 1]

Ordinance amending the Administrative Code to establish and define the membership and duties of the Enhanced Infrastructure Financing District Public Financing Authority No. 1.

Existing Law

This is new legislation.

Background Information

The City proposes to establish the Enhanced Infrastructure Financing District No. 1 (Power Station) (“EIFD”) to provide for the financing infrastructure or other specified projects of communitywide significance related to the development project known as the Potrero Power Station Project (“Power Station Project”).

Under the enhanced infrastructure financing district law, the City is required to establish a public financing authority to serve as the legislative body of the EIFD.

The proposed Ordinance establishes the Public Financing Authority (“PFA”) for the EIFD. The PFA will consist of three members of the Board of Supervisors and two members of the public. The Board of Supervisors will choose members of the public to serve on the PFA, which members shall serve at the pleasure of the Board of Supervisors. The Board of Supervisors is authorized to appoint a fourth member to the PFA, who shall serve as an alternate member to the PFA and entitled to serve and vote in place of any one of the three members.

The PFA will be responsible for the preparation, adoption and implementing the Infrastructure Financing Plan (“Power Station IFP”) for the Power Station EIFD, which document will describe, among other things, the allocation by the City to the Power Station EIFD of certain incremental property tax revenue for the purpose of funding public capital facilities and other specified projects of communitywide significance and the issuance of bonds and other forms of indebtedness. The PFA shall not exercise any of the sovereign powers of the City.

Under the proposed Ordinance, to the extent permitted by law, the PFA will serve as the legislative body for other enhanced infrastructure financing districts formed by the City in the future.

The PFA is required to meet at least once a year.

The PFA is subject to the Brown Act, the California Public Records Act and the Political Reform Act.

From: [Conine-Nakano, Susanna \(MYR\)](#)
To: [BOS Legislation, \(BOS\)](#); [BLAKE, MARK \(CAT\)](#); [Gee, Natalie \(BOS\)](#)
Cc: [Paulino, Tom \(MYR\)](#); [Lutenski, Leigh \(ECN\)](#); [Taupier, Anne \(ECN\)](#); [Van Degna, Anna \(CON\)](#)
Subject: Mayor -- Substitute Ordinance -- Power Station PFA
Date: Tuesday, March 7, 2023 4:45:01 PM
Attachments: [PFALegislativeDigestA.doc](#)
[FINALPFAOrdinance372023.docx](#)

Hello Clerks,

Attached for introduction to the Board of Supervisors is an Ordinance amending the Administrative Code to establish and define the membership and duties of the Enhanced Infrastructure Financing District Public Financing Authority No. 1.

The attached substitute ordinance will supersede File 230160.

[@BLAKE, MARK \(CAT\)](#) can you please reply-all to confirm your approval? Thanks!

[@Gee, Natalie \(BOS\)](#), can you please reply-all to confirm Supervisor Walton's sponsorship? Thanks!

Best,
Susanna

Susanna Conine-Nakano
Office of Mayor London N. Breed
City & County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 200
San Francisco, CA 94102
415-554-6147

From: [Gee, Natalie \(BOS\)](#)
To: [Conine-Nakano, Susanna \(MYR\)](#); [BOS Legislation, \(BOS\)](#); [BLAKE, MARK \(CAT\)](#)
Cc: [Paulino, Tom \(MYR\)](#); [Lutenski, Leigh \(ECN\)](#); [Taupier, Anne \(ECN\)](#); [Van Degna, Anna \(CON\)](#)
Subject: RE: Mayor -- Substitute Ordinance -- Power Station PFA
Date: Tuesday, March 7, 2023 5:40:58 PM

Thank you Susanna. Confirming co-sponsorship from Supervisor Walton.

Natalie Gee 朱凱勤, Chief of Staff
Supervisor Shamann Walton, District 10
1 Dr. Carlton B. Goodlett Pl, San Francisco | Room 282
Direct: 415.554.7672 | **Office:** 415.554.7670
District 10 Community Events Calendar: <https://bit.ly/d10communityevents>

From: Conine-Nakano, Susanna (MYR) <susanna.conine-nakano@sfgov.org>
Sent: Tuesday, March 07, 2023 4:45 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; BLAKE, MARK (CAT) <Mark.Blake@sfcityatty.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>
Cc: Paulino, Tom (MYR) <tom.paulino@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Van Degna, Anna (CON) <anna.vandegna@sfgov.org>
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Best,
Susanna

Susanna Conine-Nakano
Office of Mayor London N. Breed
City & County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 200
San Francisco, CA 94102
415-554-6147

From: [Blake, Mark \(CAT\)](#)
To: [BOS Legislation, \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: RE: Mayor -- Substitute Ordinance -- Power Station PFA
Date: Wednesday, March 8, 2023 2:25:22 PM
Attachments: [image001.png](#)

Confirming my electronic signature.

Regards

Mark D. Blake
Deputy City Attorney
Office of the City Attorney
City Hall, Room 234
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4682
Direct: (415) 554-4738
Cell (510) 508-1454
Fax: (415) 554-4755
e-mail: mark.blake@sfcityatty.org

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Wednesday, March 8, 2023 2:21 PM
To: Blake, Mark (CAT) <Mark.Blake@sfcityatty.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: RE: Mayor -- Substitute Ordinance -- Power Station PFA

Thank you for your speedy response. Please also confirm your approval for use of your electronic signature on the proposed substitute Ordinance.

Best regards,

Jocelyn Wong

Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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From: Blake, Mark (CAT) <Mark.Blake@sfcityatty.org>
Sent: Wednesday, March 8, 2023 2:14 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: RE: Mayor -- Substitute Ordinance -- Power Station PFA

Jocelyn,

The digest has been conformed.

Let me know if you have additional questions/comments.

Thanks

Mark D. Blake
Deputy City Attorney
Office of the City Attorney
City Hall, Room 234
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4682
Direct: (415) 554-4738
Cell (510) 508-1454
Fax: (415) 554-4755
e-mail: mark.blake@sfcityatty.org

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Wednesday, March 8, 2023 2:01 PM
To: Conine-Nakano, Susanna (MYR) <susanna.conine-nakano@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Blake, Mark (CAT) <Mark.Blake@sfcityatty.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>
Cc: Paulino, Tom (MYR) <tom.paulino@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Van Degna, Anna (CON) <anna.vandegna@sfgov.org>
Subject: RE: Mayor -- Substitute Ordinance -- Power Station PFA

Greetings,

Upon further review, the titles for the attached Ordinance, do not match the attached Legislative Digest. Which should be the correct titles?

We are also seeking the approval from Deputy City Attorney Mark Blake for use of his electronic signature on the proposed Ordinance, by reply to this email. Thank you.

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

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From: Conine-Nakano, Susanna (MYR) <susanna.conine-nakano@sfgov.org>

Sent: Tuesday, March 7, 2023 4:45 PM

To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; BLAKE, MARK (CAT) <Mark.Blake@sfcityattty.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>

Cc: Paulino, Tom (MYR) <tom.paulino@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Van Degna, Anna (CON) <anna.vandegna@sfgov.org>

Subject: Mayor -- Substitute Ordinance -- Power Station PFA

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