

1 [Resolution of Intention to Issue Bonds - Port Infrastructure Financing District - Not To Exceed
2 \$25,100,000]

3 **Resolution of Intention to Issue Bonds in an amount not to exceed \$25,100,000 for City**
4 **and County of San Francisco Infrastructure Financing District No. 2 (Port of San**
5 **Francisco).**

6
7 WHEREAS, California Statutes of 1968, Chapter 1333 (Burton Act) and the San
8 Francisco Charter, Sections 4.114 and B3.581 empower the City and County of San
9 Francisco (City), acting through the San Francisco Port Commission, to use, conduct,
10 operate, maintain, manage, regulate and control the lands within Port Commission jurisdiction;
11 and

12 WHEREAS, Under Government Code, Sections 53395, et seq. (IFD Law), this Board of
13 Supervisors is authorized to establish an infrastructure financing district and to act as the
14 legislative body for an infrastructure financing district; and

15 WHEREAS, Pursuant to Section 53395.8 of the IFD Law, a waterfront district may be
16 divided into project areas; and

17 WHEREAS, On March 27, 2012, by Resolution No. 110-12 (Initial Resolution of
18 Intention to Establish IFD), this Board of Supervisors declared its intention to establish a
19 waterfront district to be known as "City and County of San Francisco Infrastructure Financing
20 District No. 2 (Port of San Francisco)" (IFD), and designated initial proposed project areas
21 within the IFD, including Project Area G (Pier 70); and

22 WHEREAS, On June 12, 2012, by Resolution No. 227-12 (First Amending Resolution),
23 this Board of Supervisors amended the Initial Resolution of Intention to Establish IFD to
24 propose, among other things, an amended list of project areas; and
25

1 WHEREAS, On 11/25/15, by Resolution No. 421-15 (Second Amending Resolution),
2 this Board of Supervisors amended the Initial Resolution of Intention to Establish IFD as
3 amended by the First Amending Resolution to designate Sub-Project Area G-1 (Pier 70-
4 Historic Core) (Sub-Project Area G-1) (the Initial Resolution of Intention to Establish IFD, as
5 amended by the First Amending Resolution and the Second Amending Resolution, Resolution
6 of Intention to Establish IFD); and

7 WHEREAS, In the Resolution of Intention to Establish IFD, this Board of Supervisors
8 directed the Executive Director of the Port of San Francisco to prepare an infrastructure
9 financing plan for the IFD (Infrastructure Financing Plan) that would comply with the IFD Law,
10 including an infrastructure financing plan for Sub-Project Area G-1 as an appendix to the
11 Infrastructure Financing Plan (Appendix G-1); and

12 WHEREAS, Pursuant to Section 53397.1 of the IFD Law, this Board of Supervisors
13 may initiate proceedings to issue bonds pursuant to the IFD Law by adopting a resolution by
14 majority vote stating its intention to issue the bonds and

15 WHEREAS, United States Income Tax Regulations, Section 1.150-2 generally requires
16 this Board of Supervisors to declare its official intent to reimburse with proceeds of tax-exempt
17 debt expenditures made by the City prior to the date of issuance of such debt; and

18 WHEREAS, It is in the public interest and for the public benefit that the City declares its
19 official intent to reimburse the expenditures referenced herein; now, therefore, be it

20 RESOLVED, By the Board of Supervisors as follows:

21 Section 1. Purposes of Bonds. This Board of Supervisors proposes issuing one or
22 more series of bonds (Bonds) payable from and secured by a pledge of available tax
23 increment allocated to the IFD with respect to Sub-Project Area G-1 and other sources
24 identified by this Board of Supervisors for the purpose of financing the costs of the facilities
25 specified in Appendix G-1 (Facilities), including acquisition and improvement costs and all

1 costs incidental to or connected with the accomplishment of said purposes and of the
2 financing thereof. The Bonds may be issued by this Board of Supervisors for and on behalf of
3 the IFD with respect to Sub-Project Area G-1 and they may be issued by this Board of
4 Supervisors for and on behalf of a community facilities district related to the territory in Sub-
5 Project Area G-1, as determined by this Board of Supervisors in connection with its approval
6 of the issuance of a series of Bonds.

7 This Board of Supervisors hereby declares that it reasonably expects (i) to pay certain
8 costs of the Facilities prior to the date of issuance of the Bonds and (ii) to use a portion of the
9 proceeds of the Bonds for reimbursement of expenditures for the Facilities that are paid
10 before the date of issuance of the Bonds.

11 Section 2. Estimated Cost. This Board of Supervisors hereby estimates that the cost
12 of the Facilities will be approximately \$18.26 million (2015 dollars) and that the estimated
13 costs of preparing and issuing each series of the Bonds (not including underwriter's discount)
14 will be equal to approximately 2% of the principal amount of such series of Bonds. Prior to the
15 issuance of any Bonds authorized hereby, this Board of Supervisors will approve the payment
16 of the actual costs of preparing and issuing each series of Bonds, including the underwriter's
17 discount.

18 Section 3. Terms of Bonds. This Board of Supervisors intends to authorize the
19 issuance and sale of the Bonds in one or more series in the maximum aggregate principal
20 amount of not to exceed \$25,100,000; provided however, the maximum aggregate principal
21 amount does not include the principal amount of (i) any bonds issued for the sole purpose of
22 refinancing the Bonds, funding a reserve fund for such refunding bonds and paying related
23 costs of issuance and (ii) any bonds issued for the sole purpose of refunding such refunding
24 bonds, funding a reserve fund and paying related costs of issuance. The Bonds will bear
25 interest payable semi-annually or in such other manner as this Board of Supervisors shall

1 determine, at a rate not to exceed the maximum rate of interest as may be authorized by
2 applicable law at the time of sale of the Bonds. The maximum underwriter's discount of the
3 Bonds (excluding original issue discount) shall be 2%. As permitted by Section 53397.71 of
4 the IFD Law, this Board of Supervisors may increase the maximum aggregate principal
5 amount described above by adopting a resolution and complying with the publication
6 requirements specified in the IFD Law.

7 Section 4. Available Tax Revenues. This Board of Supervisors estimates, based on
8 the analysis set forth in Appendix G-1, that the incremental property tax revenues that will be
9 available to the IFD from Sub-Project Area G-1 are approximately \$49.2 million. This Board of
10 Supervisors hereby finds that the amount necessary to pay principal of and interest on the
11 Bonds is less than or equal to the incremental property tax revenues that will be available to
12 the IFD to pay principal of and interest on the Bonds.

13 Section 5. Election. Pursuant to Section 53397.71 of the IFD Law, no election is
14 required prior to issuance of the Bonds.

15 Section 6. Debt. This Board of Supervisors also proposes to incur debt (as defined
16 in the IFD Law) other than the Bonds as set forth in Appendix G-1, as Appendix G-1 may be
17 amended from time to time. The limitations on Bonds set forth in this Resolution, including, but
18 not limited to, the maximum aggregate principal amount specified in Section 3, shall apply
19 only to the Bonds and not to other debt (as defined in the IFD Law) payable from available tax
20 increment allocated to the IFD with respect to Sub-Project Area G-1 pursuant to
21 Appendix G-1.

22 Section 7. No Obligation. This Resolution shall in no way obligate this Board of
23 Supervisors to issue Bonds for the IFD with respect to Sub-Project Area G-1. Issuance of the
24 Bonds shall be subject to the approval of this Board of Supervisors.

1 Section 8. California Environmental Quality Act. This Board of Supervisors hereby
2 finds that, pursuant to Title 14, California Code of Regulations, Sections 15378 and
3 15060(c)(2), adoption of this Resolution is not a "project" under the California Environmental
4 Quality Act because it does not result in a physical change in the environment.

5
6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA
8 City Attorney

9 By: _____

10 MARK D. BLAKE
11 Deputy City Attorney

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City and County of San Francisco
Tails
Resolution

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

File Number: 151007

Date Passed: November 03, 2015

Resolution of Intention to Issue Bonds in an amount not to exceed \$25,100,000 for City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco).

October 28, 2015 Budget and Finance Committee - RECOMMENDED

November 03, 2015 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 151007

I hereby certify that the foregoing
Resolution was ADOPTED on 11/3/2015 by
the Board of Supervisors of the City and
County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

Date Approved