

LEGISLATIVE DIGEST

[Establishing Project Area I (Mission Rock), and Sub-Project Areas I-1 Through I-13 Therein - Adopting Appendix I to Infrastructure Financing Plan (Port of San Francisco)]

Ordinance establishing Project Area I (Mission Rock), and Sub-Project Areas I-1 through I-13 therein, of City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco); affirming the Planning Department’s determination and making findings under the California Environmental Quality Act; and approving other matters in connection therewith.

Existing Law

This is new legislation.

Background Information

The proposed ordinance authorizes the City to establish an infrastructure financing district (financing districts to fund infrastructure from the future growth in property taxes). Under California Government Code Sections 53395 *et seq.* (IFD Law), the Board of Supervisors is authorized to establish an infrastructure financing district and to act as the legislative body for such an infrastructure financing district. In particular the Board of Supervisors is authorized to establish “waterfront districts” under the IFD Law. In addition under the IFD Law a waterfront district may be divided into sub areas.

The Board of Supervisors have taken action to establish “Project Area I (Mission Rock),” (ii) “Sub-Project Area I-1 (Mission Rock),” (iii) “Sub-Project Area I-2 (Mission Rock),” (iv) “Sub-Project Area I-3 (Mission Rock),” (v) “Sub-Project Area I-4 (Mission Rock),” (vi) “Sub-Project Area I-5 (Mission Rock),” (vii) “Sub-Project Area I-6 (Mission Rock),” (viii) “Sub-Project Area I-7 (Mission Rock),” (ix) “Sub-Project Area I-8 (Mission Rock),” (x) “Sub-Project Area I-9 (Mission Rock),” (xi) “Sub-Project Area I-10 (Mission Rock),” (xii) “Sub-Project Area I-11 (Mission Rock),” (xiii) “Sub-Project Area I-12 (Mission Rock),” and (xiv) “Sub-Project Area I-13 (Mission Rock)” (such sub-project areas collectively referred to herein as, the Sub-Project Areas of Project Area I), each a waterfront district of the IFD.

Project Area I (Mission Rock) and the Sub-Project Areas of Project Area I are anticipated to be rehabilitated pursuant to a Disposition and Development Agreement (DDA) between the Port and Seawall Lot 337 Associates, LLC (SW Lot 337 Associates).

The Ordinance appoints the Port Commission to act as the agent of the IFD, and the Port shall have the authority to (1) disburse tax increment from the Project Area I (Mission Rock) and the Sub-Project Areas of Project Area I; (2) enter into one or more acquisition agreements that would establish the terms and conditions under which the Port and other City agencies would acquire certain public facilities; (3) determine, with the Controller’s Office of

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Public Finance the timing, amount of indebtedness the IFD will issue, including the disbursement thereof; and (5) prepare the annual statement of indebtedness required by the IFD Law for Project Area I (Mission Rock) and the Sub-Project Areas of Project Area I.

The Ordinance also directs the Executive Director to, when appropriate, request the Board to form Special Tax Districts to help finance the construction, operation and maintenance of certain public facilities.