
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

Successor Agency Commission



Edwin M. Lee, Mayor

Mara Rosales, Chair

Miguel Bustos

Marily Mondejar

Darshan Singh

Tiffany Bohee, Executive Director

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfocii.org/commission

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A G E N D A

TUESDAY, January 6, 2015 • 1:00 p.m.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 311.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling the Office of Community Investment and Infrastructure at (415) 749-2400 at least 72 hours prior to the meeting/hearing: Assistive listening device, real time captioning, American Sign Language interpreters, use of a reader during a meeting, large print agendas or other accommodations are available upon request. Following a meeting minutes can be made available by audiocassette tape or alternative formats.

5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Office of Community Investment and Infrastructure at (415) 749-2400.
6. In order to assist the Office of Community Investment and Infrastructure efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Office of Community Investment and Infrastructure to accommodate these individuals.

REGULAR MEETING AGENDA

PLEASE BE ADVISED A MEMBER OF THE PUBLIC HAS UP TO THREE MINUTES TO MAKE PERTINENT PUBLIC COMMENTS ON EACH AGENDA ITEM UNLESS THE COMMISSION ADOPTS A SHORTER PERIOD ON ANY ITEM. IT IS STRONGLY RECOMMENDED THAT MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS THE COMMISSION SHOULD FILL OUT A "SPEAKER CARD" PROVIDED BY THE COMMISSION SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE COMMISSION SECRETARY.

1. Recognition of a Quorum

2. Announcements

A. The next regularly scheduled Commission meeting will be held on Tuesday, January 20, 2015 at 1:00 pm (City Hall, Room 416).

B. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting

Please be advised that the ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing of or use of a cell phone, pager, or other similar sound-producing electronic device.

3. Report on actions taken at previous Closed Session meeting, if any.

No items at this time.

4. Matters of Unfinished Business.

5. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE

PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- a) [Approval of Minutes: Meeting of December 2, 2014](#)

REGULAR AGENDA

Staff presentation estimated time: 40 minutes

- b) [Workshop on the Major Phase for the Golden State Warriors Event Center and Mixed-Use Development on Blocks 29 to 32 in the Mission Bay South Redevelopment Project Area. \(Discussion\)](#)

6. Public Comment on Non-agenda Items

Members of the public may address the Commission on matters that are within the Commission jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Commission adopts a shorter period. It is strongly recommended that members of the public who wish to address the Commission should fill out a "Speaker Card" provided by the Commission Secretary, and submit the completed card to the Commission Secretary.

7. Report of the Chair

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

- a) CONFERENCE WITH LABOR NEGOTIATORS, pursuant to Government Code § 54957.6, to confer with its designated representatives.

OCII representatives: Tiffany Bohee, Jim Morales, Leo Levenson, Geoff Rothman, Jeff Sloan, Charles Sakai and April Ward.

Employee organizations:

- (1) the International Federation of Professional and Technical Engineers (IFPTE) Local 21 representing the Engineers and Architects bargaining unit, the Management/Supervisory bargaining unit, and the Professional/ Technical bargaining unit; and
- (2) the Service Employees International Union (SEIU) Local 1021 representing a miscellaneous employees bargaining unit.

11. Adjournment

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
6TH DAY OF JANUARY 2015**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 1:00 p.m. on the 6th day of January 9, 2015, at the place and date duly established for holding of such a meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:04 p.m. Roll call was taken.

Commissioner Bustos - present
Commissioner Mondejar - present
Commissioner Singh - absent
Chair Rosales - present

Commissioner Singh was absent; all other Commission members were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, January 20, 2015 at 1:00 p.m. (City Hall, Room 416)

B. Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting

- a. Please be advised that the ringing of and use of cell phones, pagers and similar sound producing electronic devices are prohibited at this meeting. Please be advised the Chair may order the removal from the meeting room of any person(s) responsible for the ringing of or use of a cell phone, pager, or other similar sound-producing electronic device.

C. Announcement of Time Allotment for Public Comments

3. Report on actions taken at previous Closed Session meeting - None.

4. Matters of Unfinished Business - None.

5. Matters of New Business:

CONSENT AGENDA

PUBLIC COMMENT - None.

- a) Approval of Minutes: Regular Meeting of December 2, 2014.

Commissioner Bustos motioned to move Items 5 (a) and Commissioner Mondejar seconded that motion.

Secretary Guerra called for a voice vote on Items 5 (a).

Commissioner Bustos - yes
Commissioner Mondejar - yes
Commissioner Singh - absent
Chair Rosales - yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT THE MINUTES FROM THE REGULAR MEETING OF DECEMBER 2, 2014 BE ADOPTED.

REGULAR AGENDA

- b) Workshop on the Major Phase for the Golden State Warriors Event Center and Mixed-Use Development on Blocks 29 to 32 in the Mission Bay South Redevelopment Project Area. (Discussion)

Presenters: Tiffany Bohee, Executive Director; Catherine Reilly, Project Manager, Mission Bay; Gail Hunter, Vice President, Public Affairs and Event Management, Golden State Warriors (GSW); David Manica, Lead Architect, Manica Architecture; Adam Van de Water, San Francisco Office of Economic & Workforce Development (OEWD); David Carlock, Project Executive, GSW; Jessie Blout of Strada, member GSW Project team

PUBLIC COMMENT

Speakers: Jim Lazarus, San Francisco Chamber of Commerce; Bruce Agid, Transportation Representative and Board Member of the South Beach Mission Hill Neighborhood Association and resident of Mission Bay (MB); Gina Gorman, General Manager of The Madrone in Mission Bay; Neal Ushman, MB resident; Corinne Woods, Chair, CAC MB and previously a member of the arena CAC for the Pier 30-32 Project; Paul Takayama, Citizen Vice Chancellor Community Government Relations, UCSF; Shamann Walton, Executive Director of Young Community Developers (YCD); Ace Washington, community activist; Dennis MacKenzie, Round the Diamond Consulting and Education and high school teacher; Leah Pimentel, Bayview Hunters Point (BVHP) resident; Paolo Cosulich-Schwartz, Business Program Manager, San Francisco Bicycle Coalition; Erris Edgerly, Western Addition resident

Mr. Lazarus was in support of this project and he thanked staff for the informative presentation. He expressed disappointment the restoration of Pier 30-32 did not go forward with the arena because it was an important maritime asset and still an unresolved issue for the City and the Port. Mr. Lazarus believed this event center would become a new anchor for the neighborhood in the southern part of MB, like AT&T Park had become in the northern sector. He envisioned as with Lot A of the Giants project in the north, this project would tie together retail, open space, residential and commercial activities and would become the heart and soul of the new MB. Mr. Lazarus stressed this was not replacing an existing economic engine but would represent a brand new one with a new set of jobs and visitor industry activities, not currently accommodated in San Francisco. He reminded the Commission that San Francisco was the only city in the country without a modern 21st century arena and exhibit facility and reported that neither the Civic Auditorium nor the Moscone Center would be able to hold a political

presidential convention there today. Mr. Lazarus stated this project would provide many opportunities for national and international events, world class performances and sporting events as well as providing tremendous transportation alternatives and pointed out there would be a central subway station at the front door of the facility. He stated the Chamber was looking forward to working with the Warriors, OCII and other City departments on this project and urged the Commission to approve this project as quickly as possible.

Mr. Agid was in support of this project and was looking forward to the Warriors coming home for the 2018 season. He reported the current design was presented at a recent CAC meeting and was confident input from the community would be incorporated into updated versions of the plan. He was excited about the associated retail and restaurants which would help add to the character of MB. However, Mr. Agid stressed all development projects must have a complementary transportation plan, including pedestrian, bike, auto, parking, and public transit considerations and the associated funding so the project could accommodate event attendees while minimizing the impact on neighborhood residents and workers. He reported the CAC had identified certain transportation issues and recommendations focused on traffic congestion and public transit. The transportation planning work was being conducted through a joint effort of the CTA and MTA, formerly known as the Waterfront Transportation Assessment. The CAC was still waiting on implementation of the 55 line into MB which was scheduled for later in January; the 10 line into MB, still to be determined; the Embarcadero line along the waterfront with weekend service scheduled for the summer of 2015 with a possible extension through MB and Dogpatch; Rincon Hill bus service to be finalized and the opening of the central subway for 2019. Mr. Agid pointed out that although there was much work in progress, there was still much to be done to ensure a thorough transportation plan was finalized and funded.

Ms. Gorman commended the Warriors on their extensive outreach to the community and reported they had been diligent in reaching out to the residents to answer questions, gather input and provide regular updates via the CAC meetings. She stated the Warriors had shown an earnest commitment to building a relationship with residents, who were excited to have them as their future neighbors.

Mr. Ushman stated he had been a resident at the Madrone for several years. As an avid sports fan, he was thrilled to welcome the arrival of the GSW to MB. He was pleased with the design and was impressed with how the Warriors had continued to work with the community regarding all aspects of the project. Most importantly, Mr. Ushman was looking forward to walking his dog in the park and enjoying all the vibrancy a world class arena would bring to MB.

Ms. Woods stated the project had been very positive and collaboration between all parties had been excellent. She reported, however, many of the same issues had been brought up previously regarding the impact of the ballpark on residents remained an issue, especially traffic congestion. Ms. Woods wanted assurance there would be adequate funding for the stadium to deal with quality of life issues, including traffic, transportation and garbage cleanup, among others. She also expressed concern about the project not taking over the neighborhood and was aware the Bayfront Park would go through some changes, but wanted to make sure the park remained a Mission Bayfront Park and not become an arena park. Ms. Woods looked forward to working with the GSW and OCII in the future of this project.

Mr. Takayama stated UCSF welcomed their new neighbors to Mission Bay and joined the rest of the City in celebrating the highly anticipated return of the GSW franchise back to San Francisco. In addition to bringing a successful professional sports franchise back to San Francisco, Mr. Takayama believed this project would bring needed dining and entertainment options to an area of the city where it had previously not existed. He reported UCSF had been working with the GSW to address issues on traffic, security and

access to the new UCSF hospital and research campus. Mr. Takayama reminded listeners UCSF has had a presence in MB since 1999 and for the past decade their MB campus has become a vibrant and vital biotechnology research hub with a current daily population of 4,000 UCSF faculty, staff, students, patients and visitors. He reported on February 1, 2015 MB would also become home to San Francisco's first new hospital in 30 years, the UCSF Medical Center at Mission Bay, consisting of three new state-of-the-art hospitals, the Benioff Children's hospital, the Baker Cancer hospital and the Betty Irene Moore Women's hospital. They anticipated total staff for this new complex would include 3,000 employees and 500 physicians, anticipated a high number of admissions into the pediatric emergency room of over 30 visits per day as well as a high number of daily births between 2,600-2,700. Mr. Takayama stressed it was critically important to UCSF that patients, faculty and staff have unimpeded 24/7 access not only to the pediatric emergency room but to other facilities as well. He stated UCSF was seeking assurances from OCII and the City regarding parking, traffic, and security issues as well as coordination during overlaps of GSW and Giants games, large concerts and other events.

Mr. Walton was in support of this project. He expressed excitement about having a world class facility in MB for the City to be able to host events throughout the year to support local businesses and economies. Also, many jobs would be created during and after construction. He stated he was pleased the GSW had been listening to the community and paying attention to the conversation around having this facility in MB. He reported over the past year, the GSW had been responsible for providing over 50 temporary jobs for BVHP and District 10 communities starting with the post season of last year and continuing throughout the current season. Many community members had been able to participate in game events. Mr. Walton reported the GSW had also donated resources to YCD, which had allowed them to cover needed expenses to help community members find and keep employment. He stressed the team was already committed to the high workforce goals for construction projects in San Francisco and were committed to supporting other CBO projects as well.

Mr. Washington stated he was in support of this project. He spoke about Mr. Jim Jefferson who started the Mission Bay project and who was also the creator of the Jazz Preservation District. He spoke about the state of emergency in the Fillmore and the Western Addition.

Mr. MacKenzie requested OCII consider his proposal to initiate a public non-profit foundation to raise funds for the establishment of a professional sports business education partnership in order to build a model classroom inside the arena. He stated this would provide year round education and career development programs, attract new businesses and create sister city development from within the arena. Mr. MacKenzie read from his last letter submitted to OCII and asked OCII to review it.

Ms. Pimentel was in support of this project. She stated San Francisco needed this arena because there was nothing like it on the southeast side of the City and was very excited about the Bayfront Park for families and friends to enjoy. Ms. Pimentel envisioned this project would bring much happiness and joy to the community and residents.

Mr. Casulich-Schwartz acknowledged the Warriors and their development team as well as OCII as being responsive and receptive partners in the project; however, he stated transportation plans still had some ways to go. He reminded Commissioners that biking was the fastest growing mode of transportation in San Francisco, ridership had doubled since 2006 and the City had ambitious policy goals to double again by 2020, which would be two years after the arena opened. Mr. Casulich-Schwartz pointed out biking reduced road congestion, alleviated overcrowding on transit and improved neighborhood quality of life. At the convergence of three bike routes, he stressed the arena site had the potential to be the friendliest bike arena in the country. He stated his organization was preparing relevant activities and promotions,

such as bike to game nights, to encourage attendees to bike to the facility for events. He stressed, however, they had concerns regarding bicycle mode share and bike parking spots planned for the site. Mr. Casulich-Schwartz reported the Transportation Management Plan (TMP) assumed a 2% bicycle mode share, but the neighborhood was already at 5%, the city at 4% and city policy goals were set for 8% by 2020. The existing planning code called for event based bike parking minimum of 900 spaces yet the project was proposing significantly fewer than that total. Mr. Casulich-Schwartz hoped the numbers would move upward and the GSW would provide an adequate and safe biking facility.

Mr. Edgerly stated it was difficult to get excited about a new arena when the Western Addition was the first project handled by the Redevelopment Agency and since then the black people had gone and businesses had left. He stated that redevelopment destroyed the African American community in the Western Addition, because they were forced to leave, and everything that had been created there after so much investment has since failed. He stressed that the Fillmore Center was now being considered for condo conversion, Yoshi's was leaving soon and he expressed concern about the remaining black community on Third Street. Mr. Edgerly requested OCII do something about the Western Addition before the Commission went away.

Mrs. Reilly reminded everyone this was a workshop and that the EIR was not yet in place. She encouraged everyone to speak because they wanted to hear comments on the major phase to help inform them on the next steps.

Chair Rosales inquired whether OCII had approval authority on the overall Transportation Management Plan (TMP) and, if not, inquired about what input OCII would have beyond the EIR process.

Executive Director Bohee responded, as OCII's role as the lead CEQA agency, a full and thorough environmental analysis would take place, which the TMP would be part of. She reported the TMP would identify the parties responsible for the Transportation Management Plan.

Mr. Van de Water responded the TMP was being worked on collaboratively with the project sponsor and the City and would be included as part of the EIR. It would address topics, such as parking control officers, security, traffic enforcement, parking, pedestrians and bike right of way, among others. He reported the TMP would also include a transit service plan in coordination with the MTA to increase transit service on game days through additional shuttles, and would include changeable message signs to direct traffic and car share services to load and unload, bus staging, paths of travel to and from the entrances and exits and other topics.

Chair Rosales stated she was concerned about the environmental impact on game days when both the Warriors and the Giants were playing simultaneously. She noted no one from the Giants was present to comment on this topic.

Mr. Van de Water stated they had been having discussions with the Giants and the GSW related to this topic and pointed out the sports seasons were very complementary. Over the past few years, there had been only one conflict regarding professional basketball and baseball team games at the same time. He explained the concern from the community was more about a special event going on either at the arena or at AT&T Park at the same time a game was being held. Mr. Van de Water pointed out simultaneous games would be unlikely; however, a special event coinciding with a game was a possibility. He stated they were looking at a number of strategies to address that, such as adding transit service, adding parking control officers, staggered start times, etc. He stressed the City wanted to be able to maintain two very active event facilities but also needed to make sure the community was never prevented from getting to

and from their homes and businesses. Mr. Van de Water explained his office was developing a corresponding plan to be presented to the CAC in March or April in order to get community feedback and then incorporate those suggestions into the TMP and then into the EIR.

Chair Rosales requested clarification regarding the amount of games and the regularity of events at the two facilities. She spoke about driving through the Embarcadero and the area on game days herself and how compromised the traffic flow had been.

Mr. Van de Water responded there were 81 home baseball games and a proposed 41 home basketball games; however, he stressed it was the additional events such as concerts, conventions and family shows constituted the concern for conflict.

Mr. Carlock stated they were taking the issue of traffic flow very seriously. He reported they had had a number of conversations with Alfie Felder of the Giants and had a good collaborative relationship with the team. He explained any overlap of games would be unusual and pointed out the other kinds of events would probably be significantly less attended. Mr. Carlock explained the average attendance at a Giants game was 40,000+ and a sellout for the Warriors would be 17,000 people in attendance. For other events a sold-out concert, except for in the round shows, would comprise about 14,000 attendees and for the family shows, an average attendance would be about 5,000-6,000 people, which would constitute a considerably smaller number of bodies and thus lessen the impact on the street. Mr. Carlock reported they had been looking at other city case studies had similar issues with proximity of facilities and had discovered staggered start and finish times of 45 minutes to one hour made a significant difference as well. They were also looking at best practices for facility personnel as far as meeting and knowing each other's schedules, coordinating traffic control and other issues which would help lessen the impact of simultaneous events.

Commissioner Bustos thanked staff for this presentation. He pointed out not everybody rides bikes and cautioned those involved to be aware most people, especially families, drive cars. He stressed hiring local people for professional services, construction and food services was critical, as well as bringing in local artists for the art adorning the arena and/or the halls of the office buildings.

Mr. Carlock thanked Mr. Bustos for his comments and stated they were committed to the community and to making sure they fulfilled the appropriate outreach.

Chair Rosales inquired about what preparations the GSW were making to facilitate the influx of Warriors fans from the East Bay, who would probably be driving into the City; inquired about what they were doing to not lose their fan base by this transition into San Francisco.

Mr. Carlock responded one of their primary focuses was to not become disconnected from their present fan base. He stated they were encouraged by the central subway creating a direct link from the Powell Bart stop on the T-line to the front door of the arena as well as by how well served the site would be by public transit. Mr. Carlock explained they were also thinking about how they could influence the behavior of fans by communicating with them before they made their transit decisions by providing information to them regarding public transit or parking garages.

Commissioner Mondejar made reference to the previous comment that Moscone Center could not today adequately handle a convention. She inquired about whether the plan was to accommodate conventions. Ms. Mondejar expressed concern about how long it took to get around the Moscone Center when there was any kind of convention there and many times the street was even closed to traffic.

Mr. Carlock responded the arena would be designed to act as a satellite or supplemental venue for events at the Moscone Center. He explained the arena would not have a large event floor; would not be able to accommodate trade shows or large-scale conventions needing multiple break-out rooms because it had not been designed for that. He added, however, the arena would be able to provide a tiered seating environment for specific events associated with a broader convention, such as where a CEO might want to address a large sales force. Mr. Carlock felt this would probably not happen frequently, but it would add assistance to the large-scale conventions going on.

Chair Rosales inquired about the mitigation of noise impact during special events and requested clarification on how the First Source hiring would work.

Mr. Carlock responded the GSW had hired an acoustic consultant with extensive experience with similar performance venues and who was in the process of evaluating any noise issues they might encounter. He stated they needed to complete the analysis before they put forth any mitigation strategies, if any were required. Mr. Carlock explained the good news there were not much residential close by and the UCSF facilities were not very close to the arena, so the impact would probably be minimal.

Mr. Blout responded even before moving to Mission Bay the Warriors had volunteered to work within the local hiring ordinance, which had put more teeth behind the City's First Source program. He explained the GSW had committed to that during the Pier 30-32 issue and would carry that commitment forward. In addition, he reported the team would also be adhering to all the MB/OCII requirements and goals and participating in the First Source Program. They would be working closely with CityBuild and with their community partners and OCII on the construction side. Mr. Blout stated they were looking forward to providing local hiring opportunities in construction and would be deploying a new program which would include community members in offering end-use jobs. He added, as part of the move, they had entered into various labor agreements, including with Local 2, in order to maintain relationships with the unions from the East Bay to San Francisco and were honoring the right of transfer for Oracle employees to come to San Francisco.

Commissioner Mondejar commended the Warriors for their efforts in working with the community, the CAC and UCSF and urged them to continue to work with the community and hire locally as they move beyond obtaining this approval and into their grander strategy. She stressed many local communities and minorities needed the support. She reminded the GSW the quality of her own life being a resident in area had been greatly affected by this project and many others had made the same sacrifice.

6. Public Comment on Non-agenda Items

Speakers: Ace Washington, Jr., community activist; Noni Richen, Western Addition resident; Erris Edgerly, Western Addition resident; Majeid Crawford, Fillmore Bay Area Media Group; Vivien Ellis, Bayview resident; Ken Johnson, President of Fillmore Bay Area Media Group and former resident of South Park; Michael Fisher, member Fillmore Bay Area Media Group; Oscar James, BVHP resident; Larry Edmund, Tenderloin resident; Alex Tonnison, IFPTE 21 representative; Peter Masiak, SEIU representative

Mr. Washington spoke about the history of his name, Ace, even though his birth name was A.W. Washington, Jr. He introduced several individuals who were members of his organization from the Western Addition.

Ms. Richen has been a resident of the Western Addition on Ellis Street for over 40 years, had raised her family there and was an active member of the neighborhood. She explained she had been a member of the Western Addition CAC to the Redevelopment Agency for five years. She reported the day before she had heard Yoshi's, one of the businesses in which public money had been appropriated, was about to be ordered closed. She requested a public hearing at Yoshi's to bring together the community and those in charge to find out what had happened to the public money that had been invested in the area and why all the businesses had failed.

Mr. Edgerly requested support to create some kind of community program in a small theatre space in the Heritage Center and stated they would submit a proposal to OCII. He pointed out there was not much left to the Western Addition. The Fillmore Center had many vacant spaces and several businesses had closed or changed and the quality of life was decreasing. Mr. Edgerly spoke about Certificate of Preference holders in the community and how they had to fight to get family members to qualify to inherit the certificate. He stated there was confusion in the community about who to go to for help and understanding.

Mr. Crawford referred to Ken Johnson, who was part of the community, and who was critical in trying to raise money to save the community and have ownership rights within the development. He spoke about activities inside of Yoshi's in the screening room and pointed out there were people with money and talent in the Western Addition who could help raise money for the survival and development of the community. Mr. Crawford stated residents were afraid the City was trying to auction off the property in the area.

Ms. Ellis stated she was a member of the Fillmore Media Group and was trying to keep the Center open in order to preserve their heritage and culture. She explained there was substantial confusion about where the monies went in situations like this and stated she would like a response from OCII to the questions being raised about the situation in the Fillmore.

Mr. Johnson stated he was originally from South Park, a black area which had disappeared after developers came in. He explained his group met in the Yoshi's theatre, that he taught TV production and produced TV shows which aired on Channel 29. Mr. Johnson stated his group would like OCII to come to the Fillmore to see what they were doing. He mentioned the following week they were hosting the Super Bowl 50 Host Committee to come and listen and help with the situation in the area and invited OCII to that event. Mr. Johnson explained they were trying to hold on to the remaining businesses in the Fillmore and to bring back some kind of stability to the area. He added the Yoshi's building had been constructed to help the community but Yoshi's had brought in their own staff and did not hire any locals so the community never benefited from that investment. Mr. Johnson stated there was a lot of professional talent in the area and named a few entertainment celebrities who lived there and could use the building for their own benefit. He stressed this would be the last opportunity they would have to save the area.

Mr. Fisher explained he produced a program called People Behaving Proudly and he interviewed people who were proud of what they were doing. He stated they needed help in the Fillmore and were virtually on their last leg. Mr. Fisher stated he wanted to keep kids off the street and help them. He invited the Commissioners to come down to the Fillmore to see what they did there.

Mr. James was in support of the Western Addition residents. He stated what happened to the Western Addition could also happen to BVHP, where he had been a resident for 68 years. He explained he was a former employee of the Redevelopment Agency and had been dealing with community politics since 1965. Mr. James explained when they closed the Shipyard, many people moved to the Western Addition

and there had been an influx of black businesses in the Fillmore. He spoke about the history of Black Americans in the Fillmore. However, he added now residents of BVHP were afraid the same thing would happen there as had happened in the Fillmore. Mr. James urged Commissioners to go to the Western Addition to see what was going on there. He expressed concern there was no staff from OCII to help the BVHP and hoped that would be corrected in the future.

Mr. Edmund stated he had lived in the Tenderloin for 25 years, but in the TL black people had no identity. He was happy people had come to his area to march and shout black lives mattered. Mr. Edmund stated no one knew about the history in the Bayview, but now they were making it known. He spoke about Fred Jordan, a black man who ran for mayor of San Francisco in 1963 and who was concerned about issues concerning housing, education, jobs and police brutality but lamented no one knew who he was. Mr. Edmund reminded Commissioners that San Francisco could not be an international city without people of color and stressed San Francisco must take care of its black people.

Mr. Tonisson stated he was the union representative for the project managers, housing specialists, contract compliance officers, engineers, and all the people who had made the redevelopment projects possible in San Francisco. He explained it had been a difficult time since 2012 for the former Agency. Both Local 21 and SEIU had been in discussions with the City and County of San Francisco (CCSF) and with OCII. He reported in November, Prop D was passed which granted city benefits to former redevelopment employees and gave some clarity to the uncertainty created by the state when redevelopment was dissolved. Mr. Tonisson explained they were working with the City and County on a transition of employment for those employees who wanted to continue working on redevelopment but as employees of the City and not for OCII. However, he stressed this transition had to happen by March 1, which meant settlements must take place with OCII and CCSF as soon as possible in order for this transition to happen. Mr. Tonisson listed some of the requests made in the proposals, which would erode the 6% raise which had already been approved and which he felt were unfair. He asked the Commission to instruct its bargaining team to work with the unions on a settlement which could be reached quickly and which would be fair to members who had been working without a contract for years through no fault of their own.

Mr. Masiak represented OCII workers and explained when the voters approved Prop D, they had signaled to the City that they supported the idea of the workers moving over to City employment. He stated they needed to enable these employees to seamlessly make that transition. Mr. Masiak stressed a component of that would be to wrap up the contract within the deadline stipulated. He wanted assurance this would be done in a fair and equitable way which respected and considered the time limits, but which would not extract concessions in light of the deadline and time limits and which would be executed with respect for the workers given the situation they had been put in over the past few years.

7. Report of the Chair

Chair Rosales stated that she had no report.

8. Report of the Executive Director

Executive Director Bohee stated that she had no report.

9. Commissioners' Questions and Matters

Commissioner Mondejar inquired about what OCII could do in light of all the questions and comments regarding the Fillmore and the Western Addition, since they had no ongoing projects in the area at this time. She asked Executive Director Bohee to respond.

Executive Director Bohee stated she could respond to the question briefly since this issue had not been calendared. She explained the former Redevelopment Agency had issued a number of loans using public dollars to Yoshi's and other businesses along the Fillmore Corridor. When the Agency was dissolved those loans were liabilities, assets, debts or property. In the case of the Fillmore Center, which were assets of the Redevelopment Agency and were transitioned to the assets of OCII. She added OCII had continued to enforce those agreements and had been working collectively for the past several years with all the tenants along the Fillmore Corridor to make sure those businesses continued while trying to protect the public investment. Ms. Bohee reminded Commissioners that a detailed informational memo had been issued in September of 2013 on the status of all the Fillmore Corridor loans and assets. She added in the meantime a number of those businesses had filed for bankruptcy, including Yoshi's. Work-out agreements in open session through the budget process have been discussed. Ms. Bohee stated they would redistribute the informational memorandum and/or prepare other material to respond to questions the Commissioners or the public might have.

Chair Rosales requested the informational memo Executive Director Bohee referred to be redistributed to the Commissioners. Ms. Rosales also requested scheduling a special meeting in the Western Addition focused on the topics brought up at this meeting to create a forum in the community to understand what the situation was but also to be able to provide information back to the community regarding the topics discussed. She suggested the meeting be scheduled as soon as possible.

Commissioner Bustos thanked Chair Rosales for the request. He reminded Commissioners that redevelopment was created in the framework of benefitting the people of San Francisco, but, in reality, the opposite had happened and redevelopment had become a systematic way to get rid of a certain portion of the population. He referred to Justin Herman and stated he was not sure why a plaza had been named after him. He assured the public the Commissioners were trying to right the wrongs of what had happened 40 years ago. He stated public comment was not lost on the Commissioners and was why they were so adamant about local hiring and community involvement. Mr. Bustos stressed OCII was committed to undoing the wrongs that had been done, as much as was within its power. He stated OCII understood and wanted to fix things so that redevelopment really did benefit the community and the people of San Francisco. Mr. Bustos thanked everyone who had come forward to speak at the meeting that day.

Chair Rosales asked that everyone not involved in the next item to please leave the room and announced OCII labor representatives.

10. Closed Session

- a) CONFERENCE WITH LABOR NEGOTIATORS, pursuant to Government Code § 54957.6, to confer with its designated representatives.

OCII representatives: Tiffany Bohee, Jim Morales, Leo Levenson, Geoff Rothman, Jeff Sloan, Charles Sakai and April Ward.

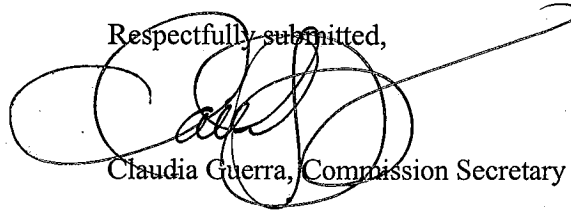
Employee organizations:

- (1) the International Federation of Professional and Technical Engineers (IFPTE) Local 21 representing the Engineers and Architects bargaining unit, the Management/Supervisory bargaining unit, and the Professional/ Technical bargaining unit; and
- (2) the Service Employees International Union (SEIU) Local 1021 representing a miscellaneous employees bargaining unit.

11. Adjournment

The meeting was adjourned by Chair Rosales at 3:44 p.m.

Respectfully submitted,

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Claudia Guerra, Commission Secretary

MEMORANDUM

TO: Commission on Community Investment and Infrastructure

FROM: Tiffany Bohee
Executive Director

SUBJECT: Workshop on the Major Phase for the Golden State Warriors Event Center and Mixed-Use Development on Blocks 29 to 32 in the Mission Bay South Redevelopment Project Area


DISCUSSION

As part of the December 16, 2014 Commission packet, the Commission was provided a copy of the draft major phase booklet prepared by the Golden State Warriors ("GSW") for an events center and mixed-use development ("GSW Major Phase") on Blocks 29-32 in the Mission Bay South Redevelopment Project Area ("Mission Bay South"). Accompanying the GSW Major Phase was an Informational Memorandum describing the GSW Major Phase and associated processes, such as community review and compliance with the OCII Small Business Enterprise ("SBE") Program. The Commission will hold a workshop on the GSW Major Phase on January 6, 2015 to discuss the GSW Major Phase, but will not be able to take action to approve the GSW Major Phase until the Subsequent Environmental Impact Report ("SEIR") is certified by the Commission later in 2015.

Since the December 16, 2014 Informational Memorandum was prepared, several additional meetings on the GSW project were held. On December 9, 2014 a Scoping Meeting was held in Mission Bay to receive comments on the Notice of Preparation for the SEIR. In addition, the Mission Bay Citizens Advisory Committee ("CAC") discussed refinements to the GSW Major Phase at its December 11, 2014 meeting. Finally, the San Francisco Planning Commission held a public workshop on the GSW Major Phase on December 18, 2014.

Overall attendees at the three meetings were supportive of the project and its design and the public comments received at the three meetings were consistent with the summary of comments included in the December 16, 2014 Information Memorandum. All members of the Planning Commission were supportive of the project and the direction that the design had taken to date. The Planning Commissioners expressed that they were looking forward to seeing the design of the office buildings further developed and the associated traffic issues addressed in the SEIR and Transportation Management Plan.

(Originated by Catherine Reilly, Project Manager)


for Tiffany Bohee
Executive Director