Resolution consenting to the transfer of Block Nos. 33 and 34 in the Mission Bay South Plan Area to the Regents of the University of California, as a tax exempt entity, for the future development of up to 500,000 gross square feet in the Mission Bay South Redevelopment Project Area; and making environmental findings under the California Environmental Quality Act.

WHEREAS, The Board of Supervisors by Motion No. 98-132 (October 19, 1998) under the California Environmental Quality Act (CEQA) affirmed certification of the Final Subsequent Environmental Impact Report for the Mission Bay North and South Redevelopment Plans (FSEIR) and by Resolution No. 854-98, adopted CEQA findings, including a statement of overriding considerations and a Mission Bay mitigation monitoring and reporting program ("Mission Bay MMRP") in support of various approval actions taken by the Board to implement the Mission Bay North and Mission Bay South Redevelopment Plans. Resolution No. 854-98 is on file with the Clerk of the Board in File No. 140423 and incorporated in this Resolution by this reference; and

WHEREAS, The Board of Supervisors approved and adopted, by Ordinance No. 335-98 (November 2, 1998), the Mission Bay South Redevelopment Plan (the "South Plan") for the Mission Bay South Redevelopment Project Area (the "South Plan Area"); and

WHEREAS, The former Redevelopment Agency of the City and County of San Francisco ("Agency" or "Redevelopment Agency") approved, by Resolution No. 193-98, the Mission Bay South Owner Participation Agreement (the "South OPA") and related documents between Catellus Development Corporation, a Delaware corporation, and the Agency. FOCIL-MB, LLC, a Delaware limited liability company ("FOCIL" or "Owner" or "Master..."
Developer"), entered into an Assignment, Assumption and Release Agreement, dated November 22, 2004, under which FOCIL assumed the rights and obligations of the prior owner under the South OPA; and

WHEREAS, Subsequent to the certification of the FSEIR, the Agency and Planning Department have issued nine addenda to the FSEIR to address proposed changes to the Mission Bay project, none of which identify any substantial new information or new significant impacts or a substantial increase in the severity of previously identified significant effects that alter the conclusions reached in the FSEIR as a result of proposed changes to the Mission Bay project. When referenced below, the FSEIR refers to the 1998 FSEIR and addenda; and,

WHEREAS, The South OPA has been amended four times and when referenced below, the South OPA shall be deemed to incorporate such amendments; and

WHEREAS, State law dissolved redevelopment agencies on February 1, 2012 and established successor agencies to fulfill the remaining obligations of the former agencies, Cal. Health & Safety Code, Sections 34170 et seq. ("Redevelopment Dissolution Law"); and

WHEREAS, The Redevelopment Dissolution Law required creation of an oversight board to each successor agency ("Oversight Board"), which has authority to review and approve any amendment to an enforceable obligation, such as the South OPA Amendment, as defined below, if it finds that the amendment would be in the best interests of the affected taxing entities; further, the California Department of Finance (DOF) must receive notice and information about all Oversight Board actions, which do not take effect until DOF has either not requested additional review within five business days of the notice or requested additional review and approved the action within 40 days of its request for additional review ("DOF Approval"); and

WHEREAS, In accordance with Redevelopment Dissolution Law, the Board of Supervisors, as the legislative body of the successor agency, established by Ordinance 215-
1 12, the Successor Agency Commission for the Successor Agency to the Redevelopment
2 Agency of the City and County of San Francisco (the "Successor Agency," also commonly
3 known as the Office of Community Investment and Infrastructure, or "OCII"), and delegated to
4 the Successor Agency Commission, among other powers, the authority to act in place of the
5 Redevelopment Agency to implement, modify, enforce and complete surviving redevelopment
6 projects, including, without limitation, three major integrated, multiphase revitalization projects,
7 which are the Mission Bay North and Mission Bay South Projects, the Hunters Point
8 Shipyard/Candlestick Point Project, and the Transbay Redevelopment Project (collectively,
9 the "Major Approved Development Projects"), and which are subject to enforceable
10 obligations requiring the implementation and completion of those projects. The Mission Bay
11 South Project encompasses the South Plan Area; and
12 WHEREAS, On January 24, 2014, DOF finally and conclusively determined that the
13 South OPA is an enforceable obligation pursuant to Health and Safety Code, Sections
14 34177.5(i); and
15 WHEREAS, With respect to the Major Approved Development Projects, Ordinance
16 215-12 granted the Successor Agency Commission authority to approve all contracts and
17 actions related to the assets transferred to or retained by the Successor Agency, including,
18 without limitation, the authority to exercise land use, development and design approval
19 authority for the Major Approved Development Projects; and
20 WHEREAS, The authority of the Successor Agency Commission, with respect to the
21 Major Approved Development Projects includes the authority to approve amendments to
22 enforceable obligations as allowed under Redevelopment Dissolution Law, subject to any
23 required approval by the Oversight Board and DOF, consistent with applicable enforceable
24 obligations; and
WHEREAS, The Regents of the University of California (the "Regents") is under contract to purchase Block Nos. 33 and 34 of the South Plan Area from Bay Jarcaranda No. 3334 LLC ("Current Owner"), and intends to expand the facilities of the University of California at San Francisco (UCSF) in the South Plan Area by constructing a project on Block Nos. 33 and 34 that is consistent with the uses allowed under the South Plan and the allocation of square footage for the site contemplated by the FSEIR. While the Regents has not identified the final use of Block Nos. 33 and 34, the Regents is purchasing from the Current Owner the right to construct 500,000 gross square feet of development and all parking spaces allocable to Block Nos. 33 and 34 under the South Plan, South OPA, and related documents (which may not exceed 1.0 parking spaces for each 1,000 square feet of gross floor area); and

WHEREAS, Under the State Constitution, the Regents is exempt from local land use and redevelopment regulations and from local property taxes, where the Regents uses property in furtherance of its educational purposes, as it intends to do with Block Nos. 33 and 34. However, the Regents is subject to third party contractual obligations that run with the land, such as the South OPA; and

WHEREAS, Block Nos. 33 and 34 are subject to the South Plan and the South OPA. Under Section 14.7(a) of the South OPA, prior to transfer of property to a tax exempt entity such as the Regents, the tax exempt entity or the party transferring the property to the tax exempt entity is required to enter into an agreement for payment in lieu of taxes ("PILOT Agreement") equal to the full amount of the property taxes that would have been assessed against the property notwithstanding such ownership by a tax exempt entity, or the written consent of the City and the Successor Agency in their respective sole discretion; and

WHEREAS, To effectuate the provisions of Section 14.7 of the South OPA, FOCIL has entered into and recorded a PILOT Agreement that is applicable to Block Nos. 33 and 34 and binding on its successors-in-interest to the property that requires any transferee of the
property to obtain the consent of the Successor Agency and the City to transfer the property
to a tax-exempt entity free of the PILOT Agreement; and

WHEREAS, On April 29, 2014, after holding a duly noticed public hearing and
consistent with its authority under Redevelopment Dissolution Law and Ordinance 215-12, the
Successor Agency Commission conditionally approved, by Resolution No. 30-2014, a
Memorandum of Understanding ("MOU") between OCII and the Regents, a fifth amendment
to the South OPA between OCII and FOCIL ("South OPA Amendment"), and a Release
Agreement and Covenant Regarding Assumption of the South OPA with the Regents and the
Current Owner ("Release Agreement"). The Successor Agency Resolution No. 30-2014 is on
file with the Clerk of the Board of Supervisors in File No. 140423 and incorporated in this
Resolution by this reference; and

WHEREAS, Under the terms of the MOU, OCII agreed to release the Regents from
certain obligations under the South Plan, South OPA and the PILOT Agreement and agreed
to release the Current Owner from the obligations under the PILOT Agreement, conditioned
on the Regents' agreement to, among other things, (a) make an affordable housing payment
("Affordable Housing Payment") to OCII of $10.2 million, which exceeds the tax increment that
OCII would have received from Block Nos. 33 and 34 if owned and developed by a taxable
entity; (b) enter into an agreement with FOCIL regarding infrastructure ("Infrastructure
Agreement") and make an infrastructure payment of $21.9 million ("Infrastructure Payment")
to FOCIL, which is comparable to the tax increment that OCII would have received from Block
Nos. 33 and 34 for infrastructure purposes if owned and developed by a taxable entity; (c) pay
the special taxes under the community facility districts that the Block Nos. 33 and 34 are part
of; (d) abide by certain requirements under the South Plan in developing Block Nos. 33 and
34, including without limitation, agreeing to abide by the permitted land uses, height, setback,
bulk, and development intensity controls for the site in the Redevelopment Plan; and (e)
provide an agreement assuming obligations under the South OPA and related Plan Documents and a tax allocation promissory note in connection with any future transfer of Block Nos. 33 and 34 or use of Block Nos. 33 and 34 for purposes other than the Regents educational mission. To implement certain of the terms of the MOU, FOCIL and OCII will enter into the South OPA Amendment and OCII, the Regents and Current Owner will enter into a Release Agreement; and

WHEREAS, Under the terms of the South OPA Amendment, OCII and FOCIL agreed, among other things, (a) to suspend the requirement that a transferee assume all of the transferor's obligations under the South OPA with respect to transferred property; (b) that OCII will consent to the transfer of Block Nos. 33 and 34 by the Current Owner to the Regents, subject to the requirements of the MOU being met; (c) to release the Current Owner from certain obligations under the South OPA pertaining to Block Nos. 33 and 34; and (d) that FOCIL will apply the Infrastructure Payment toward the cost of infrastructure that would otherwise be reimbursable from the Successor Agency from tax increment, all conditioned on OCII's receipt of the Affordable Housing Payment and FOCIL's receipt of the Infrastructure Payment and execution of the MOU and Infrastructure Agreement by the applicable parties; and

WHEREAS, Under the terms of the Release Agreement, OCII agreed to, (a) suspend the effects of the South Plan, the South OPA, and other Plan documents so long as and to the extent that Block Nos. 33 and 34 are used in furtherance of UCSF's educational mission; and, (b) consent to the termination of the existing PILOT Agreement. The Release Agreement provides that the South Plan, South OPA and other Plan Documents will "spring back" into effect if Block Nos. 33 and 34 are not used for such purposes, and at OCII's request the Regents will then provide an agreement assuming the obligations under such documents together with a tax allocation promissory note and a new PILOT
Agreement. Because the City's consent is required under the South OPA for any transfers that are not subject to a PILOT Agreement, the Successor Agency Commission's approval of the Release Agreement was conditioned on approval by the Board of Supervisors of the transfer to the Regents of Block Nos. 33 and 34; and

WHEREAS, The South OPA Amendment and Release Agreement (the "Agreements") will allow the acquisition of the Regents' of Block Nos. 33 and 34 to proceed. The acquisition and subsequent development of Block Nos. 33 and 34 will provide significant public benefits to OCII, the City, and other taxing agencies, including: (a) an Affordable Housing Payment that exceeds the amount of tax increment that would have been collected if Block Nos. 33 and 34 were developed by a taxable owner; (b) immediately available funds for the production of affordable housing and infrastructure, thereby accelerating the completion of development under the South Plan, the South OPA, and related enforceable obligations; and (c) the likely consolidation of UCSF's operations and relocation from remote locations in San Francisco, thereby potentially returning these other properties to the City tax rolls and generating new general fund revenues to the City and tax revenues for the other taxing agencies. The Agreements do not propose any new capital expenditures by OCII or any change in OCII's overall method of financing the redevelopment of the South Plan Area. Rather, the Agreements will accelerate the completion of development under the South Plan and the South OPA; and

WHEREAS, Since the MOU, South OPA Amendments and Release Agreements together provide that OCII will release the Regents from certain obligations under the South Plan, South OPA and the PILOT Agreement and release the Current Owner from the obligations under the PILOT Agreement, conditioned on the Regents' agreement to, among other things, make an affordable housing payment ("Affordable Housing Payment") to OCII of $10.2 million, in a related action, the Board of Supervisors, in its capacity as the legislative
body of the Successor Agency by Resolution No. 30-2014, on file with the Clerk of the Board in File No. 140423, is asked to consent to the terms of the MOU, South OPA Amendments and Release Agreement as they relate to the Affordable Housing Payment in lieu of a PILOT Agreement that is designed to avoid any material change in the South OPA obligations to provide affordable housing; and

WHEREAS, Consent by the Board of Supervisors to the transfer of Block Nos. 33 and 34 is an undertaking pursuant to and in furtherance of the South Plan in conformance with CEQA Guidelines Section 15180; and

WHEREAS, The Budget and Finance Committee of the Board of Supervisors held a public hearing on May 14, 2014, on the proposed transfer of Block Nos. 33 and 34 to the Regents. The hearing has been closed. The Board has considered the report and recommendations of the Successor Agency and the FSEIR, including the various addenda thereto in accordance with CEQA, and the CEQA Findings, including without limitation the statement of overriding considerations and Mission Bay MMRP that it previously adopted in Resolution No. 854-98, and all evidence and testimony for and against the proposed transfer of Block Nos. 33 and 34 to the Regents; now, therefore, be it

RESOLVED, That the Board has reviewed and considered the CEQA Findings, including the statement of overriding considerations and the Mission Bay MMRP that it previously adopted in Resolution No. 854-98, and hereby adopts these CEQA Findings in support of the transfer of Block Nos. 33 and 34 to the Regents. The Board additionally finds that: (a) consent to the transfer of Block Nos. 33 and 34 to the Regents does not require major revisions in the FSEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (b) no substantial changes have occurred with respect to the circumstances under which the project analyzed in the FSEIR will be undertaken that would require major revisions to the FSEIR due to the
involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FSEIR; and (c) no new information of substantial importance to the project analyzed in the FSEIR has become available which would indicate that (1) the transfer of Block Nos. 33 and 34 to the Regents will have significant effects not discussed in the FSEIR; (2) significant environmental effects will be substantially more severe; (3) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (4) mitigation measures or alternatives which are considerably different from those in the FSEIR will substantially reduce one or more significant effects on the environment; and, be it

FURTHER RESOLVED, That the Board of Supervisors conditionally consents, under Section 14.7 (a) (iii) of the South OPA, to the transfer of Block Nos. 33 and 34 to the Regents subject to approval of the South OPA Amendment by the Oversight Board and DOF and in accordance with the terms of the MOU, South OPA Amendment and Release Agreement on file with the Board in File No. 140423.
Resolution consenting to the transfer of Block Nos. 33 and 34 in the Mission Bay South Plan Area to the Regents of the University of California, as a tax exempt entity, for the future development of up to 500,000 gross square feet in the Mission Bay South Redevelopment Project Area; and making environmental findings under the California Environmental Quality Act.

April 30, 2014 Budget and Finance Committee - CONTINUED TO CALL OF THE CHAIR

May 07, 2014 Budget and Finance Committee - CONTINUED

May 14, 2014 Budget and Finance Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

May 14, 2014 Budget and Finance Committee - RECOMMENDED AS AMENDED

May 20, 2014 Board of Supervisors - ADOPTED

Ayes: 9 - Avalos, Campos, Chiu, Farrell, Kim, Mar, Tang, Wiener and Yee
Noes: 2 - Breed and Cohen

I hereby certify that the foregoing Resolution was ADOPTED on 5/20/2014 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

Date Approved