



City and County of San Francisco
Meeting Minutes
Budget and Finance Sub-Committee

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

Members: Sandra Lee Fewer, Catherine Stefani, Rafael Mandelman

Clerk: Linda Wong (415) 554-7719

Wednesday, May 15, 2019

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Sandra Lee Fewer, Catherine Stefani, and Rafael Mandelman

The Budget and Finance Sub-Committee met in a regular session on Wednesday, May 15, 2019, with Chair Sandra Lee Fewer presiding. Chair Fewer called the meeting to order at 10:04 a.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Fewer, Vice Chair Stefani, and Member Mandelman were noted present. A quorum was present.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

190465 [Real Property Lease Extension Option - Pacific Bay Inn, Inc. - 520 Jones Street - \$1,063,632 Annual Base Rent]

Sponsors: Mayor; Haney

Resolution authorizing the Director of Property to exercise a Lease Extension Option for the real property located at 520 Jones Street, known as the Pacific Bay Inn, with Pacific Bay Inn, Inc., as Landlord, for a ten-year term commencing on June 1, 2019, through May 31, 2029, at the monthly base rent of \$88,636 for a total annual base rent of \$1,063,632.

(Fiscal Impact)

04/30/19; RECEIVED AND ASSIGNED to Budget and Finance Sub-Committee.

Heard in Committee. Speakers: Claudia Gorham (Real Estate Division); Severin Campbell (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Fewer moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Fewer, Stefani, Mandelman

190466 [Multifamily Housing Revenue Notes - Abel Gonzales Apartments - Not to Exceed \$20,000,000]**Sponsors: Mayor; Ronen**

Resolution authorizing the issuance and delivery of multifamily housing revenue notes in a maximum aggregate principal amount not to exceed \$20,000,000 for the purpose of providing financing for the acquisition and rehabilitation of a 30-unit multifamily rental housing project located at 1045 Capp Street (also known as Abel Gonzales Apartments); approving the form of and authorizing the execution of a funding loan agreement providing the terms and conditions of the notes and authorizing the execution and delivery thereof; approving the form of and authorizing the execution of a regulatory agreement and declaration of restrictive covenants; approving the forms of and authorizing the execution of certain loan documents; authorizing the collection of certain fees; ratifying and approving any action heretofore taken in connection with the note and the project, as defined herein; granting general authority to City officials to take actions necessary to implement this Resolution, as defined herein; and related matters, as defined herein.

04/30/19; RECEIVED AND ASSIGNED to Budget and Finance Sub-Committee.

Heard in Committee. Speaker: Joan McNamara (Mayor's Office of Housing and Community Development); provided an overview and responded to questions raised throughout the discussion.

Chair Fewer moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Fewer, Stefani, Mandelman

190310 [Public Works Code - Waiver of Temporary Street Space Occupancy Permit Fee - Small Business Week Sidewalk Sales]**Sponsor: Brown**

Ordinance waiving the fee required by Public Works Code, Section 724.1(b), for temporary street space occupancy permits on certain designated City streets on Saturday, May 11, 2019, to promote Small Business Week.

03/19/19; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Sub-Committee, expires on 4/18/2019.

03/27/19; REFERRED TO DEPARTMENT. Referred to the Small Business Commission for informational purposes.

04/16/19; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Budget and Finance Sub-Committee. Supervisor Brown introduced a substitute Ordinance bearing the same title.

05/07/19; RESPONSE RECEIVED. Response received from the Small Business Commission requesting the Board of Supervisors support this legislation.

Heard in Committee. Speaker: Dominica Donovan (Office of Small Business); provided an overview and responded to questions raised throughout the discussion.

Chair Fewer moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Fewer, Stefani, Mandelman

190405 [Real Property Lease Amendment - Ruth Mellinger - 70 Oak Grove Street - \$479,050.80 Annual Base Rent]

Resolution authorizing the Director of Real Estate to exercise a Second Amendment to a Lease between Ruth Mellinger, as landlord, and the City and County of San Francisco, for the real property located at 70 Oak Grove Street, amending the first extended term from May 30, 2019, to May 31, 2019, and exercise a second five-year extension term to commence on June 1, 2019, through May 31, 2024, with an additional third five-year option to extend at the monthly base rent of \$39,920.90 for a total annual base rent of \$479,050.80. (Sheriff)
(Fiscal Impact)

04/12/19; RECEIVED FROM DEPARTMENT.

04/23/19; RECEIVED AND ASSIGNED to Budget and Finance Sub-Committee.

Heard in Committee. Speakers: Claudia Gorham (Real Estate Division); Severin Campbell (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Fewer moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Fewer, Stefani, Mandelman

190387 [Real Property Lease Amendment - PPF Paramount One Market Plaza Owner, L.P., One Market Street - \$185,709 Initial Year]

Resolution authorizing and approving the Second Amendment to Lease between PPF Paramount One Market Plaza Owner, L.P., as landlord, and the City and County of San Francisco, as tenant, extending the Lease until May 31, 2020, plus two five-year options, for a portion of the roof and equipment room at One Market Street, for use by the Department of Technology and the Municipal Transportation Agency, at an initial annual rent of \$185,709 or the monthly base rent of \$15,475.75 with 3% annual adjustments thereafter, and two five-year options, to commence on June 1, 2019. (Department of Technology)

04/08/19; RECEIVED FROM DEPARTMENT.

04/16/19; RECEIVED AND ASSIGNED to Budget and Finance Sub-Committee.

Heard in Committee. Speakers: Claudia Gorham (Real Estate Division); Severin Campbell (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

Chair Fewer moved that this Resolution be RECOMMENDED. The motion carried by the following vote:

Ayes: 3 - Fewer, Stefani, Mandelman

ADJOURNMENT

There being no further business, the Budget and Finance Sub-Committee adjourned at the hour of 10:31 a.m.

N.B. The Minutes of this meeting set forth all actions taken by the Budget and Finance Sub-Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.