



City and County of San Francisco

Meeting Minutes - Final

Budget and Finance Committee

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

Members: Connie Chan, Matt Dorsey, Joel Engardio

Clerk: Brent Jalipa
(415) 554-7712 ~ brent.jalipa@sfgov.org

Wednesday, October 15, 2025

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

Present: 3 - Connie Chan, Matt Dorsey, and Joel Engardio

The Budget and Finance Committee met in regular session on October 15, 2025, with Chair Connie Chan presiding. Chair Chan called the meeting to order at 10:00 a.m.

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Chan, Vice Chair Dorsey, and Member Engardio were noted present.

COMMUNICATIONS

Brent Jalipa, Budget and Finance Committee Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email (brent.jalipa@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

250428 [Accept and Expend Grant - San Francisco Irish Famine Memorial Committee - Lincoln Park - \$500,000]

Sponsors: Mayor; Dorsey, Engardio and Chan

Resolution authorizing the Recreation and Park Department to accept and expend cash and/or in-kind grants from the San Francisco Irish Famine Memorial Committee valued at approximately \$500,000 for the San Francisco Irish Famine Memorial Project, effective upon approval of this Resolution through notice of substantial completion. (Recreation and Park Department)

04/22/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

06/04/25; CONTINUED. Heard in Committee. Speaker(s): LaMonte Bishop (Recreation and Park Department); provided an overview and responded to questions raised throughout the discussion.

Heard in Committee. Speaker(s): Abigail Maher (Recreation and Park Department); provided an overview and responded to questions raised throughout the discussion. Patrick Uniacke (San Francisco Irish Famine Memorial Committee); Elizabeth Creely (San Francisco Consulate of General of Ireland); spoke in support of the resolution matter.

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

Ayes: 3 - Chan, Dorsey, Engardio

250984 [Real Property Lease - Chinese Hospital Association - 845 Jackson Street, 4th Floor - Initial Base Rent \$499,548]

Sponsors: Mayor; Sauter and Mandelman

Resolution approving and authorizing the Director of Property to enter into a lease of approximately 11,894 square feet of real property located at 845 Jackson Street on the 4th Floor with Chinese Hospital Association, as Landlord, for an initial term of three years with one option to extend the term for one-year, effective upon approval of this Resolution, for an initial annual base rent of \$499,548 (or \$42 per square foot annually) ("Lease"); authorizing the Director of Property, on behalf of the Department of Public Health, to execute the Lease; and authorizing the Director of Property to enter into other amendments or modifications to the Lease that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Lease or this Resolution.

(Real Estate Department)

(Fiscal Impact)

09/30/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Sally Oerth, Director (City Administrator's Real Estate Division); Nicolas Menard (Office of the Budget and Legislative Analyst); Kay Kim (Department of Public Health); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Engardio

250990 [Lease Amendment - Transbay Joint Powers Authority - Continued Muni Operations - Salesforce Transit Center at First and Mission Streets - Current Estimated Annual Operating Charge of \$1,203,280]

Sponsor: Mandelman

Resolution approving a First Amendment to the Lease Agreement with the Transbay Joint Powers Authority for continued Muni operations at the Salesforce Transit Center, located at First and Mission Streets, for a term effective upon approval of this Resolution through December 31, 2050, with two ten-year extension options and a current estimated annual operating charge of \$1,203,280; and to authorize the San Francisco Municipal Transportation Agency's Director of Transportation to enter into any extensions, amendments, or modifications to the Lease Amendment that do not materially increase the obligations or liabilities to the City or materially reduce the benefits and are necessary or advisable to effectuate the purposes of the Lease, as modified by the Lease Amendment or this Resolution. (Municipal Transportation Agency)
(Fiscal Impact)

09/30/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Scarlett Lam and Kezia Tang (Municipal Transportation Agency); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Engardio

250870 [Funding and License Agreement - San Francisco Unified School District - Design, Construction, Operation, and Maintenance of an On-Site Solar Photovoltaic System - Not to Exceed \$653,033]

Resolution approving and authorizing the General Manager of the San Francisco Public Utilities Commission to execute a Funding and License Agreement between the San Francisco Public Utilities Commission and the San Francisco Unified School District for the construction, operation, and maintenance of an on-site solar photovoltaic system at the Mission Bay School, for an amount not to exceed \$653,033 for a duration of 30 years from October 31, 2025, through October 31, 2055, pursuant to Charter, Section 9.118. (Public Utilities Commission)

07/25/25; RECEIVED FROM DEPARTMENT.

09/02/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Jaime Seidel (Public Utilities Commission); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Engardio

250871 [Professional Services Agreement Amendment - APX Inc. - California Independent System Operator Power Transmission Service Charges - Not to Exceed \$1,261,492,022]

Resolution approving and authorizing the General Manager of the San Francisco Public Utilities Commission to execute Amendment No. 3 to Contract No. PRO.0152, Power Scheduling Coordination and Related Support Services, with APX Inc., to allow for the processing of the California Independent System Operator power transmission service charges, to increase the contract by \$365,749,222 for a total not to exceed contract amount of \$1,261,492,022 and to extend the contract term for an additional three years starting March 10, 2027, for a total term of May 31 2022, through May 25, 2030, pursuant to Charter, Section 9.118. (Public Utilities Commission)
(Fiscal Impact)

08/15/25; RECEIVED FROM DEPARTMENT.

09/02/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Suni Jones (Public Utilities Commission); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Engardio

Chair Chan requested File Nos. 250968 and 250969 be called together.

250968 [Grant Agreement - Retroactive - Children's Council of San Francisco - Early Care and Education Access and Enrollment Services - Not to Exceed \$436,382,686]

Resolution retroactively approving Contract No. 1000036005 between the City and County of San Francisco, acting by and through the Department of Early Childhood ("DEC"), and Children's Council of San Francisco for the City's implementation of the San Francisco Citywide plan for Early Care and Education, for a three years and six months term from July 1, 2025 to December 31, 2028, and for a total not to exceed amount of \$436,382,686; and authorizing DEC to enter into any amendments or other modifications to the amendment that do not materially increase the obligations or liabilities, or materially decrease the benefits to the City and are necessary or advisable to effectuate the purposes of the agreement. (Department of Early Childhood)
(Fiscal Impact)

09/12/25; RECEIVED FROM DEPARTMENT.

09/30/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Ingrid Mezquita, Executive Director (Department of Early Childhood); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Engardio

250969 [Grant Agreement - Retroactive - Wu Yee Children's Services - Early Care and Education Access and Enrollment Services - Not to Exceed \$237,770,265]

Resolution retroactively approving Contract No. 1000036193 between City, acting by and through the Department of Early Childhood ("DEC"), and Wu Yee Children's Services for the implementation of the Citywide plan for Early Care and Education, for a 3 year and 6 month term from July 1, 2025, through December 31, 2028, and for a total not to exceed amount of \$237,770,265; and to authorize the DEC Director to enter into amendments or modifications to the Grant Agreement that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Grant Agreement or this Resolution. (Department of Early Childhood)
(Fiscal Impact)

09/12/25; RECEIVED FROM DEPARTMENT.

09/30/25; RECEIVED AND ASSIGNED to Budget and Finance Committee.

Heard in Committee. Speaker(s): Ingrid Mezquita, Executive Director (Department of Early Childhood); Nicolas Menard (Office of the Budget and Legislative Analyst); provided an overview and responded to questions raised throughout the discussion.

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

Ayes: 3 - Chan, Dorsey, Engardio

Chair Chan requested File Nos. 250890 and 250891 be called together.

250890 [Business and Tax Regulations Code - Transfer Tax Exemption for Affordable Housing]

Sponsors: Mayor; Mahmood, Dorsey and Chan

Ordinance amending the Business and Tax Regulations Code to temporarily exempt transfers of certain rent-restricted affordable housing from the real property transfer tax, retroactive to transfers on or after April 12, 2024; and affirming the Planning Department's determination under the California Environmental Quality Act.
(Fiscal Impact)

09/02/25; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 10/2/2025.

09/05/25; REFERRED TO DEPARTMENT. Referred to the Planning Department for environmental review. Referred to the Offices of the Treasurer and Tax Collector, Assessor-Recorder, Controller, and the Mayor's Office of Housing and Community Development for informational purposes.

09/29/25; RESPONSE RECEIVED. Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

Heard in Committee. Speaker(s): Sheila Nickolopoulos (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); Amanda Fried (Office of the Treasurer and Tax Collector); provided an overview and responded to questions raised throughout the discussion. Carlos Melgoza (Mission Housing Development Corporation); Brianna Morales (Housing Action Coalition); spoke in support of the ordinance matter.

Supervisors Dorsey and Chan requested to be added as a co-sponsor.

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

Ayes: 3 - Chan, Dorsey, Engardio

250891 [Business and Tax Regulations Code - Tax Exclusion for Low-Income Housing Partnerships; Commercial Vacancy Tax Exemption]**Sponsors: Mayor; Dorsey and Chan**

Ordinance amending the Business and Tax Regulations Code to exclude from gross receipts tax the gross receipts of low-income housing partnerships received from the lease of residential real estate beginning with the 2026 tax year; suspend the business registration certificate and fee requirements for those partnerships beginning with the registration year commencing April 1, 2026; exempt the City from the commercial vacancy tax retroactive to January 1, 2025; and exempt persons holding property to be used for City-sponsored affordable housing projects from the commercial vacancy tax retroactive to January 1, 2022, and refund commercial vacancy taxes paid by exempt persons. (In accordance with Section 2811 of Article 28 of the Business and Tax Regulations Code and Section 2909 of Article 29 of the Business and Tax Regulations Code, passage of this ordinance by the Board of Supervisors requires an affirmative vote of two-thirds (8 votes) of the Board of Supervisors.)

(Fiscal Impact)

09/02/25; ASSIGNED UNDER 30 DAY RULE to Budget and Finance Committee, expires on 10/2/2025.

09/05/25; REFERRED TO DEPARTMENT. Referred to the Office of the Treasurer and Tax Collector and Mayor's Office of Housing and Community Development for informational purposes.

Heard in Committee. Speaker(s): Sheila Nickolopoulos (Mayor's Office of Housing and Community Development); Nicolas Menard (Office of the Budget and Legislative Analyst); Amanda Fried (Office of the Treasurer and Tax Collector); provided an overview and responded to questions raised throughout the discussion. Carlos Melgoza (Mission Housing Development Corporation); Brianna Morales (Housing Action Coalition); spoke in support of the ordinance matter.

Supervisors Dorsey and Chan requested to be added as a co-sponsor.

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

Ayes: 3 - Chan, Dorsey, Engardio

ADJOURNMENT

There being no further business, the Budget and Finance Committee adjourned at the hour of 11:20 a.m.

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