

1 **RESOLUTION NO. 2026-__**

2 **Resolution authorizing issuance of bonds by San Francisco Enhanced Infrastructure**
3 **Financing District No. 2 (Stonestown) and determining other matters in connection**
4 **therewith.**
5

6 WHEREAS, The San Francisco Enhanced Infrastructure Financing District No. 2
7 (Stonestown) (“Stonestown EIFD”) and certain project areas therein (“Project Areas”) have
8 been formed by the Enhanced Infrastructure Financing District Public Financing Authority No.
9 1” (“EIFD Public Financing Authority No. 1”) pursuant to Chapter 2.99 of Part 1 of Division 2 of
10 Title 5 of the California Government Code (commencing with Section 53398.50) (“EIFD Law”) and
11 Resolution No. 2026-__ adopted by the EIFD Public Financing Authority No. 1 on
12 February 12, 2026; and
13

14 WHEREAS, An Infrastructure Financing Plan (“Stonestown IFP”) for the Stonestown
15 EIFD was approved by the Board of Supervisors of the City and County of San Francisco
16 (“City”) pursuant to its Resolution No. _____, which was adopted on January 27, 2026, and
17 signed by the Mayor on January 30, 2026 (“City Resolution Approving IFP”), and adopted by
18 the EIFD Public Financing Authority No. 1 pursuant to its Resolution No. 2026-__; and

19 WHEREAS, The Stonestown IFP provides for the issuance of bonds and other debt
20 that are payable from Allocated Tax Revenue and Conditional Tax Revenue (as those terms
21 are used in the Stonestown IFP) to finance public capital facilities or other projects (whether
22 publicly- or privately-owned) of communitywide significance (“Facilities”) that are (i) authorized
23 by the EIFD Law and (ii) related to the development of the Stonestown Project described in
24 EIFD Public Financing Authority No. 1 Resolution No. 2026-__; and
25

1 WHEREAS, On May 9, 2024, by Motion No. 21559, the Planning Commission certified
2 as adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the
3 Stonestown Project pursuant to the California Environmental Quality Act (California Public
4 Resources Code Section 21000 et seq.) ("CEQA"); a copy of Planning Commission Motion
5 No. 21559 is on file with the Clerk of the Board of Supervisors in File No. 240681; also, on
6 May 9, 2024, by Motion No. 21560, the Planning Commission adopted findings, including a
7 rejection of alternatives and a statement of overriding considerations ("CEQA Findings") and a
8 Mitigation Monitoring and Reporting Program ("MMRP"); these Motions are on file with the
9 Clerk of the Board of Supervisors in File No. 240681; in the Ordinance contained in File No.
10 240410, the Board of Supervisors adopted as its own and incorporated by reference as
11 though fully set forth therein the CEQA Findings, including the statement of overriding
12 considerations, and the MMRP; and

13 WHEREAS, Section 53398.77 of the EIFD Law authorizes the EIFD Public Financing
14 Authority No. 1, by majority vote, to issue bonds; and

15 WHEREAS, The EIFD Public Financing Authority No. 1 wishes to authorize the
16 issuance of one or more series of bonds to finance the Facilities; and

17 WHEREAS, All conditions, things and acts required to exist, to have happened and to
18 have been performed precedent to and in the issuance of the bonds as contemplated by this
19 Resolution, have happened and have been performed in due time, form and manner as
20 required by the laws of the State of California, including the EIFD Law; now, therefore, be it

21 RESOLVED, That pursuant to the EIFD Law and this Resolution, the bonds entitled
22 "San Francisco Enhanced Infrastructure Financing District No. 2 (Stonestown) Tax Increment
23 Revenue Bonds" (the "Bonds") are hereby authorized to be issued by the Stonestown EIFD in
24 one or more series, with a series designation (such as "Series 20__ A") to be appended to the
25 designation thereof; and, be it

1 FURTHER RESOLVED, That the Bonds shall be issued to finance the Facilities
2 described in the Stonestown IFP; and, be it

3 FURTHER RESOLVED, That the Stonestown IFP estimates that the cost of the
4 Facilities will be approximately \$438 million (in 2025 dollars); and, be it

5 FURTHER RESOLVED, That the EIFD Public Financing Authority No. 1 estimates that
6 the cost of preparing and issuing the Bonds will be approximately 5% of the principal amount
7 of such Bonds; and, be it

8 FURTHER RESOLVED, That the principal amount of the Bonds shall be consistent
9 with the cost of the Facilities and the costs of preparing and issuing the Bonds, and shall be
10 approved by the EIFD Public Financing Authority No. 1 subject to the parameters and as
11 provided herein; and, be it

12 FURTHER RESOLVED, That the maximum interest rate on the Bonds shall not exceed
13 the maximum rate permitted by applicable law; and, be it

14 FURTHER RESOLVED, That the maximum original issue discount on the Bonds shall
15 not exceed 5% of the principal amount of the Bonds, and the maximum underwriter's discount
16 on the Bonds shall not exceed 5% of the principal amount of the Bonds unless otherwise
17 approved by the EIFD Public Financing Authority No. 1; and, be it

18 FURTHER RESOLVED, That the Stonestown IFP provides that the total nominal dollar
19 amount of Allocated Tax Revenue (as defined in the Stonestown IFP) to be allocated to the
20 Stonestown EIFD shall not exceed \$3.124 billion, and that the total nominal dollar amount of
21 Conditional Tax Revenue (as defined in the Stonestown IFP) to be allocated to the
22 Stonestown EIFD shall not exceed \$2.239 billion; and, be it

23 FURTHER RESOLVED, That the EIFD Public Financing Authority No. 1 hereby finds
24 that the amount necessary to pay the principal of, and interest on, the Bonds will be less than,
25

1 or equal to, the amount of Allocated Tax Revenue and Conditional Tax Revenue described in
2 the preceding paragraph; and, be it

3 FURTHER RESOLVED, That the terms of the Bonds shall be as follows: (i) each Bond
4 shall be dated its date of issuance, (ii) the maturity date of each Bond shall be a date not to
5 exceed 35 years from the date of its issuance or such later date as is permitted by the EIFD
6 Law and approved by the Executive Director, (iii) the Bonds shall be issued in denominations
7 of \$5,000 or any integral multiple of \$5,000 or such other denomination determined by the
8 Executive Director, (iv) the form of the Bonds shall be substantially the form attached hereto
9 as Appendix A, (v) the Bonds shall be executed by the Chair and attested to by the Secretary,
10 (vi) the principal of and interest on the Bonds shall be payable in lawful money of the United
11 States of America, (vii) the Bonds shall be registered with the trustee or fiscal agent for the
12 Bonds identified by the Executive Director and shall be payable at the principal office of or by
13 check or wire of the trustee or fiscal agent for the Bonds, and (viii) the Bonds shall be subject
14 to redemption prior to maturity at the times and subject to the premiums approved by the
15 Executive Director; and, be it

16 FURTHER RESOLVED, That the EIFD Public Financing Authority No. 1 hereby
17 approves the sale of one or more series of Bonds as set forth herein, provided, however, that
18 the Bonds shall not be issued until such time as (i) the Board of Supervisors has approved the
19 terms of the sale to the investor(s) and (ii) an Authorized Officer (as defined below) has
20 caused the legal documents relating to the Bonds and any related disclosure document
21 describing the Bonds and the security for the Bonds to be prepared and caused such
22 documents to be submitted to the EIFD Public Financing Authority No. 1 for its approval along
23 with the final terms of the Bonds, including their principal amount; and, be it

1 FURTHER RESOLVED, That the Bonds shall be sold in accordance with the EIFD Law
2 and other applicable provisions of law, including California Government Code Section 6589;
3 and be it

4 FURTHER RESOLVED, That all actions heretofore taken by the officers and agents of
5 the Stonestown EIFD (including, but not limited to, the Chair, Vice Chair, Treasurer, Executive
6 Director, the General Counsel, or such other official of the Stonestown EIFD as may be
7 designated by such officer (each, an “Authorized Officer”)) with respect to the establishment of
8 the Stonestown EIFD and the Project Areas and the sale and issuance of the Bonds are
9 hereby approved, confirmed and ratified, and the appropriate officers of the EIFD Public
10 Financing Authority No. 1 are hereby authorized and directed to do any and all things and
11 take any and all actions and execute any and all certificates, agreements and other
12 documents, which they, or any of them, may deem necessary or advisable in order to
13 consummate the transactions described in this Resolution. All actions to be taken by an
14 Authorized Officer, as defined herein, may be taken by such Authorized Officer or any
15 designee, with the same force and effect as if taken by the Authorized Officer; and, be it

16 FURTHER RESOLVED, That in accordance with Section 53398.58 of the EIFD Law,
17 the EIFD Public Financing Authority No. 1 and/or the City may file an action in the Superior
18 Court of the City and County of San Francisco to determine the validity of the Bonds issued
19 pursuant to the EIFD Law; and be it

20 FURTHER RESOLVED, That the EIFD Public Financing Authority No. 1 has reviewed
21 and considered the FEIR, and finds that the FEIR is adequate for its use for the actions taken
22 by this Resolution and incorporates the FEIR and the CEQA findings contained in the
23 Ordinance contained in File No. 240410 and further finds that, pursuant to CEQA Guidelines
24 Section 15162, no additional environmental review is required because there are no
25 substantial changes to the Stonestown Project analyzed in the FEIR, no change in

1 circumstances under which Stonestown Project is being undertaken, and no new information
2 that was not known and could not have been known that new significant impacts would occur,
3 that the impacts identified in the FEIR as significant impacts would be substantially more
4 severe, or that mitigation or alternatives previously found infeasible are now feasible

5 FURTHER RESOLVED, That in the City Resolution Approving IFP the Board of
6 Supervisors found the Development Agreement for the Stonestown Project to conform with
7 the General Plan, and the eight priority policies of Planning Code, Section 101.1 by the
8 findings set forth in Section 3 of Ordinance No. 205-24 (File No. 240410), and the EIFD Public
9 Financing Authority No. 1 incorporates the foregoing findings and determines that such
10 findings are adequate for the actions taken by this Resolution; and, be it

11 FURTHER RESOLVED, That if any section, subsection, sentence, clause, phrase, or
12 word of this Resolution, or any application thereof to any person or circumstance, is held to be
13 invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision
14 shall not affect the validity of the remaining portions or applications of this Resolution, the
15 EIFD Public Financing Authority No. 1 hereby declaring that it would have passed this
16 Resolution and each and every section, subsection, sentence, clause, phrase, and word not
17 declared invalid or unconstitutional without regard to whether any other portion of this
18 Resolution or application thereof would be subsequently declared invalid or unconstitutional;
19 and, be it

20 FURTHER RESOLVED, That the Chair, the Vice Chair, the Executive Director, the
21 Treasurer and the Secretary are hereby authorized, for and in the name of and on behalf of
22 the Stonestown EIFD, to do any and all things and take any and all actions which they, or any
23 of them, may deem necessary or advisable in order to effectuate the purposes of this
24 Resolution; provided however that any such actions be solely intended to further the purposes
25 of this Resolution, and are subject in all respects to the terms of the Resolution; and, be it

1 FURTHER RESOLVED, That all actions authorized and directed by this Resolution,
2 consistent with any documents presented herein, and heretofore taken are hereby ratified,
3 approved and confirmed by the EIFD Public Financing Authority No. 1; and, be it

4 FURTHER RESOLVED, That this Resolution shall take effect from and after its
5 adoption. The provisions of any previous resolutions in any way inconsistent with the
6 provisions hereof in and for the issuance of the Bonds as herein described are hereby
7 repealed.

8
9 I hereby certify that the forgoing Resolution was adopted on February 12, 2026, by the Board
10 of the Enhanced Infrastructure Financing District Public Financing Authority No. 1.

11 _____
12 Chair

13 _____
14 Secretary

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPENDIX A
FORM OF BOND

No. ____

\$_____

UNITED STATES OF AMERICA
STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO ENHANCED INFRASTRUCTURE FINANCING DISTRICT NO. 2
(STONESTOWN)
TAX INCREMENT REVENUE BOND, SERIES _____

INTEREST RATE

MATURITY DATE

DATED DATE

_____%

____ 1, _____

REGISTERED OWNER:

PRINCIPAL AMOUNT:

*****DOLLARS

The San Francisco Enhanced Infrastructure Financing District No. 2 (Stonestown) (the “Stonestown EIFD) for value received, hereby promises to pay solely from the Tax Revenues (as hereinafter defined) to be received by the EIFD or amounts in certain funds and accounts held under the Indenture of Trust (as hereinafter defined), to the registered owner named above, or registered assigns, on the maturity date set forth above, unless redeemed prior thereto as hereinafter provided, the principal amount set forth above, and to pay interest on such principal amount, semiannually on each [September 1] and [March 1] (each an “Interest Payment Date”), commencing as set forth in the Indenture of Trust, at the interest rate set forth above, until the principal amount hereof is paid or made available for payment; provided, however, that if at the time of authentication of this Bond, interest is in default on this Bond, this Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment.

1 Principal of and interest on the Bonds (including the final interest payment upon
2 maturity or earlier redemption), is payable on the applicable Interest Payment Date by check
3 of the Trustee (defined below) mailed by first class mail to the registered Owner thereof at
4 such registered Owner's address as it appears on the registration books maintained by the
5 Trustee at the close of business on the Record Date preceding the Interest Payment Date, or
6 by wire transfer made on such Interest Payment Date upon written instructions of any Owner
7 of \$1,000,000 or more in aggregate principal amount of Bonds delivered to the Trustee prior
8 to the applicable Record Date. The principal of the Bonds and any premium on the Bonds are
9 payable in lawful money of the United States of America upon surrender of the Bonds at the
10 Principal Office of the Trustee or such other place as designated by the Trustee.

11 This Bond is one of a duly authorized issue of bonds in the aggregate principal amount
12 of \$_____ approved by resolution of the Enhanced Infrastructure Financing District
13 Public Financing Authority No. 1" ("EIFD Public Financing Authority No. 1"), in its capacity as
14 the governing board of the EIFD, on ____, 20__ (the "Resolution"), under Chapter 2.99 of Part
15 1 of Division 2 of Title 5 of the California Government Code (commencing with section
16 53398.50) (the "EIFD Law") for the purpose of funding certain facilities authorized to be
17 financed by the EIFD, and is one of the series of bonds designated "San Francisco Enhanced
18 Infrastructure Financing District No. 2 (Stonestown) Tax Increment Revenue Bonds, Series
19 _____" (the "Bonds"). The issuance of the Bonds and the terms and conditions thereof are
20 provided for by an Indenture of Trust, dated as of _____ 1, 20__ (the "Indenture of Trust"),
21 between the EIFD and the _____ (the "Trustee") and this reference incorporates the
22 Indenture of Trust herein, and by acceptance hereof the owner of this Bond assents to said
23 terms and conditions. The Indenture of Trust is authorized under, this Bond is issued under
24 and both are to be construed in accordance with, the laws of the State of California.

25

1 Pursuant to the EIFD Law, the Resolution and the Indenture of Trust, the principal of
2 and interest on this Bond are payable solely from certain funds held under the Indenture of
3 Trust and the "Tax Revenues," as defined in the Indenture of Trust. Any revenues for the
4 payment hereof shall be limited to the Tax Revenues, except to the extent that provision for
5 payment has been made by the EIFD, as may be permitted by law.

6 The Bonds are not a debt of the City or the State of California or of any of its political
7 subdivisions, other than the EIFD to the limited extent described herein, and none of those
8 entities, other than the EIFD to the limited extent described herein, shall be liable on the
9 Bonds, and the Bonds shall be payable exclusively from the Tax Revenues and the specified
10 funds held under the Indenture of Trust. The Bonds do not constitute an indebtedness within
11 the meaning of any constitutional or statutory debt limitation.

12 Optional Redemption. All of the Bonds are subject to redemption prior to their stated
13 maturities, on any Interest Payment Date, in whole or in part, at a redemption price
14 (expressed as a percentage of the principal amount of the Bonds to be redeemed) as set forth
15 below, together with accrued interest thereon to the date fixed for redemption:

<u>Redemption Date</u>	<u>Redemption Price</u>
[to come]	

18 Mandatory Sinking Fund Redemption. The Term Bond maturing on _____ 1, _____ is
19 subject to mandatory redemption in part by lot, from sinking fund payments made by the City
20 from the Bond Fund, at a redemption price equal to the principal amount thereof to be
21 redeemed, without premium, in the aggregate respective principal amounts all as set forth in
22 the following table:

Sinking Fund Redemption Date <u>(_____ 1)</u>	Principal Amount <u>Subject to Redemption</u>
---	--

1 Provided, however, if some but not all of the Term Bonds of a given maturity have been
2 redeemed as a result of an optional redemption or a mandatory redemption, the total amount
3 of all future Sinking Fund Payments relating to such maturity shall be reduced by the
4 aggregate principal amount of Term Bonds of such maturity so redeemed, to be allocated
5 among such Sinking Fund Payments on a pro rata basis in integral multiples of \$5,000 as
6 determined by the Trustee, notice of which determination shall be given by the Trustee to the
7 City.

8 Notice of redemption with respect to the Bonds to be redeemed shall be given to the
9 registered owners thereof, in the manner, to the extent and subject to the provisions of the
10 Indenture of Trust. Notice of redemption may be conditional and may be rescinded as set
11 forth in the Indenture of Trust.

12 This Bond shall be registered in the name of the owner hereof, as to both principal and
13 interest. Each registration and transfer of registration of this Bond shall be entered by the
14 Trustee in books kept by it for this purpose and authenticated by its manual signature upon
15 the certificate of authentication endorsed hereon.

16 No transfer or exchange hereof shall be valid for any purpose unless made by the
17 registered owner, by execution of the form of assignment endorsed hereon, and authenticated
18 as herein provided, and the principal hereof, interest hereon and any redemption premium
19 shall be payable only to the registered owner or to such owner's order. The Trustee shall
20 require the registered owner requesting transfer or exchange to pay any tax or other
21 governmental charge required to be paid with respect to such transfer or exchange. No
22 transfer or exchange hereof shall be required to be made (i) fifteen days prior to the date
23 established by the Trustee for selection of Bonds for redemption or (ii) with respect to a Bond
24 after such Bond has been selected for redemption.

1 The Indenture of Trust and the rights and obligations of the City thereunder may be
2 modified or amended as set forth therein. The principal of the Bonds is not subject to
3 acceleration upon a default under the Indenture of Trust or any other document.

4 This Bond shall not become valid or obligatory for any purpose until the certificate of
5 authentication and registration hereon endorsed shall have been dated and signed by the
6 Trustee.

7 IT IS HEREBY CERTIFIED, RECITED AND DECLARED by the EIFD Public Financing
8 Authority No. 1 that all acts, conditions and things required by law to exist, happen and be
9 performed precedent to and in the issuance of this Bond have existed, happened and been
10 performed in due time, form and manner as required by law. This Bond is not a debt of the
11 City and County of San Francisco, State of California or of any of its political subdivisions,
12 other than the EIFD and none of those entities, other than the EIFD, shall be liable on this
13 Bond, and the Bonds shall be payable exclusively from funds or properties of the EIFD. This
14 Bond does not constitute an indebtedness within the meaning of any constitutional or statutory
15 debt limitation.

16 Unless this Bond is presented by an authorized representative of The Depository Trust
17 Company, a New York corporation ("DTC"), to the Trustee for registration of transfer,
18 exchange, or payment, and any Bond issued is registered in the name of Cede & Co. or in
19 such other name as is requested by an authorized representative of DTC (and any payment is
20 made to Cede & Co. or to such other entity as is requested by an authorized representative of
21 DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR
22 OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner
23 hereof, Cede & Co., has an interest herein.

FORM OF ASSIGNMENT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

For value received, the undersigned do(es) hereby sell, assign and transfer unto

(Name, Address and Tax Identification or Social Security Number of Assignee)

the within Bond and do(es) hereby irrevocably constitute and appoint _____
_____, attorney, to transfer the same on the registration books of the Trustee, with full power of substitution in
the premises.

Dated: _____

Signature Guaranteed:

NOTICE: Signature guarantee shall be made by a guarantor institution participating in the Securities Transfer Agents Medallion Program or in such other guarantee program acceptable to the Trustee.

NOTICE: The signature on this assignment must correspond with the name(s) as written on the face of the within Bond in every particular without alteration or enlargement or any change whatsoever.