

**ENHANCED INFRASTRUCTURE FINANCING
DISTRICT PUBLIC FINANCING AUTHORITY NO. 1**

IN-PERSON MEETING

City Hall, Room 305

1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

(remote public access provided via teleconference)

January 8, 2026 – 2:00 PM

Regular Meeting

MEETING MINUTES

1) Roll Call and Announcements

Chair Myrna Melgar called the meeting to order at 2:01 p.m., with the following Directors present: Stephen Sherrill (alternate), Gayle Starr and Kath Tsakalakis. Directors Connie Chan and Shamann Walton were noted as absent (excused).

2) General Public Comment

Public Comment: None.

3) Approval of the Enhanced Infrastructure Financing District Public Financing Authority No. 1 Meeting Minutes for the November 20, 2025 Meeting

Director Gayle Starr made a motion to approve the meeting minutes from the November 20, 2025, meeting, seconded by Director Stephen Sherrill.

Voting Results:

The motion carried the following vote:

Ayes: 4—Melgar, Sherrill, Starr, Tsakalakis

Nays: 0

Absent: 2—Chan, Walton

Action: The motion to approve the meeting minutes for the November 20, 2025, Meeting of Enhanced Infrastructure Financing District Public Financing Authority No. 1 is approved.

Public Comment: None.

4) Presentation of Modifications to the Draft Infrastructure Financing Plan (IFP) for the San Francisco Enhanced Infrastructure Financing District No. 2 (Stonestown)

Jonathan Cherry, with the Office of Economic and Workforce Development, gave a presentation on the modifications to the Stonestown IFP.

Director Kath Tsaklakis asked whether PFA Directors should attend the upcoming Budget and Finance Committee public hearing. Leigh Lutenski, with the Office of Economic and Workforce Development, clarified that attendance was not necessary.

The Directors discussed the pace of the EIFD formation process, with Ms. Lutenski clarifying that while the PFA has the legal authority to form EIFDs, the process must be vetted by the Board of Supervisors.

Public Comment: None.

5) Public Hearing Regarding the Infrastructure Financing Plan for the San Francisco Enhanced Infrastructure Financing District No. 2 (Stonestown)

Chair Myrna Melgar opened the public hearing at 2:13 p.m. Receiving no public comment, Chair Melgar closed the public hearing at 2:14 p.m.

Public Comment: None

6) Consideration of the Resolution Modifying the Draft Infrastructure Financing Plan for the Proposed San Francisco Enhanced Infrastructure Financing District No. 2 (Stonestown)

Director Kath Tsakalakis made a motion to approve the Resolution, seconded by Director Starr.

Voting Results:

The motion carried the following vote:

Ayes: 4—Melgar, Sherrill, Starr, Tsakalakis

Nays: 0

Absent: 2—Chan, Walton

Action: The Resolution Modifying the Draft Infrastructure Financing Plan for the Proposed San Francisco Enhanced Infrastructure Financing District No. 2 (Stonestown) was adopted.

Public Comment: None.

7) Presentation of Modifications to the Draft Infrastructure Financing Plan for the San Francisco Enhanced Infrastructure Financing District No. 3 (3333/3700 California Street)

Ms. Lutenski gave a presentation on the modifications to the 3333/3700 California Street IFP.

Director Stephen Sherrill expressed his support for this project.

Chair Myrna Melgar asked which items were deemed not financeable and whether this was due to state law. Anna Van Degna, with the Controller's Office of Public Finance, explained that EIFD law limits funding to facilities with a useful life of at least 15 years. Ms. Lutenski and Mr. Cherry further clarified that certain fees were excluded because they cover operational costs and are not directly tied to the project.

Public Comment: None.

8) Public Hearing Regarding the Infrastructure Financing Plan for the San Francisco Enhanced Infrastructure Financing District No. 3 (3333/3700 California Street)

Chair Myrna Melgar opened the public hearing at 2:24 p.m. Receiving no public comment, Chair Melgar closed the public hearing at 2:25 p.m.

Public Comment: None

9) Consideration of the Resolution Modifying the Draft Infrastructure Financing Plan for the Proposed San Francisco Enhanced Infrastructure Financing District No. 3 (3333/3700 California Street)

Director Stephen Sherrill made a motion to approve the Resolution, seconded by Director Tsakalakis.

Voting Results:

The motion carried the following vote:

Ayes: 4—Melgar, Sherrill, Starr, Tsakalakis

Nays: 0

Absent: 2—Chan, Walton

Action: The Resolution Modifying the Draft Infrastructure Financing Plan for the Proposed San Francisco Enhanced Infrastructure Financing District No. 3 (3333/3700 California Street)

Public Comment: None.

10) Announcements

Secretary Grant Carson noted that the next meeting of Enhanced Public Financing Authority Public Financing Authority No. 1 is scheduled for February 12, 2026, in City Hall, Room 305.

11) Adjournment

*The meeting of Enhanced Infrastructure Financing District Public Financing Authority
No.1 adjourned at 2:25 pm.*