

**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)

September 11, 2025 – 2:00 PM

Regular Meeting

MEETING MINUTES

1) Roll Call and Announcements

Chair Myrna Melgar called the meeting to order at 2:05 p.m., with the following Directors present: Connie Chan, Stephen Sherrill (alternate), Kath Tsakalakis, and Gayle Starr. Director Shamann Walton was noted as absent (excused).

Chair Myrna Melgar asked for a motion and a second to excuse Director Shamann Walton from this meeting. Vice Chair Connie Chan made the motion, seconded by Director Stephen Sherrill.

Voting Results:

The motion carried the following vote:

Ayes: 4—Chan, Melgar, Sherrill, Starr, Tsakalakis

Nays: 0

Absent: 1—Walton

Action: The motion to excuse Director Shamann Walton from the September 11, 2025 meeting is approved.

2) General Public Comment

Public Comment: None.

3) Approval of the Enhanced Infrastructure Financing District Public Financing Authority No. 1 Meeting Minutes for the July 17, 2025, Meeting

Vice Chair Connie Chan made a motion to approve the meeting minutes from the July 17, 2025, meeting, seconded by Director Gayle Starr.

Voting Results:

The motion carried the following vote:

Ayes: 4—Chan, Melgar, Sherrill, Starr, Tsakalakis

Nays: 0

Absent: 1—Walton

Action: The motion to approve the meeting minutes for the July 17, 2025, Meeting of Enhanced Infrastructure Financing District Public Financing Authority No. 1 is approved.

Public Comment: None.

4) Presentation and Discussion of the Infrastructure Financing Plan (IFP) for the San Francisco Enhanced Infrastructure Financing District No. 3 (3333/3700 California Street)

Leigh Lutenski with the Office of Economic and Workforce Development and Bridget Katz with the Controller's Office of Public Finance presented on the IFP.

Director Gayle Starr asked how off-site affordable housing is defined. Ms. Lutenski explained that it refers to fees used to fund affordable housing projects elsewhere in the City.

Director Gayle Starr asked whether the “use it or lose it” rule applies to the entire EIFD, since the 3333 and 3700 California Street projects are combined. Ms. Lutenski confirmed that the EIFD would operate as a single entity and that financing is intended to support all six project areas.

Chair Myrna Melgar asked about the construction timeline and remaining contingencies if the EIFD is approved. Ms. Lutenski stated that approval would legally form the EIFD and allow the developer to track reimbursable costs. The developer's representative, Dan Safier, noted that predevelopment work is underway and that permits are expected within sixteen months, depending on approvals.

Chair Myrna Melgar asked if the ten-year “use it or lose it rule” commences with EIFD approval. Ms. Lutenski confirmed it does and noted the developer must obtain a certificate of occupancy within that period. Director Stephen Sherrill asked for further clarification, and Ms. Lutenski responded that while the EIFD takes effect upon approval, it may be dissolved by this body and the Board of Supervisors if no certificate is issued within ten years, per the Development Agreement.

Chair Myrna Melgar asked about the childcare center and whether the developer planned to access Baby Prop C funds. Mr. Safier stated that they have not yet pursued that option and would do so once construction begins and a project delivery date is established.

5) Announcements

Secretary Grant Carson noted that the next meeting of Enhanced Public Financing Authority Public Financing Authority No. 1 is scheduled on October 16, 2025, in City Hall, Room 278.

6) Adjournment

The meeting of Enhanced Infrastructure Financing District Public Financing Authority No.1 adjourned at 2:29 pm.