



Transbay Program Presentation to Capital Planning Committee

Transbay Joint Powers Authority (TJPA)

Controller's Office of Public Finance

San Francisco Department of Public Works

San Francisco Bay Area Rapid Transit District (BART)

September 10, 2018

Request for Approval

- Resolution authorizing the issuance and sale of one or more series of Special Tax Bonds for City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center), Series 2018A and Series 2018B; Confirming Annexation of Properties into City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center); and
- Ordinance appropriating \$220,000,000 of Special Tax Bond proceeds for the Transbay Transit Center Project

Transbay Program Phase 1

Includes: Transit Center, Temporary Terminal, Bus Storage, Train Box component of the rail extension



Six-Story

Rooftop Park

Bus Deck

Second Level

Ground Level

Lower Concourse

Train Station
Platform

Ribbon Cutting – Aug. 10



Open House – Aug. 11



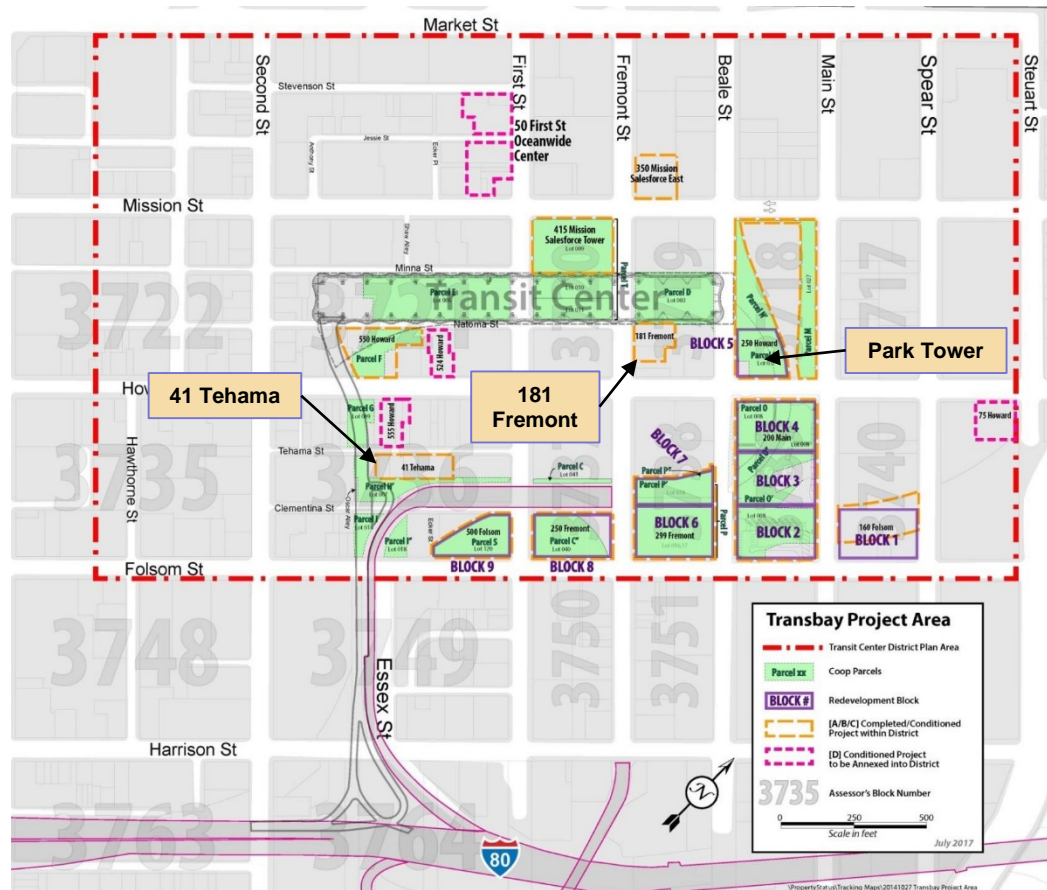
Bus Deck Operations Commence – Aug. 12



Retail Leasing



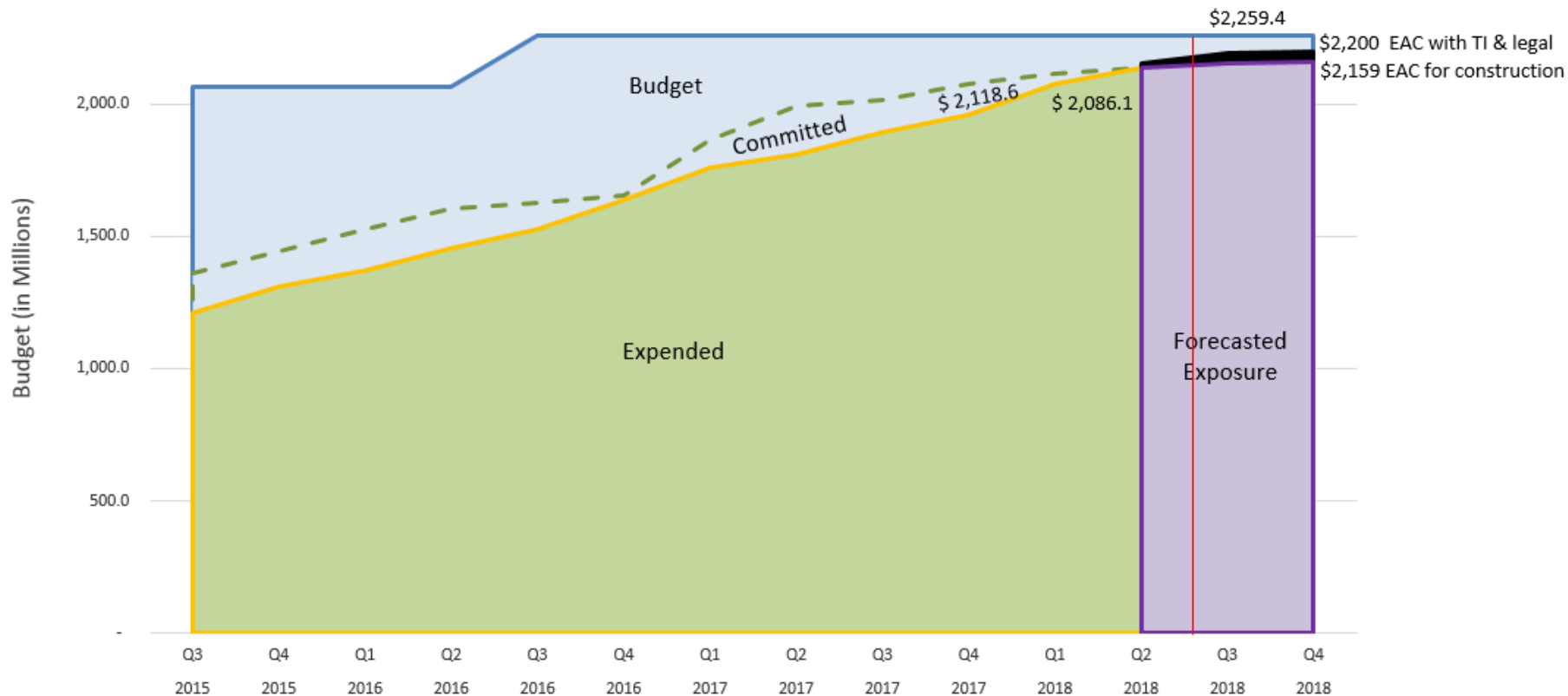
Map of Transbay Project Area



Phase 1 Estimate at Completion

Phase 1 - Transbay Program

Data thru: July '18



92% Program Budget

108% Contract Time*

Controller's Office
City and County of San Francisco

*Substantial Completion achieved on July 12, 2018.

Project Funding Sources

Sources	Budgeted Amount (\$mil)	Anticipated Amount (\$mil) ¹
Land Sales	\$515.6	\$515.6
Federal Grants	471.2	471.2
Local Bridge Tolls	347.4	347.4
Local Prop K Sales Tax	139.3	139.3
AC Transit Contributions	39.4	39.4
Local San Mateo Sales Tax	4.5	4.5
Federal TIFIA Loan	171.0	171.0
Direct Bank Loan	154.0	154.0
State RTIP Funds	10.2	10.2
Other Miscellaneous Local	12.7	39.1
SF COPs Financing²	247.5	218.5
CFD Bond Proceeds³	146.6	149.2
Total Funds	\$2,259.4	\$2,259.4

(Note 1) Anticipated Amount is from 2018 TIFIA Annual Financial Plan as of June 30, 2018.

(Note 2) A portion of the CFD Bond Proceeds anticipated from the 2018 Bonds will be used to pay down outstanding principal on the SF COPs Financing.

(Note 3) The \$149.2 million of anticipated CFD Bond Proceeds are entirely 2017 Bonds proceeds.

Community Facilities District No. 2014-1

- Transit Center District was formed in 2012
- In 2015, Board and Mayor established Communities Facilities District (CFD) No. 2014-1 and authorized the issuance of bonds in an amount not to exceed \$1.4 billion secured by special taxes within the CFD to pay for downtown rail extension and plan infrastructure
- The Joint Community Facilities Agreement (JCFA) establishes governance structure and the Rate and Method of Apportionment requires the recommendation of the CPC and IPIC in order to initiate the levy of special taxes
- Capital Planning Committee (CPC):
 - Approve Annual 5-year Expenditure Plan
 - Recommend approval of Capital Plan and Capital Budget
 - Recommend changes in CFD revenue allocation
- Director of Public Finance:
 - Authorize bond issuance (subject to Board approval)
 - Authorize tax commencement (subject to CPC and IPIC recommendation)

Plan of Finance

- In January 2017, the City, in partnership with MTC, closed a short-term interim financing not to exceed \$260 million to cover the gap of approximately \$250 million needed to fully fund the \$2,259.4 million budget for Phase 1 of the Transbay Program
- The City has issued \$103 million in short-term variable rate certificates at times and in amounts necessary to meet the project construction draws
- In addition, the Transbay funding plan and project cash flows assume availability of CFD bond proceeds during the construction period
- In November 2017, the City issued the first series of the Community Facilities District No. 2014-1 (Transbay Transit Center) Special Tax Bonds in the amount of \$207.5 million par (the “2017 Bonds”)
 - The TJPA anticipates expending the \$149.2 million it received from the proceeds of the 2017 Bonds by October 2018
- The CFD bonds will be repaid from special taxes levied within the District

Use of Special Tax Bonds, Series 2018A&B Proceeds

- Proceeds of the 2018 Bonds will be used to finance or refinance portions of the Transbay Project and public infrastructure
- Transbay Projects – est. \$127.5 million*
 - Extension of the Caltrain rail tracks to the Salesforce Transit Center to accommodate Caltrain and California High Speed Rail (the “Downtown Rail Extension” or “DTX”)
 - Includes the train-related components of the Salesforce Transit Center (the “Train Box”) and the Rooftop Park.
- Other Projects – est. \$26.9 million*
 - Public Works will deliver public infrastructure improvements adjacent to the Transit Center:
 - Sidewalk widening and extensions
 - Pedestrian bulbs
 - Bus islands
 - Curb ramps
 - Crosswalks
 - BART will enhance capacity constraints at Embarcadero and Montgomery Stations regarding crowding on platforms, vertical circulation, and passenger loading.

*Estimated proceeds based on estimated par amount of \$175.6 million and certain assumptions regarding market conditions at the expected time of sale.

Estimated Sources and Uses – Not to Exceed \$220,000,000

	<u>TOTAL</u>
Maximum Not to Exceed Amount Par:	\$220,000,000
Estimated Sources:	
Par Amount	<u>\$220,000,000</u>
Total Estimated Sources:	\$220,000,000
Estimated Uses:	
Project Fund Deposits:	
Transbay Plan Infrastructure Project Fund	\$39,000,000
Transbay Transit Center Project Fund	<u>\$155,000,000</u>
	\$194,000,000
Other Fund Deposits:	
Debt Service Reserve Fund	\$19,890,000
Capitalized Interest Fund	<u>\$2,900,000</u>
Delivery Date Expenses:	
Cost of Issuance	<u>3,210,000</u>
Total Estimated Uses:	\$220,000,000
Maximum Not to Exceed Amount:	\$220,000,000

Confirming Annexation of 250 Howard (Park Tower)

- Authorizing resolution also confirms the annexation of the property located at 250 Howard Street (Park Tower) into the Transbay CFD District
 - 250 Howard (Park Tower) was annexed into the District on July 18, 2018
- In order for a property to be annexed into the Transbay CFD District, a resolution determining that the property has been added to the District must be approved by the Board of Supervisors
- Approval of this resolution confirms the annexation of 250 Howard (Park Tower) into the CFD, which is a necessary condition to be deemed a taxable property under the CFD

Questions?