

1 [Resolution Authorizing the Issuance of Special Tax Bonds – Community Facilities District No.  
2 2014-1 (Transbay Transit Center) ---- Not to Exceed Aggregate Principal Amount of  
3 \$90,000,000]

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4 **Resolution authorizing the issuance and sale of one or more series of Special Tax**  
5 **Bonds for City and County of San Francisco Community Facilities District No. 2014-1**  
6 **(Transbay Transit Center) in the aggregate principal amount not to exceed \$90,000,000,**  
7 **approving related documents, including an Official Statement, Fourth Supplement to**  
8 **Fiscal Agent Agreement, Bond Purchase Agreement and Continuing Disclosure**  
9 **Undertaking, and determining other matters in connection therewith**

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11 WHEREAS, On September 23, 2009, the Board of Supervisors considered and  
12 adopted "Local Goals and Policies for Community Facilities Districts and Special Tax Districts"  
13 ("Goals and Policies"), which Goals and Policies, among other things, relate to the formation  
14 of community facilities districts under the Mello-Roos Community Facilities Act of 1982, as  
15 amended, constituting Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section  
16 53311) of the California Government Code ("Mello-Roos Act"); and

17 WHEREAS, On September 23, 2014, the Board of Supervisors considered and  
18 adopted Resolution No. 350-14, entitled "Resolution of formation of City and County of San  
19 Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) and determining  
20 other matters in connection therewith" ("Resolution of Formation"), which Resolution of  
21 Formation ordered the formation of the "City and County of San Francisco Community  
22 Facilities District No. 2014-1 (Transbay Transit Center)" ("CFD") and the "City and County of  
23 San Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) (Future  
24 Annexation Area)" ("Future Annexation Area"), authorized the levy of special taxes upon the  
25 land within the CFD and authorized the issuance of bonds and other debt (as defined in the

1 Mello-Roos Act) secured by said special taxes for the purpose of financing certain public  
2 improvements (“Facilities”), all as described in those proceedings and all pursuant to the  
3 Mello-Roos Act; and

4 WHEREAS, In the Resolution of Formation, this Board of Supervisors resolved that  
5 parcels within the Future Annexation Area shall be annexed to the CFD only with the  
6 unanimous approval (each, a “Unanimous Approval”) of the owner or owners of each parcel or  
7 parcels at the time that parcel or those parcels are annexed, without any requirement for  
8 further public hearings or additional proceedings; and,

9 WHEREAS, Pursuant to Resolution No. 2-15, which was approved by the Board of  
10 Supervisors on January 13, 2015 and signed by the Mayor on January 20, 2015 (“Original  
11 Resolution of Issuance”), the Board of Supervisors authorized the issuance of up to  
12 \$1,400,000,000 of bonded indebtedness and other debt on behalf of the CFD; and

13 WHEREAS, In the Original Resolution of Issuance, the Board of Supervisors approved  
14 the form of a fiscal agent agreement and directed the Director of the Office of Public Finance  
15 to return to the Board of Supervisors with a recommendation as to the method for selling one  
16 or more series of the bonds, whether competitive or negotiated, and for approval of all related  
17 sales documentation; and

18 WHEREAS, Pursuant to Resolution No. 247-17, which was approved by the Board of  
19 Supervisors on June 13, 2017 and signed by the Mayor on June 22, 2017 (“First  
20 Supplemental Resolution of Issuance”) and a Fiscal Agent Agreement, dated as of  
21 November 1, 2017 (“Master Fiscal Agent Agreement”), by and between the City and Zions  
22 Bancorporation, National Association (formerly known as Zions Bank, a Division of ZB,  
23 National Association) (“Fiscal Agent”), the Board of Supervisors previously issued the  
24 following special tax bonds on behalf of the CFD (the “2017 Bonds”): City and County of San  
25 Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) Special Tax

1 Bonds, Series 2017A (Federally Taxable) and City and County of San Francisco Community  
2 Facilities District No. 2014-1 (Transbay Transit Center) Special Tax Bonds, Series 2017B  
3 (Federally Taxable - Green Bonds); and

4 WHEREAS, Under the Original Resolution of Issuance as supplemented by Resolution  
5 No. 419-18 ( "Second Supplemental Resolution of Issuance"), and the Master Fiscal Agent  
6 Agreement, as supplemented by a First Supplement to Fiscal Agent Agreement, dated as of  
7 February 1, 2019 ( "First Supplement to Fiscal Agent Agreement"), the Board of Supervisors  
8 subsequently issued the following special tax bonds on behalf of the CFD (the "2019 Bonds"):  
9 City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit  
10 Center) Special Tax Bonds, Series 2019A (Federally Taxable), and City and County of San  
11 Francisco Community Facilities District No. 2014-1 (Transbay Transit Center) Special Tax  
12 Bonds, Series 2019B (Federally Taxable - Green Bonds); and

13 WHEREAS, Under the Original Resolution of Issuance as supplemented by Resolution  
14 No. 172-20 ( "Third Supplemental Resolution of Issuance"), and the Master Fiscal Agent  
15 Agreement, as supplemented by a Second Supplement to Fiscal Agent Agreement, dated as  
16 of May 1, 2020 ( "Second Supplement to Fiscal Agent Agreement"), the Board of Supervisors  
17 subsequently issued the following special tax bonds on behalf of the CFD (the "2020 Bonds"):  
18 City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit  
19 Center) Special Tax Bonds, Series 2020B (Federally Taxable - Green Bonds); and

20 WHEREAS, Under the Original Resolution of Issuance as supplemented by Resolution  
21 No. 439-21 ( "Fourth Supplemental Resolution of Issuance"), and the Master Fiscal Agent  
22 Agreement, as supplemented by a Third Supplement to Fiscal Agent Agreement, dated as of  
23 November 1, 2021 ( "Third Supplement to Fiscal Agent Agreement"), the Board of Supervisors  
24 subsequently issued the following special tax bonds on behalf of the CFD (the "2021 Bonds"):

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1 City and County of San Francisco Community Facilities District No. 2014-1 (Transbay Transit  
2 Center) Special Tax Bonds, Series 2021B (Federally Taxable - Green Bonds); and

3 WHEREAS, The Board of Supervisors now wishes to further supplement the Original  
4 Resolution of Issuance to provide for the issuance of one or more additional series of special  
5 tax bonds on a parity basis with the 2017 Bonds, the 2019 Bonds, the 2020 Bonds and the  
6 2021 Bonds to finance a portion of the Facilities and related costs and expenses; and

7 WHEREAS, There has been submitted to this Board of Supervisors a form of a Fourth  
8 Supplement to the Fiscal Agent Agreement between the City and the Fiscal Agent (“Fourth  
9 Supplement”; together with the Master Fiscal Agent Agreement, the First Supplement, the  
10 Second Supplement and the Third Supplement, the “Fiscal Agent Agreement”), which  
11 supplements the Master Fiscal Agent Agreement for the purposes of issuing one or more  
12 additional series of special tax bonds, and this Board of Supervisors with the aid of its staff  
13 has reviewed the Fourth Supplement and found it to be in proper order; and

14 WHEREAS, There has also been submitted to this Board of Supervisors a form of  
15 preliminary Official Statement in connection with the marketing of such bonds and this Board  
16 of Supervisors, with the aid of its staff, has reviewed the preliminary Official Statement to  
17 assure disclosure of all material facts relating to such bonds; and

18 WHEREAS, The Board of Supervisors has obtained and disclosed in the staff report for  
19 this matter the information required to be disclosed by Government Code Section 5852.1; and

20 WHEREAS, All conditions, things and acts required to exist, to have happened and to  
21 have been performed precedent to and in the issuance of the special tax bonds and the levy  
22 of the special taxes as contemplated by this Resolution and the documents referred to herein  
23 exist, have happened and have been performed in due time, form and manner as required by  
24 the laws of the State of California, including the Mello-Roos Act; now, therefore, be it

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1 RESOLVED, That the foregoing recitals are true and correct; and, be it

2 FURTHER RESOLVED, That pursuant to the Mello-Roos Act, this Resolution and the  
3 Fiscal Agent Agreement, one or more series of special tax bonds, in an aggregate principal  
4 amount not to exceed \$90,000,000, are hereby authorized to be issued (collectively, "Bonds");  
5 and, be it

6 FURTHER RESOLVED, That this Board of Supervisors hereby finds that the issuance  
7 of the Bonds is in compliance with the Mello-Roos Act and applicable provisions of the Goals  
8 and Policies. More specifically, this Board of Supervisors hereby makes the following  
9 determinations:

10 (i) The rate and method of apportionment of special taxes for the District is in  
11 compliance with the Goals and Policies.

12 (ii) Section 53345.8 of the Mello-Roos Act requires, with certain exceptions, that  
13 the value of the real property subject to special taxes levied in the CFD must be at least  
14 three times the principal amount of the Bonds and the principal amount of all other  
15 bonds that will be outstanding following issuance of the Bonds that are secured by a  
16 special tax levied pursuant to the Mello-Roos Act on property within the CFD or a  
17 special assessment levied on property within the CFD, and this Board of Supervisors  
18 hereby determines that the assessed value of the property within the CFD is at least  
19 three times (i) the maximum initial principal amount of the Bonds authorized by this  
20 Resolution and (ii) the outstanding principal amount of all other outstanding bonds that  
21 are secured by a special tax or special assessment levied on property within the CFD;  
22 and, be it

23 FURTHER RESOLVED, That the Board of Supervisors hereby approves the form of  
24 the Fourth Supplement, in substantially the form on file with the Clerk of the Board of  
25 Supervisors. Each of the Mayor, the Controller and the Director of the Office of Public

1 Finance, or such other official of the City as may be designated by such officials (each, an  
2 “Authorized Officer”), is hereby authorized and directed to execute and deliver one or more  
3 supplements in substantially the form of the Fourth Supplement on file with the Clerk of the  
4 Board of Supervisors, together with such additions or changes as are approved by such  
5 Authorized Officer upon consultation with the City Attorney and the City’s co-bond counsel,  
6 including such additions or changes as are necessary or advisable to permit the timely  
7 issuance, sale and delivery of the Bonds. The approval of such additions or changes shall be  
8 conclusively evidenced by the execution and delivery by an Authorized Officer of the  
9 supplement(s). The proceeds of the Bonds shall be used as set forth in the Fiscal Agent  
10 Agreement as so supplemented. The terms and provisions of the supplement(s), as executed,  
11 are incorporated herein by this reference as if fully set forth herein; and, be it

12 FURTHER RESOLVED, That this Board of Supervisors hereby approves the Official  
13 Statement prepared in connection with the Bonds in the form on file with the Clerk of the  
14 Board of Supervisors, together with any changes therein or additions thereto deemed  
15 advisable by an Authorized Officer after consultation with the City’s disclosure counsel. The  
16 Board hereby approves and authorizes the distribution by the Underwriter (defined below) of  
17 the Bonds of the preliminary Official Statement to prospective purchasers of the Bonds, and  
18 authorizes and directs an Authorized Officer on behalf of the City to deem the preliminary  
19 Official Statement “final” pursuant to Rule 15c2-12 under the Securities Exchange Act of 1934  
20 (“Rule”) prior to its distribution to prospective purchasers of the Bonds. The execution of the  
21 final Official Statement, which shall include then current financial information regarding the  
22 CFD and such other changes and additions thereto deemed advisable by an Authorized  
23 Officer and such information permitted to be excluded from the preliminary Official Statement  
24 pursuant to the Rule, shall be conclusive evidence of the approval of the Official Statement by  
25 the City; and, be it

1           FURTHER RESOLVED, That this Board of Supervisors hereby approves the form of  
2 the continuing disclosure undertaking (“Continuing Disclosure Undertaking”) with respect to  
3 the Bonds in the form thereof attached to the Official Statement on file with the Clerk of the  
4 Board of Supervisors. An Authorized Officer is hereby authorized and directed to complete  
5 and execute the Continuing Disclosure Undertaking on behalf of the City with such changes,  
6 additions or deletions as may be approved by the Authorized Officer in consultation with the  
7 City’s disclosure counsel; and, be it

8           FURTHER RESOLVED, That the form of the Bond Purchase Agreement ("Purchase  
9 Contract") providing for the sale of the Bonds by the City to Stifel Nicolaus & Company, Inc.  
10 and Piper Sandler & Company and any other investment banking firms identified by the  
11 Director of the Office of Public Finance, as underwriters (collectively, "Underwriter"), on file  
12 with the Clerk of the Board is hereby approved and each of the Authorized Officers is hereby  
13 authorized to execute the Purchase Contract in the form so approved, with such additions  
14 thereto and changes therein as are necessary to conform the Purchase Contract to the dates,  
15 amounts and interest rates applicable to the Bonds as of the sale date or as are approved by  
16 an Authorized Officer upon consultation with the City Attorney and the City’s co-bond counsel;  
17 provided that the interest rate borne by each series of Bonds shall not exceed the maximum  
18 rate permitted by law and the maximum amount of Underwriter’s discount on the sale of each  
19 series of Bonds may not exceed 1.0% of the par amount of such series of Bonds. Approval of  
20 such additions and changes shall be conclusively evidenced by the execution and delivery of  
21 the Purchase Contract by an Authorized Officer. This Board of Supervisors hereby finds that  
22 sale of the Bonds to the Underwriter at a negotiated sale pursuant to the Purchase Contract  
23 will result in a lower overall cost than would be achieved by selling the Bonds utilizing  
24 competitive bidding; and, be it

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1           FURTHER RESOLVED, That the Bonds shall be prepared, executed and delivered to  
2 the Fiscal Agent for authentication, all in accordance with the terms of the Fiscal Agent  
3 Agreement and the Purchase Contract. The Fiscal Agent, an Authorized Officer and other  
4 responsible officers of the City are hereby authorized and directed to take such actions as are  
5 required to cause the delivery of the Bonds upon receipt of the purchase price thereof; and,  
6 be it

7           FURTHER RESOLVED, That the Director of the Office of Public Finance is hereby  
8 authorized to determine, after consultation with the City’s co-bond counsel, municipal advisor  
9 and the Underwriter, (i) the name of the Bonds, (ii) whether all or a portion of one or more  
10 series of Bonds shall be designated as “green bonds,” (iii) the final principal amount of each  
11 series of the Bonds and (iv) whether each series of the Bonds will be issued as tax-exempt or  
12 taxable bonds; and, be it

13           FURTHER RESOLVED, That the Director of the Office of Public Finance is hereby  
14 directed, from time to time in her discretion, to cause to be recorded one or more consolidated  
15 maps of the CFD reflecting all prior modifications, amendments, and annexations pursuant to  
16 Section 3113.5 of the Streets & Highways Code; and, be it

17           FURTHER RESOLVED, That all actions heretofore taken by the officers and agents of  
18 the City (including, but not limited to, the Authorized Officers) with respect to the  
19 establishment of the CFD, the annexation of properties to the CFD, the levy of the special tax  
20 and the issuance of the Bonds are hereby approved, confirmed and ratified, and the  
21 appropriate officers of the City are hereby authorized and directed to do any and all things and  
22 take any and all actions and execute any and all certificates, agreements and other  
23 documents, which they, or any of them, may deem necessary or advisable in order to  
24 accomplish the purposes of this Resolution and consummate the lawful issuance and delivery  
25 of the Bonds in accordance with this Resolution, any determination authorized by this



1 Resolution, and any certificate, agreement, and other document described in the documents  
2 herein approved. All actions to be taken by an Authorized Officer, as defined herein, may be  
3 taken by such Authorized Officer or any designee, with the same force and effect as if taken  
4 by the Authorized Officer; and, be it

5 FURTHER RESOLVED, That this Resolution shall take effect upon its adoption.

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7 APPROVED AS TO FORM:  
8 DAVID CHIU, City Attorney

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10 By: /s/MARK D. BLAKE  
11 Mark D. Blake  
12 Deputy City Attorney

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