Government Code Section 54957.5
SB 343
Agenda: 3/10/2021 Reg CC
Item #8

Establishment of CFD No. 2021-01 (Oyster Point Development)

Presentation to City Council

Christina Fernandez, *Assistant to City Manager*

Matt Griffin, SVP, Northern California, *Kilroy Realty*

Brian Forbath, *Stradling Yocca Carlson & Rauth*

10 MARCH 2021

AGENDA

1 Overview of Project

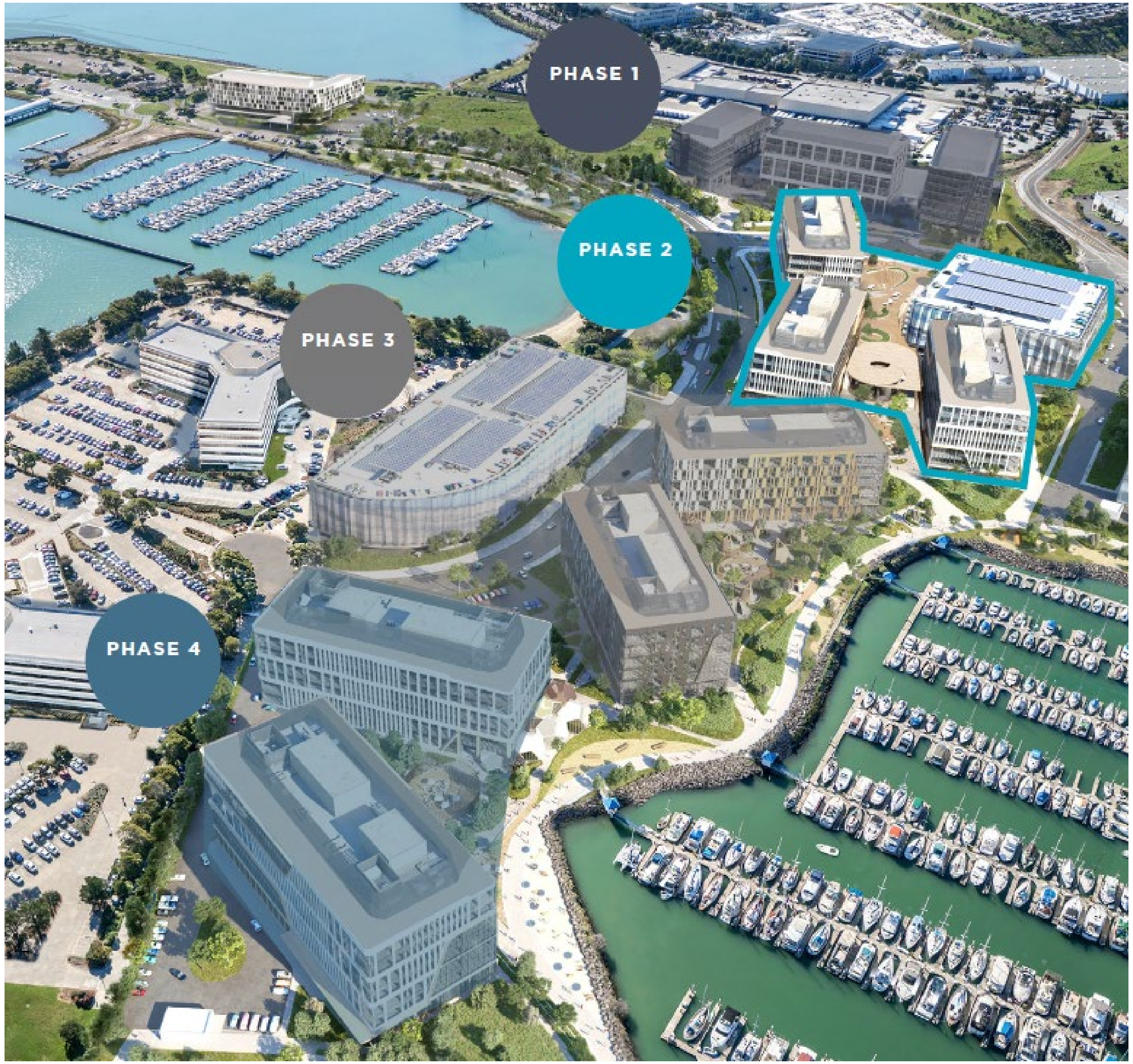
2 Formation of Community Facilities District

3 Next Steps

4 Q&A

KILROY OYSTER POINT

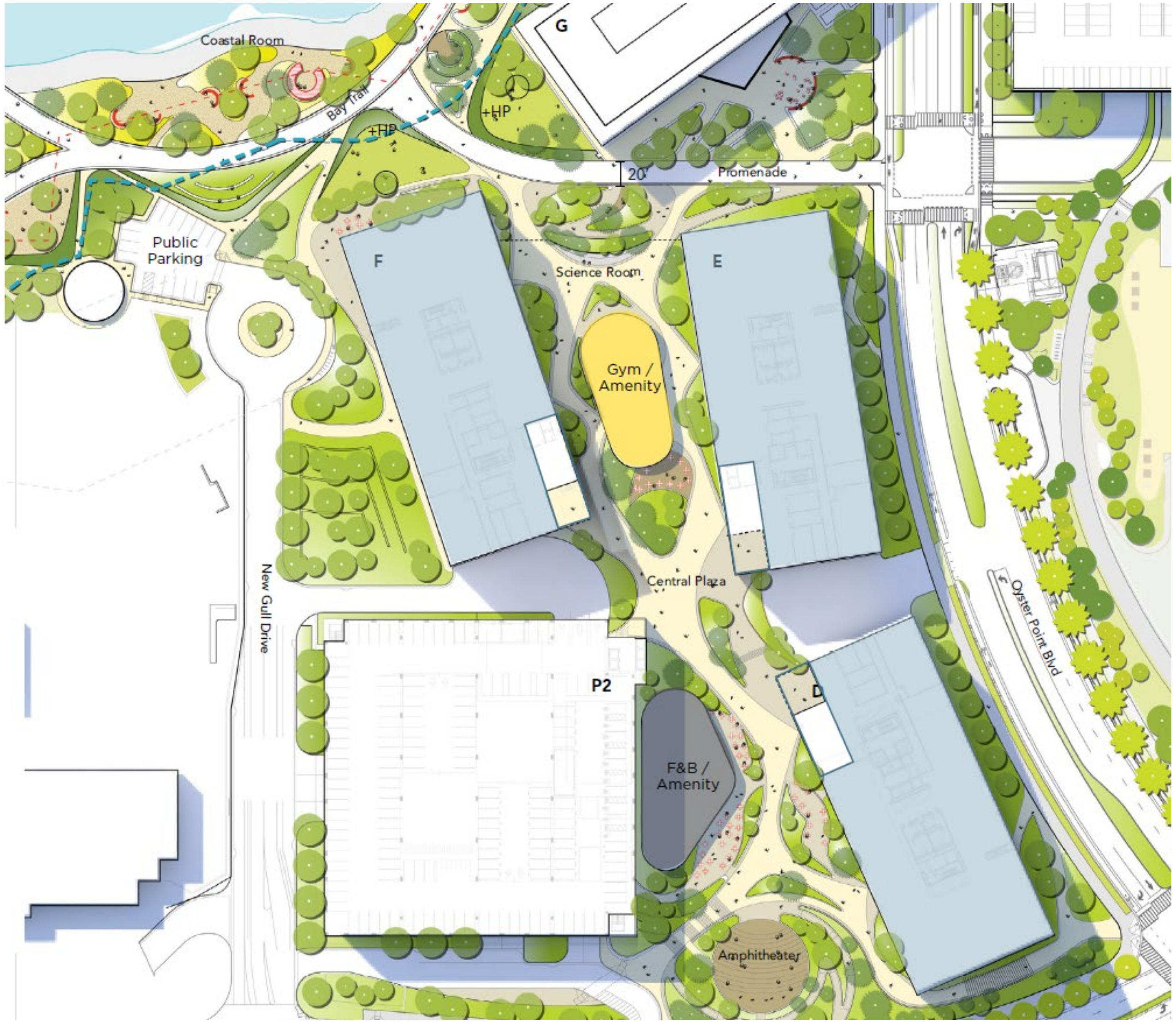
- 10 building campus
- 50 acres set on South SF waterfront
- Two and a half million square feet



KOP: Phase I

- Three buildings
- Approx. 660,000 square feet
- 100% leased
- **Delivers Q4 2021**

KOP: Phase II


Coastal Room
Bay Trail
+HP
+HP
G
20'
Promenade
Public Parking
F
Science Room
E
Gym / Amenity
Central Plaza
New Gull Drive
Oyster Point Blvd
P2
D
F&B / Amenity
Amphitheater

KOP: Future Phases

CFD 2021-01

- Mello Roos Act of 1982 provides mechanism to finance public infrastructure and services through the formation of a Community Facilities District (a "CFD")
- In 2011, the City entered into a Development Agreement with a predecessor in interest of Kilroy, pursuant to which the City agreed to cooperate in good faith to form a CFD to finance public infrastructure and services for Kilroy's Oyster Point Development.
- In January 2021, Kilroy submitted a petition asking the City to form a CFD.
- January 27, 2021, the City adopted Resolutions of Intention to form the CFD and to Incur Bonded Indebtedness in an amount of not to exceed $105 million.
- Public Hearing set on the formation of the CFD for March 10, 2021.

CFD 2021-01

- TONIGHT'S ACTIONS
  - Hold Public Hearing
  - Determine no majority protest by 50% or more of the landowners in the CFD
  - Adopt Resolution Establishing CFD 2021-1 and Resolution Determining Necessity to Incur Bonded Indebtedness
  - Conduct Election
    - San Mateo County Registrar of Voters has certified that there are zero (0) registered voters residing within the CFD
    - Accordingly, the election is a landowner election where each landowner has one vote for each acre of land (or portion thereof) that it owns within the CFD
    - All of the landowners have signed waivers consenting to holding the election immediately following the Public Hearing
  - Adopt Resolution Certifying the Election Results
  - Introduce and waive full reading of Ordinance authorizing the Levy of the Special Tax

Next Steps

- March 24, 2021 Enact Ordinance Authorizing the levy of the Special Tax and approve the Acquisition, Construction and Funding Agreement with Kilroy.

- RFP selection for bond underwriting firm.

- Begin process for issuing CFD Bonds in the 2nd or 3rd quarter of 2021.

- Return to Council for approval of the issuance of Bonds in 3rd or 4th quarter of 2021.

QUESTIONS