Eastern Neighborhoods Democratic Club

March 28, 2023

Hon. Congresswoman Nancy Pelosi,
Speaker Emerita

The San Francisco Eastern Neighborhoods Democratic Club (ENDC) enthusiastically supports the request for $5M from the FY2023 Community Project Funding Grant to support the proposed construction of the San Francisco Fire Department training center. As an organization founded by residents of San Francisco Supervisorial Districts 3, 6, and 10 to address the issues most important to our City and Neighborhoods, we understand the vital role of public safety.

This Fire Department Training Center will:

- Integrate training into a single site (currently separated into the legacy Division of Training at 19th and Folsom, and the Treasure Island Training Facility scheduled for closure in May 2026.)
- Be used to train firefighters in fire suppression, emergency medical care and specialized rescue.
- Serve as a disaster staging facility and Fire Department Operations Center.
- Will be built using funds from the 2020 Earthquake Safety and Emergency Response (ESER) bond.

ENDC speaks with a strong unified voice focused on issues related to the environment, public safety, affordable housing, transportation, education, open space, workforce development, small business and social justice. The SFFD is a trusted partner in our mission to create complete communities.

Sincerely,

Bruce Agid

Bruce Agid
President, on behalf of the Board of the
San Francisco Eastern Neighborhoods Democratic Club
650-201-0138 (mobile)

[Acquisition of Real Property - Prologis, L.P. - 1236 Carroll Avenue - Not to Exceed $40,000,000 - Approval of Memorandum of Understanding - Port - Not to Exceed $6,000,000]

Resolution approving and authorizing the Director of Property, on behalf of the Fire Department to: 1) execute a Purchase and Sale Agreement with Prologis, L.P. to purchase real property located at 1236 Carroll Avenue for a purchase price of $38,500,000 plus closing costs, for a total cost not to exceed $40,000,000; 2) execute a Memorandum of Understanding with the Port to transfer jurisdiction of real property located at 1236 Carroll Avenue at fair market value plus closing costs, for a total cost not to exceed $6,000,000; 3) place both properties under the jurisdiction of the Fire Department; and 4) adopt the Planning Department's findings that the contemplated transactions are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

WHEREAS, The mission of the San Francisco Fire Department ("SFFD") is to protect the lives and property of the people of San Francisco from fires, natural disasters, and hazardous materials incidents; to save lives by providing emergency medical services; to prevent fires through prevention and education programs; and to provide a work environment that values health, wellness and cultural diversity and is free of harassment and discrimination; and

WHEREAS, SFFD's training facilities are currently located in San Francisco, with the "Primary Facility" at Treasure Island, under the jurisdiction of the Treasure Island Development Authority ("TIDA"), and an ancillary training tower facility ("Ancillary Facility") located at 19th and Folsom Streets (collectively, the "Fire Training Facilities"); and

WHEREAS, SFFD educates and trains new fire fighters and provides refresher training and recertification to veteran fire fighters; and

WHEREAS, SFFD has approximately 1,700 firefighters who use the Fire Training Facilities each year depending on their qualifications and the requirements for their position, and at a minimum, each firefighter has approximately 200 hours of training per year; and

WHEREAS, Initial and ongoing classroom and physical training is essential for the safety of firefighters and the public; and

WHEREAS, No later than December 31, 2026, TIDA requires SFFD to relocate the Primary Facility; SFFD requested the City's Real Estate Division ("RED") to assist with identifying a suitable replacement property that would consolidate the Fire Training Facilities into one location within the geographic limits of San Francisco, consisting of a minimum of 7.5 acres; combining the Primary Facility and Ancillary Facility at one location is a primary objective of SFFD, as it will promote training and administrative efficiencies, reduce long term capital costs, and eliminate the need to travel to two locations across town in order to complete training; and

WHEREAS, Prologis, L.P. ("Prologis") owns all of Assessor's Parcel Block No. 4852 except Lot No. 1, consisting of 94,000 net square feet, and owns the entirety of Assessor's Parcel Block No. 4877 consisting of 120,000 square feet, for a total of 214,000 square feet (collectively, the "Prologis Property"); and

WHEREAS, Port jurisdiction includes Lot 001 within Block 4852 consisting of approximately 28,048 square feet; Griffith Street, a paper street that forms the eastern boundary of Blocks 4852 and 4877, consisting of approximately 38,400 square feet; and Bancroft Avenue, a paper street that separates Block 4852 and Block 4877, consisting of approximately 48,000 square feet; for a total of approximately 114,448 square feet (collectively, the "Port Property"); and

WHEREAS, The Port Property and the Prologis Property are adjacent to each other and if assembled together total approximately 328,448 contiguous square feet, or 7.54 acres, of potentially developable land; and

WHEREAS, In consultation with SFFD, RED has determined that the Prologis Property together with the Port Property is the best location to relocate the Fire Training Facilities; and

WHEREAS, Prologis and the City negotiated a Purchase and Sale Agreement ("PSA") on file with the Clerk of the Board of Supervisors in File No. 220296, for the City's purchase of the Prologis Property, with an agreed upon purchase price of $38,500,000 (the "Purchase Price"); and

WHEREAS, On May 25, 2021, the Board of Supervisors unanimously approved a purchase option with Prologis ("Purchase Option") on file with the Clerk of the Board of Supervisors in File No. 210509 to: (1) keep the Prologis Property off the market; (2) lock in the Purchase Price and terms of the PSA for one year through May 31, 2022; (3) give the City and the Port time to negotiate terms for the transfer of the adjacent Port Property; and (4) provide the Port time to seek state legislation approving terms to remove the Burton Act statutory trust and the common law public trust for commerce, navigation, and fisheries (collectively, the "Public Trust") from the Port Property and to transfer it to the City ("State Legislation"); and

WHEREAS, The City pays Prologis $15,000 per month under the Option Agreement; the Option Agreement gives the City the unilateral right to purchase the Prologis Property on the terms of the PSA, and expires May 31, 2022; and

WHEREAS, The City and the Port negotiated a Memorandum of Understanding ("MOU") on file with the Clerk of the Board of Supervisors in File No. 220296, which sets forth the terms and preconditions, including passage of the State Legislation and confirmation of the fair market value of the Port Property by the California State Lands Commission, upon

which the Port is willing to transfer and the City is willing to accept title to the Port Property; and

WHEREAS, The State Legislation was introduced on February 18, 2022, by Assembly Member Ting as AB 2607, and is on file with the Clerk of the Board of Supervisors in File No. 220296; the State Legislation is not scheduled to be voted upon or signed by Governor Newsom before the Purchase Option expires on May 31, 2022; approval of the State Legislation to lift the Public Trust is a necessary precondition to transfer the Port Property to the City; and

WHEREAS, RED and SFFD desire to move forward with the acquisition of the Prologis Property upon the terms of the PSA while the State Legislation is pending; and

WHEREAS, On April 12, 2022, the Port Commission is expected to approve the transfer of the Port Property pursuant to the terms and preconditions of the MOU; and

WHEREAS, In accordance with the State Legislation, prior to the transfer of the Port Property the California State Lands Commission must determine that the Port will receive the fair market value of the Port Property; the City's appraisal of the Port Property is $5,860,000 which appraised value was confirmed by review appraisal, must be confirmed by the California State Lands Commission after passage of the State Legislation; and

WHEREAS, The City has received assurances that the transfer of the Port Property for a new Fire Training Facility has strong support at the Port Commission, California State Lands Commission staff and the State Legislature, and the City is confident that passage of the State Legislation is likely; the Port held an informational hearing at the Port Commission meeting on March 22, 2022 and an informational meeting at its Southern Advisory Committee meeting on March 23, 2022, at which strong support for the new Fire Training Facility and the transaction was expressed; in addition, the State Legislation was introduced by Assemblymember Ting on February 18, 2022, and has received support; and

WHEREAS, On June 8, 2021, the Board of Supervisors passed Ordinance No. 082-21 which among other things, authorized the allocation of proceeds from the Earthquake Safety and Emergency Response 2021 bond which will fund the purchase of the Prologis Property; and

WHEREAS, On December 30, 2021, the Planning Department issued a Final Mitigated Negative Declaration ("FMND") in compliance with the provisions of the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., "CEQA"), the State CEQA Guidelines (California Code of Regulations Title 14 Sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"), for the proposed fire training facility, which determined that the proposed fire training facility would not have a significant effect on the environment with implementation of the identified mitigation measures; the FMND is on file with the Clerk of the Board of Supervisors in File No. 220054 and incorporated herein by reference; and

WHERAS, On February 8, 2022, pursuant to Motion M22-016, the Board of Supervisors adopted findings for the project under the California Environmental Quality Act; and

WHEREAS, In a letter dated March 22, 2022, the Planning Department determined that the actions contemplated in this resolution are consistent, on balance, with the City's General Plan, and eight priority policies of Planning Code, Section 101.1 ("General Plan Determination"); a copy of said determination is on file with the Clerk of the Board of Supervisors in File No. 220296, and incorporated herein by reference; and

WHEREAS, RED, in conjunction with SFFD, requests the Board of Supervisors to approve the purchase of the Prologis Property for the Purchase Price plus closing costs, not to exceed $40,000,000 on the terms and conditions of the PSA and prior to passage of the State Legislation so that it may preserve this one of a kind opportunity to acquire a site in San Francisco suitable for a new Fire Training Facility; and

WHEREAS, RED, in conjunction with SFFD, requests the Board of Supervisors to approve the transfer of the Port Property in exchange for payment to the Port of fair market value to be finally confirmed or otherwise adjusted by the California State Lands Commission, plus closing costs, not to exceed $6,000,000 subject to certification of funding, upon the terms and conditions of the MOU; now, be it

RESOLVED, That in accordance with the recommendation of the Director of Property and the Fire Chief, the Board of Supervisors approves the PSA in substantially the form presented to the Board, and authorizes the Director of Property, in consultation with the Office of the City Attorney and the Fire Chief, to take all actions necessary or appropriate to acquire the Prologis Property in accordance with the PSA; and, be it

FURTHER RESOLVED, That in accordance with the recommendation of the Port Executive Director, the Port Commission, the Fire Chief, and the Director of Property, the Board of Supervisors approves the MOU in substantially the form presented to the Board, and encourages the Port Commission to authorize the Port Executive Director, in consultation with the Office of the City Attorney, to take all actions necessary or appropriate to transfer the Port Property, subject to the terms and preconditions of the MOU; and, be it

FURTHER RESOLVED, That in accordance with the recommendation of the Director of Property and the Fire Chief, the Board of Supervisors approves the MOU in substantially the form presented to the Board, and authorizes the Director of Property, in consultation with the Office of the City Attorney and the Fire Chief, to take all actions necessary or appropriate to acquire the Port Property, subject to the terms and preconditions of the MOU; and, be it

FURTHER RESOLVED, That the Board of Supervisors affirms and adopts as its own, the findings made by the Planning Department in the General Plan Determination, on file with the Clerk of the Board of Supervisors in File No. 220296, and is incorporated herein by reference.; and, be it

FURTHER RESOLVED, That the Director of Property is authorized to enter into any amendments or modifications of the PSA and/or the MOU, including, without limitation, completion and execution of the exhibits, and to take all steps, including, but not limited to the execution and delivery of all certificates, notices, consents, agreements, memoranda, and other documents, that the Director of Property determines, in consultation with the City Attorney, are in the best interests of the City, do not materially increase the obligations or liabilities of the City or materially reduce the benefits to the City, are necessary or advisable to complete the actions contemplated in the PSA and/or the MOU, effectuate the purpose and intent of the PSA, the MOU, or this resolution, and are in compliance with all applicable laws, including the City's Charter; and be it

FURTHER RESOLVED, That the Port Commission is encouraged to authorize the Executive Director of the Port to enter into any amendments or modifications of the MOU, including, without limitation, completion and execution of the exhibits, and to take all steps, including, but not limited to the execution and delivery of all certificates, notices, consents, agreements, memoranda, and other documents, that the Executive Director of the Port, in consultation with the City Attorney, determines are in the best interests of the Port, do not materially increase the obligations or liabilities of the Port or materially reduce the benefits to the Port, are necessary or advisable to complete the actions contemplated in the MOU, effectuate the purpose and intent of the MOU or this resolution, and are in compliance with all applicable laws, including the City's Charter; and be it

FURTHER RESOLVED, That all actions heretofore taken by the officers of the City with respect to the PSA or MOU are hereby approved, confirmed and ratified; and, be it

FURTHER RESOLVED, That upon transfer to the City, the Prologis Property and the Port Property will be placed under the jurisdiction of the SFFD; and, be it

FURTHER RESOLVED, That RED shall provide a copy of the executed PSA and MOU to the Clerk of the Board for inclusion into the official file within thirty (30) days of full execution of each of them.

Available: $40,000,000
Fiscal Year 2021-22

1236 Carroll Avenue, Prologis, $40,000,000

Fund ID:	15514
Department ID:	229787
Project ID:	10037585
Authority ID:	21566
Account ID:	567000
Activity ID:	0002

/s/
Michelle Allersma, Budget and Analysis Division Director on behalf of
Ben Rosenfield
Controller

Funding for Fiscal Year 2022/2023 is subject to the enactment of the Annual Appropriation Ordinance for Fiscal Year 2022/2023.

RECOMMENDED:

/s/
San Francisco Fire Department
Fire Chief

/s/
Real Estate Division
Director of Property

/s/
Port of San Francisco
Executive Director

City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 220296 **Date Passed:** April 19, 2022

Resolution approving and authorizing the Director of Property, on behalf of the Fire Department to: 1) execute a Purchase and Sale Agreement with Prologis, L.P. to purchase real property located at 1236 Carroll Avenue for a purchase price of $38,500,000 plus closing costs, for a total cost not to exceed $40,000,000; 2) execute a Memorandum of Understanding with the Port to transfer jurisdiction of real property located at 1236 Carroll Avenue at fair market value plus closing costs, for a total cost not to exceed $6,000,000; 3) place both properties under the jurisdiction of the Fire Department; and 4) adopt the Planning Department's findings that the contemplated transactions are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

April 13, 2022 Budget and Finance Committee - RECOMMENDED

April 19, 2022 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani and Walton
Excused: 1 - Melgar

File No. 220296

I hereby certify that the foregoing Resolution was ADOPTED on 4/19/2022 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

4/28/22
Date Approved

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March 28, 2023

Congresswoman Pelosi,

The A. Philip Randolph Institute San Francisco (APRISF) is writing today in support of the San Francisco Fire Department's (SFFD) planned Fire Training Facility. As a non-profit organization serving the residents of San Francisco, particularly the Bayview-Hunters Point community since 1994, we understand the needs served by our public servants in the SFFD.

The APRISF advocates for the underserved communities of San Francisco through community engagement and civic participation. We believe the mission of the SFFD supports these efforts and the presence of the SFFD Fire Training Facility in the Bayview/Hunters Point neighborhood will be a positive action in support of these goals.

Thank you.

Respectfully yours,

Jacqueline C. Flin
Executive Director