
The Mayor’s Hunters Point Shipyard Citizens Advisory Committee (CAC)
Full CAC Meeting Minutes
Special Meeting Date
Monday, March 17, 2025
(1 Hour and 7 minutes)

I. Call to Order

Dr. Veronica Hunnicutt called the Full CAC meeting to order at 6:07 pm. There was a quorum at roll call.

II. Routine Business:

A. Roll Call

Present: Dr. Veronica Hunnicutt, Servio Gomez, Neola Gans, Dedria Smith, and Richard Laufman

Excused: Joyce Armstrong and Pastor Bell

B. Approval of Agenda: March 17, 2025

Neola Gans motioned to approve the March 17, 2025, meeting minutes. Servio Gomez seconded, and the motion was passed.

C. The Approval of the Meeting Minutes: November 21, 2024

Neola Gans motioned to approve the January 21, 2025, meeting minutes. Servio Gomez seconded, and the motion was passed.

E. Announcements

Dr. Hunnicutt announced that Dr. Carolyn Scott is the new board president of the OCII Commission.

III. Continued Business

A. Chair’s Report:

Dr. Veronica Hunnicutt

1. Implementation Committee Update:

No report was given

2. Legacy Foundation for Bayview Hunters Point Update:

No report was given

B. Secretary Report:

Servio Gomez

No report was given.

C. CAC Subcommittee Chair Reports:

1. Business and Employment

Dedria Smith

The next B&E meeting will be held on March 20, 2025

2. Executive Subcommittee

Dr. Veronica Hunnicutt

No report was given.

3. Environmental & Reuse Subcommittee

Dr. Veronica Hunnicutt

The next E&R meeting will be held on March 24, 2025

4. Housing

Pastor Joesiah Bell

No Report was given.

5. Planning, Development, and Finance

Richard Laufman

No Report was given.

IV. Continued Business/ Presentations/ Updates

A. Action Item: CAC Recommendation for the maintenance and funding agreements for the Hunters Point Shipyard Phase 1 Open Space between the Office of Community Investment and Infrastructure (OCII) to San Francisco Recreation and Park Department (RPD) due to the conveyance of the Open Space required by Redevelopment Dissolution Law.....Marc Slutzkin, Lila Hussain (OCII), and Eric Anderson (RPD).

The presentation outlines the plan to transfer the completed Phase 1 open space at Hunters Point Shipyard from Office of Community Investment and Infrastructure (OCII) to San Francisco Recreation and Park Department (RPD) on July 1, 2025. These open spaces were developed under the Disposition and Development Agreement (DDA) and are currently owned and managed by OCII, with maintenance funded by Community Facilities District #8 (CFD #8). The state-mandated dissolution of redevelopment agencies requires OCII to transfer the completed parcels under the Property Management Plan (PMP), which was approved by California Department of Finance in 2015. The PMP schedules parcel transfers upon completion, and all Hilltop open space in Phase 1 is now finished.

To support the transition, OCII and RPD will enter into a short-term management agreement starting July 1, 2025, and a long-term Joint Facilities Agreement. This agreement will transfer the parks and eight public artworks to San Francisco Arts Commission (SFAC) and continue funding maintenance and operations through CFD #8. OCII will remain the CFD administrator and will reimburse RPD and SFAC for their costs. The CFD will cover park and open space maintenance, streetscape elements, the community building, public art, and future capital needs. The FY 2025–26 budget allocates \$2,023,242 for maintenance and operations and \$184,798 for administrative expenses, totaling \$2,208,040.

RPD brings extensive experience in managing parks citywide, overseeing more than 230 parks and 4,200 acres, including major sites like Golden Gate Park, Dolores Park, and Coit Tower. Its staff includes horticulturists, natural resource specialists, skilled trades, and park rangers. RPD has successfully taken over other OCII-managed spaces such as Mission Bay Parks in 2023 and Shoreview Park in 2017. For Hunters Point Shipyard, RPD will have dedicated on-site staff and supervisors to ensure maintenance quality, supported by arboricultural services, structural repairs, and natural resource management.

An on-site maintenance hub will ensure efficient deployment of resources.

The community spaces will be activated for public use, with 451 Galvez continuing to host CAC meetings. RPD will offer its standard recreation programs, including sports, arts, and cultural activities for all ages, with scholarships for income-qualified residents. Park Rangers will provide safety and enforcement, and the public can access support through 311 or the park ranger dispatch line.

RPD also operates workforce development programs, including a state-certified Gardener Apprenticeship Program, a Pre-Apprenticeship Program focused on urban reforestation, and the Greenagers youth leadership initiative. These programs provide paid opportunities, skill-building, and community engagement.

The next steps include presenting the Funding Agreement to OCII and RPD Commissions in April 2025, followed by approval from San Francisco Board of

Supervisors in May 2025. RPD will officially begin managing the Hunters Point Shipyard Parks and Open Space on July 1, 2025, while OCII continues to administer CFD #8. This transition ensures professional, well-funded, and sustainable long-term management of the open space, drawing on RPD’s proven expertise and resources. Neola Gans motioned to approve this action item. Richard Laufman seconded, and the motion was passed.

B. CAC and Site Office Support Contract Extension and Request for Proposal timeline.....Inder Grewal (OCII).

The presentation provides an overview of the management and procurement timeline for selecting a new contractor to operate the site office at Hunters Point Shipyard and support the Community Advisory Committee (CAC) and Legacy Foundation. The current contractor, MJF & Associates, has been providing services since 2019, with an extension granted in 2022. This contract is set to expire on June 30, 2025. The site office currently operates Monday through Friday from 8 a.m. to 5 p.m. and provides administrative and support services to the CAC and Legacy Foundation. It disseminates information to the public about redevelopment and opportunities at the Shipyard and Candlestick Point and conducts outreach to the Bayview Hunters Point (BVHP) community.

To ensure a smooth transition and allow time for a full procurement process, the current contract will be extended through December 31, 2025. The Office of Community Investment and Infrastructure (OCII) plans to issue a Request for Proposals (RFP) on April 24, 2025, to select a new contractor. The RFP will be advertised through various print and online publications, on OCII and HPSCAC websites, and on the city’s bid webpage and newsletter. A three-member selection committee composed of an OCII project team member, an OCII contract compliance representative, and a CAC member will evaluate the submissions. The new contract is scheduled to begin on January 1, 2026, for a three-year term. The projected procurement timeline begins with commission approval of the six-month contract extension on April 22, 2025, followed by the RFP release on April 24. A pre-submission meeting for prospective contractors is scheduled for May 7, with the deadline for RFP questions on May 14 and responses posted by May 16. Proposals are due May 30. Applicant interviews will be held from June 9 to 13, and the selected contractor will be notified by June 30. The CAC will receive a report on July 14, and commission approval of the selection is scheduled for August 19. The contract extension will end on December 31, 2025, and the new contract will take effect on January 1, 2026. This process ensures the continuity of site office operations, sustained community engagement, and transparent procurement to support the CAC and Legacy Foundation.

C. 2025 San Francisco Golden Shovel Student Competition.....Inder Grewal (OCII) and Alysia Vigil (National Association of Industrial and Office Parks (NAIOP) Golden Shovel Committee).

The presentation provides an overview of the NAIOP Challenge 2025 and its focus on envisioning a future World Expo 2035 in San Francisco, highlighting the opportunity to use sites at Hunters Point Shipyard and Candlestick Point as major event venues. World Expos, often referred to as “cultural Olympics,” are held every five years and run for

1 approximately six months. They bring together nations to showcase current and future
2 solutions to address global challenges. The host country is responsible for site preparation,
3 infrastructure, and logistics, while participating nations build or rent temporary pavilions,
4 which are deconstructed after the Expo. Previous Expos have demonstrated their
5 transformative potential; for example, Expo 2020 Dubai hosted around 25 million visitors
6 on an 850-acre site, with peak attendance reaching 300,000 visitors a day. World Expo
7 2030 Riyadh is expected to take place on a site of approximately 1,000 acres. These events
8 typically leave behind major infrastructure investments that benefit local communities for
9 generations.

10 The proposed vision for San Francisco's World Expo 2035 centers on connecting large
11 assembled properties at Hunters Point and Candlestick Point with a "waterfront necklace"
12 of venues. This concept seeks to highlight the city's iconic waterfront landmarks, enhance
13 critical infrastructure, and bring community benefits to the city's southeastern
14 neighborhoods. The event would position this area as a new southern gateway to San
15 Francisco, building on the city's historic legacy of hosting Panama-Pacific International
16 Exposition in 1915.

17 The challenge outlined for participating teams involves four main tasks. First, they must
18 propose permanent site infrastructure and a funding plan to support both the Expo and
19 future neighborhood development. Second, they are tasked with creating a conceptual
20 layout for 13 temporary pavilions. Third, they must identify a location and vision for a
21 permanent anchor pavilion that will remain after the Expo as a centerpiece. Finally, they
22 need to explore post-Expo programming to ensure long-term community and economic
23 benefits. In addition to these primary goals, the challenge includes several secondary
24 objectives. These involve integrating open-space programming and climate-resiliency
25 strategies, ensuring strong connectivity through a "string of pearls" concept, incorporating
26 the site's existing historic and artistic elements, and designing features that support vibrant
27 evening activation. Several key assumptions frame the project. The Hunters Point Shipyard
28 land use plan will remain unchanged. The Candlestick Point site will be used exclusively
29 for park and open space programming related to the Expo. Private ownership of parcels in
30 the designated area will not change, and state park land will remain under state control. No
31 permanent structures will be built within designated open space areas except for the anchor
32 pavilion. Overall, the presentation outlines an ambitious vision to leverage the World Expo
33 as a catalyst for infrastructure investment, cultural celebration, and long-term community
34 benefits in southeastern San Francisco, while respecting existing land use and ownership
35 structures.

36 37 **V. Public Comment on Non-Agenda items:**

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39 *To hear the Full CAC meeting in detail, please refer to the March 17, 2025, Full CAC*
40 *meeting audio.*

41 42 **VI. Adjournment:**

43 No other business came before the committee, and the meeting adjourned at 7:14pm.