



# LOCAL AGENCY FORMATION COMMISSION CITY AND COUNTY OF SAN FRANCISCO MINUTES

*City Hall, Legislative Chamber, Room 250  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689*

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**April 21, 2023 - 10:00 AM**

## **Regular Meeting**

**Present:** Commissioners Connie Chan (Chairperson), Jackie Fielder (Vice Chairperson), Dean Preston, and Hope Williams

*The San Francisco Local Agency Formation Commission (SF LAFCo) met in person in regular session, and provided public comment through teleconferencing, on Friday, April 21, 2023, with Chair Chan presiding.*

*Chair Chan called the meeting to order at 10:01 a.m.*

### **1. Call to Order and Roll Call**

*On the call of the roll, Chair Chan, Vice Chair Fielder, and Commissioners Preston and Williams were noted present.*

*A quorum was present.*

**2. Approval of the LAFCo Minutes from the March 17, 2023, Regular Meeting**

*Chair Chan inquired whether any Commissioner had any corrections to the minutes of the March 17, 2023, Regular Meeting of the San Francisco Local Agency Formation Commission. There were no corrections.*

*Public Comment: None.*

**Vice Chair Fielder, seconded by Commissioner Williams, moved to APPROVE the minutes of the March 17, 2023, Regular Meeting of the San Francisco Local Agency Formation Commission. The motion carried by the following vote:**

**Ayes: 4 - Chan, Fielder, Preston, Williams**

Action: Minutes APPROVED

Chair Chan requested that agenda item numbers 3 and 4 be called together.

**3. Peninsula Clean Energy – Achieving 24/7 Renewable Energy by 2025**

*Jan Pepper, Chief Executive Officer (Peninsula Clean Energy); provided a presentation on Peninsula Clean Energy's goals of delivering 100% renewable energy each and every hour or each day by 2025; Alexandra McGee, Director of Strategic Initiatives (Marin Clean Energy) provided a presentation on the Virtual Power Plant Pilot underway in the city of Richmond, California; and answered questions raised throughout the discussion.*

*Public Comment: Efram; shared various concerns with LAFCo.*

**Chair Chan, seconded by Commissioner Preston, moved that agenda Item Nos. 3 and 4 be heard and filed. The motion carried by the following vote:**

**Ayes: 4 - Chan, Fielder, Preston, Williams**

Action: HEARD AND FILED

**4. Marin Clean Energy – Virtual Power Plant Pilot in the City of Richmond**

*Jan Pepper, Chief Executive Officer (Peninsula Clean Energy); provided a presentation on Peninsula Clean Energy's goals of delivering 100% renewable energy each and every hour or each day by 2025; Alexandra McGee, Director of Strategic Initiatives (Marin Clean Energy) provided a presentation on the Virtual Power Plant Pilot underway in the city of Richmond, California; and answered questions raised throughout the discussion.*

*Public Comment: Efram; shared various concerns with LAFCo.*

**Chair Chan, seconded by Commissioner Preston, moved that agenda Item Nos. 3 and 4 be heard and filed. The motion carried by the following vote:**

**Ayes: 4 - Chan, Fielder, Preston, Williams**

Action: HEARD AND FILED

**5. Community Choice Aggregation (CCA) Activities Report**

*Michael Hyams, Deputy Assistant General Manager, CleanPowerSF (San Francisco Public Utilities Commission (SFPUC)), provided a presentation with an update on the CleanPowerSF Program, including implementation of a community food services energy efficiency program, generation rate updates, and Earth month activities.*

*Public Comment: Efram; Eric Brooks; shared various concerns with LAFCo.*

**Chair Chan, seconded by Vice Chair Fielder, moved that this matter be continued to the May 19, 2023, Regular LAFCo meeting. The motion carried by the following vote:**

**Ayes: 4 - Chan, Fielder, Preston, Williams**

Action: CONTINUED to May 19, 2023

Chair Chan requested that agenda item numbers 6, 7 and 8 be called together.

**6. Discussion and Possible Approval of Proposed Memorandum of Understanding (MOU) between LAFCo and the San Francisco Public Utilities Commission**

*Jeremy Pollock, Executive Officer (LAFCo), presented the Proposed MOU between LAFCo and SFPUC Regarding the Community Choice Aggregation Program, including the proposed scope of work, the proposal from the SFPUC, study topics supported by SFPUC, and next steps; and answered questions raised throughout the discussion.*

*Public Comment: Efram; Eric Brooks; shared various concerns with LAFCo.*

**Chair Chan, seconded by Commissioner Preston, moved to approve the Memorandum of Understanding between LAFCo and the San Francisco Public Utilities Commission. The motion carried by the following vote:**

**Ayes: 4 - Chan, Fielder, Preston, Williams**

Action: MOU APPROVED

## 7. Proposed Budget and Work Plan for Fiscal Year 2023-2024

*Jeremy Pollock, Executive Officer (LAFCo), presented the Proposed Budget and Work Plan for Fiscal Year 2023-2024, and answered questions raised throughout the discussion.*

*Public Comment: See Item No. 6.*

**Chair Chan, seconded by Commissioner Preston, moved to approve the Proposed Budget and Work Plan for Fiscal Year 2023-2024. The motion carried by the following vote:**

**Ayes: 4 - Chan, Fielder, Preston, Williams**

Action: Proposed Budget and Work Plan for Fiscal Year 2023-2024 APPROVED

## 8. Executive Officer's Report

*Jeremy Pollock, Executive Officer (LAFCo), provided opening remarks on the Reinvestment Working Group, the Midtown Park Apartments municipal housing management study updates, Updates to the LAFCo policies and procedures, and the forward calendar.*

### A) Reinvestment Working Group Updates

*Khalid Samarrae (LAFCo) provided an update on the work being done by the Reinvestment Working Group as it approaches its final two meetings in May and June of 2023, including a summary of the discussion and actions taken during their April 20, 2023, meeting. The Reinvestment Working Group intends to finalize Municipal Finance Corporation and Public Bank plan recommendations to LAFCo and the Board of Supervisors during their upcoming meetings, and present to the Government Audit and Oversight Committee at a future meeting. Executive Officer Pollock highlighted the upcoming green bank financing study as a portion of the new LAFCo SFPUC MOU, and its nexus to the work of the Reinvestment Working Group.*

### B) Midtown Park Apartments Municipal Housing Management Study Updates

*Executive Officer Pollock provided an update on the Midtown Park Apartments municipal housing management study, including progress on soliciting a new request for proposals for consultant services, and a Board of Supervisors formal motion to request that LAFCo study the topic.*

*Chair Chan offered a suggestion that LAFCo consider moving to a bi-monthly meeting schedule, resulting in six meetings per year, and suggested that LAFCo consider conduct a performance evaluation for the Executive Officer, LAFCo staff, and the General Counsel. Commissioner Preston offered a suggestion that LAFCo pursue a feature program on SFGOVTV to highlight the work of the commission.*

*Public Comment: See Item No. 6.*

**Chair Chan, seconded by Vice Chair Fielder, moved that this matter be continued to the May 19, 2023, Regular LAFCo meeting. The motion carried by the following vote:**

**Ayes: 4 - Chan, Fielder, Preston, Williams**

Action: CONTINUED to May 19, 2023

## **9. Public Comment**

*Speakers: Efram shared various observations about the day's proceedings; Eric Brooks shared observations about potential revenue bond funding initiatives for clean energy, housing, and municipal bank projects.*

## **10. Future Agenda Items**

*Vice Chair Fielder expressed desire to hear the final public bank plans from the Reinvestment Working Group at the next commission meeting.*

*Public Comment: Efram; shared various concerns with the commission; Eric Brooks requested that LAFCo agendaize an action item opposing California Assembly Bill AB538.*

*There was no action taken.*

## **11. Adjournment**

There being no further business, the Local Agency Formation Commission adjourned at the hour of 12:07 p.m.

N.B. The Minutes of this meeting set forth all actions taken by the Local Agency Formation Commission on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.

Approved by the Local Agency Formation Commission on May 19, 2023.

\_\_\_\_\_/s/  
John Carroll  
Clerk