



Local Business Enterprise Advisory Committee (LBEAC)
August 1, 2024 Meeting Minutes

1. Call to Order/Introduction

Chair Galarza called the meeting to order at 10:02 a.m.

Committee Members Present: Kyndra Cox, Alaric Degrafinried, Miguel Galarza, Bruce Giron, Tricia Gregory, Kent Lim, Jae Shin, Tiffany Tatum.

Committee Members Absent: Matthew Ajiake, Darolyn Davis, Elahe Enssani, Sailaja Kurella, Queena Lu, Wayne Perry, Todd Senigar.

CMD Staff Present: Regina Chan, Caitlin Flammer, Ivan Oldenkamp, Stephanie Tang.

Members of the Public Present: See Guest Sign-In Sheet posted on LBEAC Meeting page.

2. LBEAC New Member

- a. Alaric Degrafinried will represent Public Works on the LBE Advisory Committee.

3. SF Gateway Project 749 Toland Street – Presentation by Courtney Bell, Prologis Director

- a. Courtney Bell reported the following:
 - i. Prologis is headquartered at Pier 1 in San Francisco and it builds, owns, and operates logistics facilities across 19 countries.
 - ii. Prologis is planning to build the SF Gateway – 749 Toland Street project, creating over 2 million square feet of Production, Distribution, and Repair (PDR) space in the Bayview Hunters Point area.
 - iii. The project will support an estimated 2,125 construction jobs during construction and 2,000 full time jobs once operational.
 - iv. The LBE utilization plan calls for 17% total LBE participation with 10% exclusively for Micro-LBEs.
 - v. This project will deliver \$60 Million in Community Benefits which includes: streetscape infrastructure improvements, construction job training, contractor development, Affordable PDR Program, and Bayview Small Business Grants.

4. Director's Report – Stephanie Tang, Director of CMD

- a. Stephanie Tang presented the following information:
 - i. CMD has hired a new Compliance Manager for the Public Works team.
 - ii. OMB Guidance will be revised; CMD is following closely for updates.
 1. The federal government's Office of Management and Budget (OMB) dictates how federal grantees may procure contracts on projects with federal funding.

2. OMB guidance had prohibited local preference programs such as San Francisco's LBE program on federally funded projects but the latest revision to the guidance may allow a broader implementation of the LBE program.
 3. The Office of Contract Administration has increased the Prop Q threshold to \$20,000; this allows departments to more easily purchase commodities and general services.
 4. LBEs must be compliant with Equal Benefits in order to be awarded Prop Q purchase orders.
5. Review and approval of the June 6, 2024 LBEAC meeting minutes
 - a. Alaric Degrafinried, seconded by Bruce Giron, moved to approve the June 6, 2024 LBEAC Meeting Minutes.
 - i. Ayes: Cox, Degrafinried, Galarza, Giron, Gregory, Lim, Shin, Tatum.
 - ii. Abstain: None.
6. Public Comment
 - a. A member of the public asked if the 749 Toland project will reserve some space for smaller PDR companies, contractors' offices, and local retailers.
 - b. One asked about whether Prologis will consider making their project's 17% LBE goals into LBE requirements which the general contractor will have to meet.
 - c. Another suggested that Prologis pull in Sunnydale and Potrero Hill residents for their workforce needs.
7. Adjournment
 - a. The meeting was adjourned at 11:37 am.