
REDEVELOPMENT AGENCY of the City and County of San Francisco



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LIVE BROADCAST KPOO 89.5 FM

A G E N D A

Tuesday, March 1, 2011 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.
 5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
 6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
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REGULAR MEETING AGENDA

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION, FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) [Authorizing the Executive Director to submit a Transportation Infrastructure Finance and Innovation Act loan application to the United States Department of Transportation for transportation improvements associated with the Hunters Point Shipyard Phase 2/Candlestick Point Project in the amount of approximately \\$120,000,000 to be repaid as a reimbursable cost of the project, and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas. \(Resolution No. 13-2011\)](#)
- (b) [Authorizing a Second Amendment to the Ground Lease with MHRSC, L.P., a California Limited Partnership, to modify the schedule of performance, and to modify the distribution of surplus cash, for the development of Mary Helen Rogers Senior Community, 100 units of very low-income senior rental housing on Central Freeway Parcel C, Southwest corner of Golden Gate Avenue and Franklin Street; Citywide Tax Increment Housing Program. \(Resolution No. 14-2011\)](#)

Action Taken: _____

BEFORE THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

4. Matters of New Business:

REGULAR AGENDA

AGENDA ITEMS 4(c) – 4(g) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 15 minutes

- (c) Approving an amendment to the budget of the Redevelopment Agency of the City and County of San Francisco for Fiscal Year 2010-2011 to increase the Agency's receipt of revenue, including additional bond proceeds, and to increase its expenditure authority in an additional aggregate amount not to exceed \$75.44 million; and to amend the Agency's Fiscal Year 2010-2011 statement of indebtedness to conform to the changes in the budget.

Click here for [\(Resolution No. 15-2011\)](#)

Action Taken: _____

- (d) Authorizing the execution of Loan Agreements in an aggregate principal amount of not to exceed \$44,000,000 relating to the issuance of 2011 Series A Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final official statement and bond purchase contract relating to the bonds, and authorizing and approving other matters properly relating thereto (Bayview Hunters Point Redevelopment Project Area – Project Area B, Mission Bay North Redevelopment Project Area, Mission Bay South Redevelopment Project Area, South of Market Redevelopment Project Area and Transbay Redevelopment Project Area, and the former Embarcadero-Lower Market (Golden Gateway) Approved Redevelopment Project Area E-1, the former Hunters Point Redevelopment Project Area, the former India Basin Industrial Park Redevelopment Project Area and the former Western Addition Redevelopment Project Area A-2). (Resolution No. 16-2011)

Action Taken: _____

- (e) Authorizing the execution of Loan Agreements in an aggregate principal amount of not to exceed \$19,000,000 relating to the issuance of the 2011 Series B Tax allocation revenue bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final official statement and bond purchase contract relating to the bonds, and authorizing and approving other matters properly relating thereto (Bayview Hunters Point Redevelopment Project Area – Project Area B, South of Market Redevelopment Project Area and Transbay Redevelopment Project Area). (Resolution No. 17-2011)

Action Taken: _____

- (f) [Authorizing the Execution of a loan agreement in an aggregate principal amount of not to exceed \\$35,000,000 relating to the issuance of 2011 Series C Tax Allocation Revenue Bonds \(Mission Bay North Redevelopment Project\) by the City and County of San Francisco Redevelopment Financing Authority; approving the final official statement and bond purchase contract relating to the bonds, and authorizing and approving other matters properly relating thereto \(Mission Bay North Redevelopment Project Area\). \(Resolution No. 18-2011\)](#)

Action Taken: _____

- (g) [Authorizing the execution of a loan agreement in an aggregate principal amount of not to exceed \\$45,000,000 relating to the issuance of 2011 Series D Tax Allocation Revenue Bonds \(Mission Bay South Redevelopment Project\) by the City and County of San Francisco Redevelopment Financing Authority; approving the final official statement and bond purchase contract relating to the bonds, and authorizing and approving other matters properly relating thereto \(Mission Bay South Redevelopment Project Area\). \(Resolution No. 19-2011\)](#)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) [Authorizing A Letter Agreement with the Office Of Economic and Workforce Development, in an Amount not to Exceed \\$500,000, for providing grants and the Administration of a Façade and Tenant Improvement Program for the Third Street Commercial Corridor as part of the larger Citywide SF Shines Façade Improvement Program, from March 1, 2011 to March 1, 2012; Bayview Hunters Point Redevelopment Project Area. \(Resolution No. 20-2011\)](#)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (i) [Workshop on the creation of a Bayview Hunters Point Revolving Loan Program to provide loans to business and property owners on Third Street; Bayview Hunters Point Redevelopment Project Area](#)

Staff presentation estimated time: 15 minutes

- (j) [Workshop and Update on Agency's Operating Agreement with Museum of the African Diaspora \(MOAD\)](#)

Staff presentation estimated time: 15 minutes

- (k) Workshop/Update on the Implementation Phase of the Letter Agreement with the Office of Economic & Workforce Development to administer marketing and economic development programs on the Fillmore commercial corridor (between Post and McAllister Streets) for a period of two – three years; for an amount not to exceed \$800,000.

ITEMS 4(l) – (n) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY

Staff presentation estimated time: 15 minutes

- (l) Authorizing a Second Amendment to the Acquisition Loan Agreement with Third and LeConte Associates, L.P., a California limited partnership, to increase the loan amount by \$572,265 for the value of land-related costs associated with the development of 73 units of very low-income, rental supportive housing at 6600 Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 21-2011)

Action Taken: _____

- (m) Authorizing a Third Amendment to the Predevelopment Loan Agreement with Third and LeConte Associates, L.P., a California limited partnership, to decrease the loan amount by \$572,265 in connection with the development of 73 units of very low-income, rental supportive housing at 6600 Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 22-2011)

Action Taken: _____

- (n) Authorizing a Loan Agreement with Third and LeConte Associates, LP, a California Limited Partnership, in an amount not to exceed \$17,149,956, for the development of 73 units of very low-income rental supportive housing, 6600 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 23-2011)

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

- *This portion of the Agenda is not intended for debate or discussion with the Commission or Staff.*
- *Please simply state your business or matter you wish the Commission or staff to be aware of.*
- *It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.*
- *If you have questions or would like to bring a matter to the Commissions attention, please contact the Commission Secretary after the meeting or at Gina.Solis@sfgov.org.*

7. Report of the President

- 8. Report of the Executive Director:**
 - (a) Update on Governor's proposal to dissolve Redevelopment Agencies**
- 9. Commissioners' Questions and Matters**
- 10. Closed Session**
- 11. Adjournment**