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**MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
17<sup>th</sup> DAY OF FEBRUARY 2009**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 17th day of February 2009, at the place and date duly established for holding of such a meeting.

President Ramon Romero called the meeting to order at 4:00 p.m.

Mr. Romero welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Romero asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Romero stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

**1. RECOGNITION OF A QUORUM**

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Ramon Romero, President  
Rick Swig, Vice President  
London Breed  
Linda Cheu  
Francee Covington  
Leroy King  
Darshan Singh

Fred Blackwell, Executive Director, and staff members were also present.

**2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.**

**3. MATTERS OF UNFINISHED BUSINESS.**

- (a) Authorizing a Letter Agreement with the Mayor's Office of Community Investment for a Term of 18 Months, from February 19, 2009 to August 18, 2010, for the Development of an Inter-agency Information Management

System, in an amount not to exceed \$525,000 to be paid by the Mayor's Office of Community Investment. (Resolution No. 12-2009)

- (b) Authorizing a Personal Services Contract with the Board of Trustees of the Glide Foundation, a California nonprofit public benefit corporation, to provide consulting and software development services for an inter-agency Information Management System in an amount not to exceed \$525,000, for a term of 18 months, from February 19, 2009 to August 18, 2010. (Resolution No. 13-2009)

President Romero called for a point of order and recognized Commissioner King.

Commissioner King stated that he challenged this meeting due to one thing that has not been done which is the evaluation review of the Director. Mr. King stated that a committee was elected to review the Director, and would like to know why the Committee has not met and reviewed the performance of the Director. Mr. King stated that the evaluation of the Director should be determined before a new program is implemented and asked again when the Committee would be meeting to evaluate the Director which he stated should be done before any items are heard.

President Romero stated that Director Blackwell does not have any control over his evaluation since the Commission will be evaluating him, a Committee was appointed two meetings ago to work with Steven Martinez, the Agency's Human Resources Manager in coming up with the way to do the evaluation. Mr. Romero stated that he missed a meeting in between that meeting and the current meeting, and has not been able to follow up on the matter. He contacted Mr. Martinez today and is in the process of scheduling a meeting of the Committee. Mr. Romero stated that the Committee members are Commissioner Francee Covington, Commissioner Darshan Singh, and himself, and will be meeting as soon as they can to come up with a way to do the evaluation and will do it soon thereafter. Mr. Romero reiterated that it was not the fault of the Director.

Mr. King stated that he could not evaluate the items on the agenda until they evaluate the performance of what has been going on with the director and his staff throughout the year and stated that was why the committee was appointed.

President Romero stated that all the items on the agenda are not put on the agenda solely by the Executive Director but by the agenda review process which is President Romero and Vice President Swig.

Mr. King asked if the Glide Memorial item was reviewed by the President and Vice President.

President Romero stated that he was not speaking to the merits of whether anything should be approved but stated that is how the items got on the agenda. Mr. Romero indicated that any individual item that he feels are improper and not justified, he could speak on those items when the item is called upon.

President Romero asked that staff continue with the presentation.

Presenter: Steven Maduli-Williams, Agency Staff

Speakers: None

Commissioner Swig asked if there was a resume and background information on Tekmeca, their experience with other agencies, their financial strength, would make it more comfortable to have more background on the company in a written fashion so the Commission can make good business decision. Mr. Swig stated that the type of program is what the agency should be looking at but suggests that there be focus on as much compatibility with other agencies within the city and other departments such as DPW, Planning or other strategic allies. Mr. Swig expressed concern when he heard the word "custom", and asked if there is a more generic piece of software that has been used by other Redevelopment agencies or other organizations in general around the country so as not to be initiating a new process and setting the Agency up in spending a surmountable amount of money unnecessarily when a program already exists that is doing the same thing.

Mr. Maduli-Williams stated that the software platform is for MOCI; the only component the agency will be moving forward with is the base document that the consultant will get, and the agency in turn receive a software package. There were discussions from two companies, IBM and Global 360; Global 360 has already been used to digitize the agency's microfiche. Mr. Maduli-Williams stated that the software component does not apply to the Agency yet but his sense is that there will be an RFP to one of the top five providers.

Commissioner Swig stated, for clarity purposes, what is being asked for is approval of a design process and not necessarily the working drawings. Commissioner Swig put forth a motion to move the item.

Commissioner Cheu seconded Mr. Swig's motion. She stated that she has had experience with the program when she was on the CDBG Advisory Committee and found it was quite a transformation to look at standardized data and look at the work performance goals, outcomes, and how agencies were performing. Ms. Cheu stated that the Agency is stepping in the right direction with this type of technology.

Commissioner Singh asked who from staff handled the Agency's software.

Mr. Maduli-Williams stated the Agency has two IT staff but do not produce software.

Ms. Amy Lee, Deputy Director of Finance stated the first step is not an IT integration; it is for mapping current processes in writing charts where things go enroot, and the first stage does not have anything to do with information systems or technology.

Commissioner Covington asked for detailed information on the experience that Glide Foundation has in this area, understands they will be serving as fiscal agents, and indicated that fiscal agents are usually organizations that have a wealth of knowledge of what they're overseeing.

Mr. Maduli-Williams stated that Glide Foundation does not have a wealth of experience as it relates to being a fiscal agent, particularly for community technology initiatives. Glide will be providing fiscal agent services, in addition to that, will be receiving software services; this is not the prototypical fiscal agent type of arrangement.

Mr. Alfred Cheung, Director of IT of MOCI, MOH, and with the City's Interagency Council stated that they are moving forward in the direction of a single platform that can be used across the city, Tekmeca has been rebuilding systems for Mission Hiring Hall and with Glide Foundation to specifically improve their ability to track workforce development activity. Glide provided financial expertise managing grants and Tekmeca providing technical expertise to Glide Foundation.

Commissioner Covington stated that she understands that Glide does excellent work and knows that Agency staff does due diligence on the part of the Agency, but stated that this would be the last time she will be voting in favor of something that does not have enough background information of the organization that is going to be the main organization doing the work, including resumes of the principals of the organization, current clients, information needed to make the right decisions. Ms. Covington stated that this is over \$1M that the Commission is voting on, this time she will take it on faith, but not to count on it next time.

Mr. Maduli-Williams indicated that there was an extensive RFP scoring process that required all that information from all the different parties who applied which he neglected to include but would do so in the future.

Ms. Amy Lee stated for clarification purposes that the cost is \$525,000, those funds will be coming from MOCI through their CDBG funds, and there will be no internal Redevelopment funds.

Charles Jurczak, Chief Technologist of Tekmeca stated that the original implementation was for MOCI developed under HUD standards, which has been reviewed and displayed at many cities across the United States that use and need the type of software, not specifically for MOCI. Mr. Jurczak stated that the software is called TGS (Total Grant Solution), a series of web and desktop applications that take a non-profit agency all the way from being able to register for the process, creating RFP's, negotiating upon terms of their contracts, handling cash disbursement process, allows very flexible reporting, not only just the information that is put into the web applications but the database can also be queried in different ways to make customized reports in a moment's notice.

Mr. Cheung stated MOCI and Tekmeca were recently invited by HUD to give a presentation in Washington and currently 15 cities are approaching Tekmeca to use their software.

Ms. Tamar Dorfman, CFO of MOCI stated that MOCI has been working with Tekmeca for two years, describes it more as a project, not an entity, which was initiated out of a group from San Jose State who received ongoing input from MOCI as end users. It is a project of people who have come together that are committed to creating resources both for non-profits and government around grants, and how you count up what it is you're achieving or applying for. Ms. Dorfman stated that this is why MOCI is willing to invest in the project and run the investment through the Redevelopment Agency, letting the Agency design the RFP and taking a lead because she believes that is what they should be doing, branching out. Ms. Dorfman stated that it would not be helpful if the program was solely for MOCI and believes it is part of the Mayor's narrative for the 2008/2009 budget that highlighted wanting to increase the coordination between MOCI and the Redevelopment Agency, and this is the opportunity to do that.

Commissioner King asked if there were any representatives from Glide Foundation.

Mr. Maduli-Williams stated that there were no representatives from Glide Foundation present.

Commissioner King stated that he would not vote for the item unless there was someone from Glide Foundation present to explain what their special interest is in this contract, and indicated that since there is no representation from Glide Foundation he will not vote for the item since they are the ones the Agency is entering into a contract with as the fiscal agent.

Commissioner Breed also expressed her concerns about the items, there was not enough information provided to make the appropriate decision, believes it should be taken into consideration continuing the item until they are provided with more information and the fact that there was no information about the percentage of how much Glide Foundation was expected to receive as it relates to the contract as the fiscal sponsor. Ms. Breed stated that it was not appropriate to bring the item forth before the Commission with all the pertinent information, and stated that if votes are casted she would not support the items, but would be in favor of continuing the item in order to receiving additional information. Ms. Breed indicated that she also thinks that it is important to explore other programs that exist such as the Cultural Data Project which is being required by the San Francisco Arts Commission and other cultural agencies in the center to try to work towards that particular data system. Ms. Breed stated that other Departments should also be talking to other departments that are utilizing systems that are moving them in the direction of trying to consolidate and use less paperwork.

President Romero stated that after listening to the different comments from people who have worked with the system including Commissioner Cheu, they like the program and the work that's been done by Tekmeca, but the questions raised by the Commissioners about past experience, portfolio, etc., are legitimate. Mr. Romero asked if Tekmeca is such a small enterprise that it needs a fiscal agent.

Mr. Maduli-Williams stated that they grew from San Jose State University, Professors and students worked together along with MOCI to create the consulting collaborative. He also clarified that the Agency is not purchasing a system; MOCI is with CDBG funds which has been allocated to pay for the system.

President Romero asked for clarification purposes if the money was just passing through the Agency and comes out of MOCI's budget, not the Agency's, and if the Agency makes the arrangement with Glide Foundation who will be receiving 5% (\$25,000) as the fiscal agents.

President Romero stated that he is persuaded by the merits, it is just the question of the presentation.

Mr. Cheung stated that Tekmeca would like to be in a non-profit organization to provide assistance to non-profit agencies; they are in the filing process with IRS which is where Glide Foundation comes into play.

Mr. Romero asked when Tekmeca would be eligible to become a non-profit.

Mr. Cheung stated that it would be within six months.

Director Blackwell apologized for not having the information will provide additional information at the March 3 meeting if continued.

President Romero stated to Mr. Swig that he made the motion to move the items and asked if he would reconsider the motion.

Commissioner Swig indicated that after having heard that most Commissioners are uncomfortable that they did not receive the background information before they move forward, Mr. Swig recommended that he remove his motion to go forward and suggest that they move to continue to the next meeting.

Commissioner Singh seconded Mr. Swig's motion.

Commissioner Breed stated that the resolution as written is not clear based on the presentation and the written information, and asked in bringing the item forward at the next meeting, requested that they coincide with one another and

more of the detailed information from the presentation is included in the material.

**MOTION:** IT WAS MOVED BY MR. SWIG, SECONDED BY MS. BREED, AND UNANIMOUSLY CARRIED, THAT ITEMS 3(a) AND 3(b) BE CONTINUED TO THE NEXT REGULARLY SCHEDULED COMMISSION MEETING.

4. **MATTERS OF NEW BUSINESS:**

**CONSENT AGENDA**

- (a) Authorizing a three-year Personal Services Contract with MJM Management Group, a California corporation, in an amount not to exceed \$525,000 for steam cleaning, power washing, tree maintenance, litter and graffiti control services and consulting services on a future community benefit district for the Sixth Street corridor; South of Market Redevelopment Project Area. (Resolution No. 16-2009)

CONSENT AGENDA ITEM 4 (a) WAS REQUESTED TO BE HEARD UNDER THE REGULAR AGENDA DUE TO PUBLIC COMMENT.

- (b) Resolution No. 17-2009, Authorizing a Designation Agreement with the City and County of San Francisco for the purpose of administering BEGIN Grants from the State of California to Provide Down Payment Assistant for Low- and Moderate-Income First-Time Homebuyers in amounts not to exceed \$3,720,000, \$960,000, and \$3,930,000, Respectively at 5600 Third Street, Bayview Hunters Point Redevelopment Project Area; 1345 Turk Street, Citywide Housing; and 330 Berry Street and 335 Berry Street; Mission Bay North Redevelopment Project Area.

Speakers: None.

**ADOPTION:** IT WAS MOVED BY MS. BREED, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION 17-2009, AUTHORIZING A DESIGNATION AGREEMENT WITH THE CITY AND COUNTY OF SAN FRANCISCO FOR THE PURPOSE OF ADMINISTERING BEGIN GRANTS FROM THE STATE OF CALIFORNIA TO PROVIDE DOWN PAYMENT ASSISTANT FOR LOW- AND MODERATE-INCOME FIRST-TIME HOMEBUYERS IN AMOUNTS NOT TO EXCEED \$3,720,000, \$960,000, AND \$3,930,000, RESPECTIVELY AT 5600 THIRD STREET, BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; 1345 TURK STREET, CITYWIDE HOUSING; AND 330 BERRY STREET AND 335 BERRY STREET; MISSION BAY NORTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

**REGULAR AGENDA**

- (a) Resolution No. 16-2009, Authorizing a three-year Personal Services Contract with MJM Management Group, a California corporation, in an amount not to exceed \$525,000 for steam cleaning, power washing, tree maintenance, litter and graffiti control services and consulting services on a future community benefit district for the Sixth Street corridor; South of Market Redevelopment Project Area.

Speakers: Raymen Smith, Ingrid Aquino, Antoinetta III, Randall Evans, Henry Karnilowicz, Catherine Edneyusmcret, Charles Range

Commissioner Covington asked when the next PAC meeting was scheduled.

Mr. Grisso stated that the full PAC was scheduled to meet on Monday, February 23<sup>rd</sup>.

Commissioner Covington asked if there was any provision in the contract for a slight extension.

Mr. Grisso stated that they are already under a six month extension.

Commission Covington asked that, in the future, the PAC meet in enough time prior to bringing an item to the Commission for approval. Ms. Covington stated that Sixth Street is much improved and the street cleaning is essential to that effort. Ms. Covington put forth a motion to move item 4(a).

Commissioner Breed seconded Ms. Covington's motion. Ms. Breed stated that she was very particular about items coming before the Commission without PAC or CAC approval. Ms. Breed stated that MJM has done an incredible job with every project they have worked on, they have hired people from the community, worked with people who have limited ability to work on certain projects, have hired people who have never worked a job in their lives before, appreciates the time they take with trying to work with members of the community and the care they have given to every project they have been involved in. Ms. Breed stated that it is without hesitation that she supports them wholeheartedly and believes it is important they move forward and not allow time elapse with regards to taking care of Sixth Street.

Commissioner Cheu supported passing the item, believes the PAC is in support of it. Ms. Cheu asked to make a friendly amendment that the item can be passed contingent upon the PAC approving the item on Monday.

Commissioner Covington accepted Ms. Cheu's friendly amendment.

Commissioner Covington also stated that she would like to add in Attachment A, of Scope of Services, Item F, Job Creation and Retention, "when there is a job opening, contractor will be given first consideration to South of Market

residents”, she would like the contract to also state in the Scope of Services that after a first consideration is given to South of Market residents, that consideration be given to San Francisco residents at large before it is opened globally to anyone who would like to apply.

President Romero stated that he recognizes and respects the importance of the PAC’s input, but also respects the process, will vote in favor of the item but would like, in the future, that the PAC follow the policy so they would not be vulnerable to criticism from people who disagree with the merits of what is being approved.

**ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MS. BREED, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 16-2009, AUTHORIZING A THREE-YEAR PERSONAL SERVICES CONTRACT WITH MJM MANAGEMENT GROUP, A CALIFORNIA CORPORATION, IN AN AMOUNT NOT TO EXCEED \$525,000 FOR STEAM CLEANING, POWER WASHING, TREE MAINTENANCE, LITTER AND GRAFFITI CONTROL SERVICES AND CONSULTING SERVICES ON A FUTURE COMMUNITY BENEFIT DISTRICT FOR THE SIXTH STREET CORRIDOR; SOUTH OF MARKET REDEVELOPMENT PROJECT AREABE ADOPTED, CONGINGENT UPON PAC APPROVAL ON FEBRUARY 24, 2009.

- (c) Resolution No. 18-2009, Approving a term sheet to convey the Municipal Railway Substation located at 1190 Fillmore Street to the City and County of San Francisco (“City”) and to convey a Certificate for 171,308 units of Transferable Development Rights to the City for the purpose of improving the Substation; former Western Addition Redevelopment Project Area A-2.

Presenter: Amy Neches, Agency Staff

Speakers: None

**ADOPTION:** IT WAS MOVED BY MR. SWIG, SECONDED BY MS. BREED, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 18-2009, APPROVING A TERM SHEET TO CONVEY THE MUNICIPAL RAILWAY SUBSTATION LOCATED AT 1190 FILLMORE STREET TO THE CITY AND COUNTY OF SAN FRANCISCO (“CITY”) AND TO CONVEY A CERTIFICATE FOR 171,308 UNITS OF TRANSFERABLE DEVELOPMENT RIGHTS TO THE CITY FOR THE PURPOSE OF IMPROVING THE SUBSTATION; FORMER WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2, BE ADOPTED.

- (d) Resolution No. 19-2009, Approving a policy regarding the Agency’s use of future tax increment from the former Western Addition A-2 Redevelopment Project to fulfill its replacement housing obligations; Western Addition Redevelopment Project Area A-2.

Presenter: Olson Lee, Agency Staff

Speakers: Arnold Townsend, Randall Evans

Commissioner Swig put forth a motion to move the item 4(d).  
Commissioner Singh seconded Mr. Swig's motion.

Commissioner Covington asked how long to expect to get tax increment from the A2, and whether or not there are any additional restrictions.

Mr. Lee stated that the amendment is a part of a series of amendments for all the agencies redevelopment project areas. The Agency, through the support of the City, as well as State Senator Burton, introduced legislation unique to San Francisco which would allow San Francisco to continue collecting tax increment solely for the purposes of replacing affordable housing that was lost prior to the passage of State Legislation which is required replacement housing. Mr. Lee indicated what the law states is that as the redevelopment project areas expire, individual amendments would have to be passed to continue the collection of the increment for the purpose solely for replacing that housing. Mr. Lee stated that the definition of the housing production is contained within the Health and Safety Code in terms of what is eligible for its use, which is related to all housing production, and only a minimal amount can be used for anything other than the housing production, primarily administration. Mr. Lee stated that that increment can be collected for as long as the Agency has that outstanding obligation, which was certified by the State Department of approximately 6700 units, of which 700 units are currently in progress in financing based upon the prior SB2113 funding from the other project areas for replacement housing, and staff will continue to work until all 6700 units have been completed.

Commissioner Covington asked how units have been replaced before now.

Mr. Lee stated 6,000.

Commissioner Romero asked for clarification purposes, that part of the authority being extended is to build replacement housing that is affordable only?

Mr. Lee stated that the only redevelopment powers that are being extended is the ability to collect increment which can only be used for the purposes of building affordable housing.

Commissioner Romero asked if a private developer obtains a parcel of land, they would have to want to develop affordable housing for the Agency to use that money, and would have to make that choice on their own?

Mr. Lee stated affirmatively, that there are a variety of potential uses within the A2 if an existing affordable development wanted to restructure, recapitalize, which is common, most of those developments have reached a 25-30 year period from the time of construction.

Commissioner Romero asked what the incentive is to either private or non-profit developers to go into the A2 project area and take advantage of that money.

Mr. Lee stated that there are two sources of funding for any housing outside of redevelopment project areas; the Mayor's Office of Housing as well as the Redevelopment Agency, a developer seeking funding could be assisted from either, in funding those developments.

Commissioner Romero stated that everything should be done possible to promote the use of the money for replacement housing.

Commissioner Covington asked if the monies generated are put into a separate fund, is there a line item in the budget, do the monies accrue interest?

Mr. Lee stated that all applies, the Agency is fund based, the source in any of the tax increment would be identified by source, if bonds were sold based upon that tax increment, that source would be identified, it would be part of the typical budget cycle that the Commission would go through. Mr. Lee indicated that it would be identified what portion of the budget is being raised from increment from the various project areas from which have been done by SB2113, which will be tracked based upon how much increment has been generated from the amendment and where those funds went.

Commissioner Romero asked how the developers are going to be aware that the funds are available.

Mr. Lee indicated that currently that are immediate financial needs for two projects, Central Freeway Parcel C and 1345 Turk which are within the A2 boundaries.

**ADOPTION:** IT WAS MOVED BY MR. SWIG, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 19-2009, APPROVING A POLICY REGARDING THE AGENCY'S USE OF FUTURE TAX INCREMENT FROM THE FORMER WESTERN ADDITION A-2 REDEVELOPMENT PROJECT TO FULFILL ITS REPLACEMENT HOUSING OBLIGATIONS; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2, BE ADOPTED.

Agenda Items 4(e) through 4(g) were presented together, but acted on separately.

- (e) Resolution No. 20-2009, Approving the Relocation Plan for the development of 73 units of affordable rental housing at 6600 Third Street; and adopting the Final Negative Declaration and environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area.

Presenter: Vanessa Dandridge, Agency Staff

Speakers: Calvin Jones, Jr., Father Paul Gawlowski, Dorris Vincent

Commissioner Breed put forth a motion to move all three items. Ms. Breed commended Rev. Jones and Providence Baptist Church for coming to her years ago wanting a building for seniors, has always been aggressive in serving members of the community, the Church is well respected and well known throughout the community as a place to go to for support, love, and help, they know they have a church they can go to assist them and not be judged. Ms. Breed stated that the supportive services that are necessary to address some of the issues in the community would be vital in order to make it a success. Ms. Breed stated that she wants to make sure that the agency is not just going in building housing and building around people, but building for people, with people, and by people.

Commissioner King seconded Ms. Breed's motion. Mr. King commended Rev. Jones' work in the community, and in looking at the youth represented at the Commission meeting, he stated that the Agency will do everything it can to support the project.

Commissioner Covington stated that she visited the Providence Senior Citizen Housing on Third Street and indicted that it is a fine example of what can be done in the City to help people who may be in fragile situations. Ms. Covington stated that she supports the project and looks forward to its completion. Ms. Covington asked what the proposed unit mix was.

Ms. Dandridge stated that there are 32 studios, 34 two bedrooms, 8 – three bedrooms, which unit mix was derived by working closely with the City's Human Services Agency who have a relationship with shelters and household compositions. Ms. Dandridge stated that the Human Services Agency requested that more family units be developed in the proposed project of which the sponsor responded with the unit configuration.

Commissioner Covington asked for more information on teen services.

Ms. Dandridge stated that the TAYH (transitional aged youth households) task force has been working with HAS to identify properties that would be suitable as TAYH units of which six have been identified.

Commissioner Covington stated that the salary for the Youth Service Coordinator should be reconsidered to boost the salary since it is a very

challenging population and they do not have an employment history, are new parents, and need a lot of assistance. Ms. Covington stated they need someone very strong in that position and does not think that the proposed salary is going to attract the person they really need.

Commissioner Romero stated that he wholeheartedly supports the project.

**ADOPTION:** IT WAS MOVED BY MS. BREED, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 20-2009, APPROVING THE RELOCATION PLAN FOR THE DEVELOPMENT OF 73 UNITS OF AFFORDABLE RENTAL HOUSING AT 6600 THIRD STREET; AND ADOPTING THE FINAL NEGATIVE DECLARATION AND ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (f) Resolution No. 21-2009, Approving the Replacement Housing Plan for the Development of 73 Units of Affordable Rental Housing at 6600 Third Street; Bayview Hunters Point Redevelopment Project Area.

**ADOPTION:** IT WAS MOVED BY MS. BREED, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 21-2009, APPROVING THE REPLACEMENT HOUSING PLAN FOR THE DEVELOPMENT OF 73 UNITS OF AFFORDABLE RENTAL HOUSING AT 6600 THIRD STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (g) Resolution No. 22-2009, Authorizing an Acquisition and Predevelopment Loan with Third and LeConte Associates LP, a California Limited Partnership, in an amount not to exceed \$4,887,059 for the development of 73 units of affordable rental housing at 6600 Third Street; Bayview Hunters Point Redevelopment Project Area.

**ADOPTION:** IT WAS MOVED BY MS. BREED, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 22-2009, AUTHORIZING AN ACQUISITION AND PREDEVELOPMENT LOAN WITH THIRD AND LECONTE ASSOCIATES LP, A CALIFORNIA LIMITED PARTNERSHIP, IN AN AMOUNT NOT TO EXCEED \$4,887,059 FOR THE DEVELOPMENT OF 73 UNITS OF AFFORDABLE RENTAL HOUSING AT 6600 THIRD STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None
6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS**

Speaker: Ashley Rhodes

**7. REPORT OF THE PRESIDENT:**

- President Romero apologized for not being at the last meeting, had a long term work commitment that he could not rearrange. Understood that there was a concern raised by Commissioner Covington about a speaker at a meeting a month ago which he chaired, the agenda item was the loan to the restaurants to the Western Addition. Mr. Romero stated that one of the speakers used the “N” word in his presentation and stated, “To be honest with you, I do not recall actually hearing it but I’m sure it was said”. Mr. Romero stated that it was a very colorful speaker who has been before the Commission many, many times, and no objective was made at the time of the use of the word. Mr. Romero urged his fellow Commissioners if anyone comes to the podium and says anything they think is improper to please interrupt with a point of order and ask him to take action or rule on it. Mr. Romero stated that he apologizes to the Commission and anyone in the public who was offended by that speakers use of the word, he has no way of knowing what will be coming out of the mouth of people who come to speak under the public comment portion, and stated that Ms. Covington was correct that he should have said something and asked him not to use that kind of language.
- Mr. Romero stated that he asked General Counsel Morales to do some research and see what other City Commissions do; they have adopted a policy called “The Mayor’s Policy on Discriminatory or Harassing Remarks made at Public Meetings” which came out of another Commission which remarks were directed at employees of the city government the Commission oversaw. Mr. Romero’s recollection of the remarks made by the speaker could be interpreted as generally attacking the Agency, apologized for not remembering the specific context, stated that he would like to consider adopting the policy, intends to ask Vice President Swig to agree, and the Executive Director to add the adoption of the policy. Mr. Romero distributed a copy of the policy to the Commission.
  - Commissioner Covington stated that the Commission Secretary does not transcribe the comments of the members of the public and encouraged Mr. Romero to listen to the tape of the comments that were made.

**8. REPORT OF THE EXECUTIVE DIRECTOR:**

- Director Blackwell reported that Parcel G and 1450 Franklin, which were previously approved by the Commission have been appealed:
  - Parcel G has gone before the Appeals Board and upheld the Commission’s decision to move forward.
  - 1450 Franklin will be at the Appeals Board this week.

**9. COMMISSIONERS' QUESTIONS AND MATTERS:**

- Commissioner Breed stated that there were discussions on an event in the Western Addition and she has not heard anything in about a month on the status.
  - Director Blackwell stated that they are currently working with the Mayor’s schedule for a date in March that would hold a ceremony


- Director Blackwell stated that they are currently working with the Mayor's schedule for a date in March that would hold a ceremony and produce certificates of recognition to the members of the CAC on the Mayor's balcony.
- Commissioner Breed stated that a One-Stop will be opening in the Western Addition and asked Director Blackwell if he had any information on it.
  - Director Blackwell stated that the One-Stop has already opened, is bustling, very nice, people working diligently on both sides.
- Commissioner Breed would like to make it clear and on record that she understands what happened in the Western Addition is not one persons fault, a lot of it has been over the years, a huge part of it is the Agency and other dynamic that's come to play, as a Commissioner who has spent her entire life in the Western Addition, she has always struggled with being a Commissioner and trying to do what is in the best interest of the Western Addition and to support the constituency of the Western Addition, and represent the Agency appropriately, and explain why certain things could not be done. Ms. Breed stated that it has been very tough and now that the Redevelopment Agency is not part of the Western Addition, she sees quite a few things that has not been completed. Ms. Breed would like the Agency, if at all possible, is to follow through and while making all the transitions and transfers, she does not want the Agency to close the door, she wants to make sure the sidewalks are finished, work with the Muni Substation, do whatever needs to be completed to the best of the Agency's ability. She stated that the One-Stop will be very beneficial to the Western Addition, and in moving forward, she reiterated that the Agency, in leaving the Western Addition, take care of the Western Addition because she feels that the Agency is not completely finished with the responsibilities and complete whatever needs to be completed.
- Commissioner Romero asked if the appeal for 1450 Franklin were successful, would it come back to the Agency.
  - Director Blackwell stated that was has been appealed is the building permit; it would not likely come back to the Commission because the entitlement process falls under the Planning Department.

10. **CLOSED SESSION:** None.

11. **ADJOURNMENT:**

It was moved by Commissioner Covington, seconded by Commissioner Cheu, and unanimously carried that the meeting be adjourned at 6:05 p.m.

Respectfully submitted,

  
Gina E. Solis  
Agency Secretary

**ADOPTED:**