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**MINUTES OF A SPECIAL MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
23rd DAY OF JUNE 2009**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a special meeting at the South Beach Harbor, The Embarcadero, Pier 40, in the South Beach Harbor Community Room, San Francisco in the City of San Francisco, California, at 9:00 a.m. on the 23rd day of June 2009, at the place and date duly established for holding of such a meeting.

President Ramon Romero called the meeting to order at 9:00 a.m., welcomed members of the public, and asked that cell phones and pagers be turned off during the meeting.

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 Jim Morales, Agency General Counsel were also present.

President Romero welcomed everyone and stated that she was glad to see a 100% participation of the Commissioners on the retreat. Mr. Romero introduced Ms. Aileen Hernandez, who facilitated the Commission retreat.

- 2. PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS:** None.
- 3. The Commission of the Redevelopment Agency will hold a retreat for the purpose of discussing the following:**
- (a) Discussion on Expiring Project Areas and Emerging Project Areas
 - (b) Agency Operations prioritized:
 - Communications
 - Infrastructure
 - Workforce

Director Blackwell gave an overview of the recently expired, current, and emerging Agency projects. Director Blackwell explained that among the impacts of closing out a redevelopment project area is the loss of tax increment financing which provides resources for the Agency's work. The current status of Agency projects is as follows:

- **Western Addition A-2:** Closed as of January 1, 2009. The Muni substation project has been sold back to the City since a viable plan and developer have not been identified. Land use decisions revert to the City Planning Department. On the recommendation of the Commission, the Board of Supervisors voted unanimously to approve an extension of the deadline for the use of certificates of preference issued to former residents.

- **The Yerba Buena Center Project:** Scheduled to sunset on January 1, 2010. Agency staff has already begun to reduce its responsibility for specific areas. Third and Folsom has already been moved to the Mayor's Office of Planning. City Planning is already working on 706 Mission and the Mayor's Office has taken the initiative on all projects with environmental implications. Tenant improvement programs remain with the Agency.

- **Transbay Center:** Agency staff is involved in the discussions taking place on the proposed high rise residential towers in the Transbay Terminal area and are working with City partners on options. The Block 8 project is being projected to start in 2010 and to be completed by 2015. Several developers are under consideration.

- **Visitacion Valley:** Things are moving well and there is a good relationship with the community that has been built over a ten-year period. The Board has approved the program with a unanimous vote. The area is well defined. No tax increment is involved and relations with the prime (Schlage) are congenial; First Source and other City policies will apply and there is a diversity of contractors on the project. Schematics for the model blocks should be available soon. Phase 2 should begin by the end of 2009. Commissioners reaffirmed the importance of continuing to maintain good relationships with the community and to improve the bilingual communication. Director Blackwell reported that progress is being made on that and the Agency is checking out new equipment that has been recommended for bilingual discussions.

- **Bayview Hunters Point Shipyard:** Agency staff has prioritized economic development in the project area, both business development and job creation that extends beyond the construction stages. They have been partnering with the Mayor's Office of Economic Development to expand the services of a one-stop Center for the unemployed youth and adults in the area and to encourage new businesses to locate in the community, especially in the Third Street corridor.

The emphasis now is on creating a mix of permanent jobs for local residents and re-housing former residents who were displaced during construction. The lottery has only met about 1/3 of the goal in spite of outreach through the faith-based community. The affordable housing on Third Street does not seem to attract the families who are seeking a "house" and not a condo.

■ **Workforce Development:** There was discussion about the importance of focusing on economic development – both business and job in the project areas. Director Blackwell reported that both Young Community Developers and the Ella Hill Hutch Center were reorganizing to play a stronger role in job training and placement and the Small Business Commission is expanding its outreach. The federal stimulus programs are also providing money to cities for projects that focus on job creation, job training, and removing hiring barriers. There was a discussion on the success of the Mission Hiring Hall in its job placement activities and it was agreed that the Agency should convene some workshops for directors of job placement organizations to share successful techniques that could be applied to project areas. The agency has set a goal that 50% of jobs generated in project areas be filled by residents CityBuild and other developer efforts, 30% has been reached. Among the barriers that affect hiring are incarceration records; high school diploma requirements and lack of prior work experience.

■ **Infrastructure Issues:** Director Blackwell updated the Commissioners on changes underway to facilitate the Agency's work by automation of material delivery, mapping, gathering of data, etc. A new technology system is being tested to reduce the staff time expended on such activities; the system is "Elatations." More attention is also being paid to Supervisor training and sensitivity training for staff.

■ **Policy Options:** Preparing for the sun setting of the Yerba Buena Center has surfaced some areas where consistent policy may be needed and there is a lack of case law to guide the possible decisions. The Center includes a mix of roles for the Agency that are not traditional roles – private leases, grants, museums, etc. There are several possible options (or more) that could be considered: 1) The Agency continues as is; 2) spins off its responsibilities to a trust; 3) creates a hybrid mechanism keeping some responsibilities and slowly moving to a kind of trust; 4) creating a Community Benefit District type model with a separate Board –a "quasi trust" that has no identical model. (Somewhat similar models are Fort Mason, the Presidio Trust and the Nature Conservancy). Staff is discussing the possibility of contracting for a third party study and presentation on possible options. Commissioners urged Community Dialogues and Briefings before the Options are "in concrete"

■ **Agency Resources:** There is a line item in the Agency budget to cover the Staffing and Oversight costs for the expiring Project Areas for several years. The Agency is the landlord for the Metreon in perpetuity and owns the land and gardens in the Yerba Buena Center. (The Filipino Center will be moved into the Metreon and it is likely that the Lorraine Hansberry Theatre will also be located there. The City owns Moscone Center. General Counsel cautioned that there is no model for San Francisco to take over private leases.

The following was heard at a time certain of 3:00 p.m.

4. Matters of New Business:

- (a) Resolution No. 74-2009, Authorizing a Personal Services Contract with A TopNotch Security, Inc., a California Corporation, for security guard services at South Beach Park and Harbor for a term of one year with two one-year options, in an amount not to exceed \$81,500 for the first year and a total aggregate amount not to exceed \$253,000, subject to the annual appropriation of funds; Rincon Point-South Beach Redevelopment Project Area.

Presenter: Jim Walter, Agency Staff

ADOPTION: IT WAS MOVED BY MS. BREED, SECONDED BY MS. COVINGTON, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. RESOLUTION NO. 74-2009, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH A TOPNOTCH SECURITY, INC., A CALIFORNIA CORPORATION, FOR SECURITY GUARD SERVICES AT SOUTH BEACH PARK AND HARBOR FOR A TERM OF ONE YEAR WITH TWO ONE-YEAR OPTIONS, IN AN AMOUNT NOT TO EXCEED \$81,500 FOR THE FIRST YEAR AND A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$253,000, SUBJECT TO THE ANNUAL APPROPRIATION OF FUNDS; RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (b) Resolution No. 75-2009, Authorizing a Personal Services Contract with Community Vocational Enterprise, Inc., a California nonprofit social enterprise Corporation dba Industrial Maintenance Engineers, for janitorial services at South Beach Park and Harbor, for a term of one year with two one-year options, in an amount not to exceed \$86,680 for the first year and a total aggregate amount not to exceed \$269,000, subject to the annual appropriation of funds; Rincon Point-South Beach Redevelopment Project Area.

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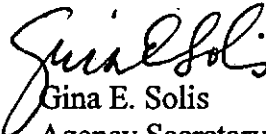
South Beach Park and Harbor, for a term of one year with two one-year options, in an amount not to exceed \$86,680 for the first year and a total aggregate amount not to exceed \$269,000, subject to the annual appropriation of funds; Rincon Point-South Beach Redevelopment Project Area.

5. **Closed Session:** (a) Pursuant to Section 54597 (b) (1) of the Government Code regarding personnel matters: evaluation of performance of the Executive Director.

6. **Adjournment:**

It was moved by Mr. Singh, seconded by Mr. Swig, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:00 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

APPROVED: