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**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
1st DAY OF SEPTEMBER 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 400, in the City of San Francisco, California, at 5:00 p.m. on the 1st day of September 2009, at the place and date duly established for holding of such a meeting.

President Ramon Romero called the meeting to order at 5:00 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
Linda Cheu
Francee Covington
Leroy King
Darshan Singh

And the following were absent:

London Breed

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.** None

4. MATTERS OF NEW BUSINESS:

CONSENT AGENDA

- (a) Approval of Minutes: Meeting of August 4, 2009
- (b) Resolution No. 95-2009, Authorizing a First Amendment to the 2008-2009 Work Order Agreement with the Mayor's Office of Housing in an amount not to exceed \$100,000, for a one-year extension, with no additional funds, from July 1, 2008 and ending June 30, 2010, for homeownership assistance activities; Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. SWIG, AND UNANIMOUSLY CARRIED (WITH MS. BREED ABSENT), THAT MINUTES FROM THE REGULAR MEETING OF AUGUST 4, 2009; RESOLUTION NO. 95-2009, AUTHORIZING A FIRST AMENDMENT TO THE 2008-2009 WORK ORDER AGREEMENT WITH THE MAYOR'S OFFICE OF HOUSING IN AN AMOUNT NOT TO EXCEED \$100,000, FOR A ONE-YEAR EXTENSION, WITH NO ADDITIONAL FUNDS, FROM JULY 1, 2008 AND ENDING JUNE 30, 2010, FOR HOMEOWNERSHIP ASSISTANCE ACTIVITIES; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

REGULAR AGENDA

Agenda Items 4(c) – 4(g) were presented together, but acted on separately

- (c) Resolution No. 96-2009, Authorizing execution of a Memorandum of Agreement with the Service Employees International Union (SEIU) Local 1021 Bargaining Unit, for the period of September 5, 2009 through June 30, 2011.
- (d) Resolution No. 97-2009, Authorizing execution of a Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 Architects and Engineers unit for the period of September 5, 2009 through June 30, 2011.
- (e) Authorizing execution of a Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 Professional/Technical Unit for the period of September 5, 2009 through June 30, 2011. (Resolution No. 98-2009)
- (f) Authorizing execution of a Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 Management/Supervisory Unit for the period of September 5, 2009 through June 30, 2011. (Resolution No. 99-2009)

- (g) Establishing classifications of positions and compensation for Agency staff and establishing authority for appointment to and vacation from positions under said classifications and other matters. (Resolution No. 100-2009)

Presenter: Jim Morales, Agency General Counsel

Speakers: Don C. Rice, Stanley Muraoka

Commissioner Covington put forth a motion to move agenda items 4(c) - 4(g).

Commissioner Covington asked what the cap was for reimbursement of studies.

General Counsel Morales stated the cap was previously a \$1,500 cap, it is now converted to the cost of 12 units of course work. The Agreement is written and the program is established, the employee must seek to receive the training or the course work within the discretion of the Supervisor or Executive Director to recommend the particular course work.

Commissioner Covington asked if it was for both Undergraduate and Graduate work.

General Counsel Morales stated there was no limitation but does have to be job related to receive full reimbursement or payment.

Commissioner Covington noted that in the L-1021 minutes, there was mention that there was an increased notice of layoffs, and increased severance of less than 60 days of notification is given. She asked if there are occasions when there is less than 60 days notice.

General Counsel Morales stated that layoffs are avoided at all costs, and he was not aware of any notice given less than 60 days.

Commissioner Covington asked if it was a new provision.

General Counsel Morales stated the L-1021 negotiators wanted to match the same provision as with L-21 which was appropriate.

Commissioner Covington noted that there was a \$700,000 estimated salary savings for this year and asked what the anticipated savings was for the following year.

General Counsel Morales stated that there would be comparable savings from salaries since they will be fixed salaries through the labor agreements. If the Commission, Board of Supervisors, or Mayor's Office decides that there are additional cost saving measures that need to occur, they would come from other places within the budget. Mr. Morales stated that there is a binding agreement with represented workers if approved; the same cost savings of \$700,000 would

be the same for the following year because in essence, the salary levels are frozen and will then be reduced by a comparable amount for next year.

Ms. Lee stated for clarification that the \$700,000 is for the two year period, \$350,000 per year.

Commissioner King congratulated Staff and the Labor Unions for their successful negotiations. Mr. King seconded the motion.

ADOPTION: IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED (WITH MS. BREED ABSENT), THAT RESOLUTION NO. 96-2009, AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE SERVICE EMPLOYEES INTERNATIONAL UNION (SEIU) LOCAL 1021 BARGAINING UNIT, FOR THE PERIOD OF SEPTEMBER 5, 2009 THROUGH JUNE 30, 2011; RESOLUTION NO. 97-2009, AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE INTERNATIONAL FEDERATION OF PROFESSIONAL AND TECHNICAL ENGINEERS (IFPTE) LOCAL 21 ARCHITECTS AND ENGINEERS UNIT FOR THE PERIOD OF SEPTEMBER 5, 2009 THROUGH JUNE 30, 2011; RESOLUTION NO. 98-2009, AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE INTERNATIONAL FEDERATION OF PROFESSIONAL AND TECHNICAL ENGINEERS (IFPTE) LOCAL 21 PROFESSIONAL/TECHNICAL UNIT FOR THE PERIOD OF SEPTEMBER 5, 2009 THROUGH JUNE 30, 2011; RESOLUTION NO. 99-2009, AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE INTERNATIONAL FEDERATION OF PROFESSIONAL AND TECHNICAL ENGINEERS (IFPTE) LOCAL 21 MANAGEMENT/SUPERVISORY UNIT FOR THE PERIOD OF SEPTEMBER 5, 2009 THROUGH JUNE 30, 2011, RESOLUTION NO. 100-2009, ESTABLISHING CLASSIFICATIONS OF POSITIONS AND COMPENSATION FOR AGENCY STAFF AND ESTABLISHING AUTHORITY FOR APPOINTMENT TO AND VACATION FROM POSITIONS UNDER SAID CLASSIFICATIONS AND OTHER MATTERS, BE ADOPTED.

- (h) Resolution No. 101-2009, Authorizing a personal services contract with the Central Market Community Benefit District in an amount not to exceed \$150,000 to implement a community guides program on Sixth Street and adjacent alleyways to provide social service outreach and assistance to businesses, residents and visitors for a term of one year; South of Market Redevelopment Project Area.

Presenter: Mike Grisso, Agency Staff

Speakers: Dr. Jack Sinow, Steven Kwong, Jerry Jarvis, Bernadette Walter, Henry Karnilowicz, Katie O'Brien, Daniel Hurtado, Steve Barton, Michael Nulty, Tracy Evelon

Commissioner Swig enthusiastically put forth a motion to move Agenda Item 4(h).

Commissioner Swig asked if there was any negative feedback from SOMPAC other than how the project can be implemented in a stronger fashion.

Mr. Grisso stated it was that there be strong coordination with City Agencies such as the Dept. of Public Health, Police Dept. to make sure they are aware of what the community guides are doing and that there is close coordination.

Commissioner Swig asked if management is being successful in coordinating the activities from other city agencies.

Mr. Grisso indicated that, to his knowledge they have been successful in the coordination amongst all city agencies. That is a large part of the Scope of Work they negotiated to continue that coordination and to have regular meetings with Agency, CBD, MJM staff, and with SOMPAC.

Director Blackwell stated he received letters of support from the Director of Human Services Agency, and the Director of Homelessness expressing their support and enthusiasm for the item being on the agenda and in looking forward to working with the Agency.

Commissioner Swig stated that it is the Agency's mission to take care of the physical blight and the general community quality of life, and believes this program is on track. Mr. Swig expressed his concern that there would not be sufficient coverage throughout the day and asked where the funds would be coming from specifically.

Mr. Grisso stated that there are certain times of the day when there are problems and would like to focus on the times when there are most patrons for the local businesses and when residents are going home. Mr. Grisso stated that staff would propose new funding for the program in the future for the Commissions consideration.

Commissioner Swig stated the program may be set up for failure because there is not enough coverage with the five days and seven hours, and is concerned about the other dates of the week and hours there is no coverage.

Commissioner Swig noted from the staff report that "the community guides will also serve as the "eyes and ears" of the SFPD and will report crime to dispatch immediately as well as communicate safety issues with the SFPD". Mr. Swig stated his concern for the safety of community guides, and asked about security for the community guides.

Ms. McCue of MJM stated there is 200 hours of extensive training; part of the initial training is spending two weeks in the area getting to know everyone that resides in the area. Community members are asked to work with the community guides and stay in close contact with dispatch. Ms. McCue stated community guides do not interfere with any police activity or any crimes occurring, but work close with the Police who also have access to the dispatch logs.

President Romero asked how many community guides are currently working.

Ms. McCue stated there are two in Central Market, two on Sixth Street, and part-time workers in Union Square BID. All have been trained to work in either area.

Commissioner Covington stated that she was happy to see members of the Sixth Street Community in the audience. Ms. Covington seconded Mr. Swig's motion. She encouraged MJM and SOMPAC to take a census from the owners of businesses on Sixth Street as to when they think the overlap of the opening of their businesses for the evening and the community guides leaving for the day might happen so that late morning to early evening, there may be a shift of an hour. She also encouraged the business owners to consider contracting with MJM to have some people on their staffs trained in a community guide format. Ms. Covington also encouraged Ms. McCue to hiring women as community guides for Sixth Street because a lot of women are more forthcoming about problems they may suspect and with other women.

ADOPTION: IT WAS MOVED BY MR. SWIG, SECONDED BY MS. COVINGTON, AND UNANIMOUSLY CARRIED (WITH MS. BREED ABSENT) THAT RESOLUTION NO. 101-2009, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH THE CENTRAL MARKET COMMUNITY BENEFIT DISTRICT IN AN AMOUNT NOT TO EXCEED \$150,000 TO IMPLEMENT A COMMUNITY GUIDES PROGRAM ON SIXTH STREET AND ADJACENT ALLEYWAYS TO PROVIDE SOCIAL SERVICE OUTREACH AND ASSISTANCE TO BUSINESSES, RESIDENTS AND VISITORS FOR A TERM OF ONE YEAR; SOUTH OF MARKET REDEVELOPMENT PROJECT AREA.

- (i) Resolution No. 102-2009, Authorizing a Work Order Agreement with the San Francisco Human Services Agency in an amount not to exceed \$601,390 for operating subsidies and supportive services funding; Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. SWIG, AND UNANIMOUSLY CARRIED (WITH MS. BREED ABSENT) THAT RESOLUTION NO. 102-2009, AUTHORIZING A WORK ORDER AGREEMENT WITH THE SAN FRANCISCO HUMAN SERVICES

AGENCY IN AN AMOUNT NOT TO EXCEED \$601,390 FOR OPERATING SUBSIDIES AND SUPPORTIVE SERVICES FUNDING; CITYWIDE TAX INCREMENT HOUSING PROGRAM.

5. **MATTERS NOT APPEARING ON AGENDA:** None
6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS**
7. **REPORT OF THE PRESIDENT:**
 - Reported several Commissioners attended the Nihonmachi Terrace ceremony, attended by Speaker Pelosi. Agency was recognized for the funding of the project.
 - Commissioner King video receiving the MLK award by the NEA convention, a prestigious award by a union of 3Million members.
8. **REPORT OF THE EXECUTIVE DIRECTOR:**
 - Reported on the information memorandum of Costs for Providing Two Years Additional PERS Service Credit
 - In reference to outreach – Director Blackwell, along Olson Lee, and Housing staff met with more than 40 minister in Bayview Hunters Point to provide them with a presentation on the affordable housing that is in the pipeline and encouraged them to communicate with their congregations and to take proactive measures to outreach within their congregations so they can prepare for the housing opportunities that are available.
9. **COMMISSIONERS' QUESTIONS AND MATTERS:** None
10. **CLOSED SESSION:** None.
11. **ADJOURNMENT:**

It was moved by Commissioner King, seconded by Commissioner Singh, and unanimously carried that the meeting be adjourned at 6:30 p.m.

Respectfully submitted,

Gina E. Solis
Agency Secretary

ADOPTED: