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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 DECEMBER OF 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 1st day of December 2009, at the place and date duly established for holding of such a meeting.

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

Mr. Swig 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. Swig 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. Swig 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:

Rick Swig, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

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) Authorizing a Permit to Enter Agreement with Brian Goggin, an individual, related to the maintenance of an existing art installation, 200-214 Sixth Street, South of Market Redevelopment Project Area. (Resolution No. 137-2009)
- (b) Authorizing a First Amendment to a Ground Lease with 275 10th Street LLC, a California limited liability company for 1350 Folsom Street, 275 10th Street, And 72 Dore Street in conjunction with the development of 134 very low income rental units; Citywide Tax Increment Housing Program. (Resolution No. 138-2009)
- (c) Approving the Fiscal Year 2009-2010 budget in a total amount not to exceed \$217,229 for the second year of a three-year personal services contract with the San Francisco Community Clinic Consortium to provide fiscal and administrative services for the South of Market Project Area Committee, for a total aggregate amount not to exceed \$341,163; South of Market Redevelopment Project Area. (Resolution No. 139-2009)

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 137-2009, AUTHORIZING A PERMIT TO ENTER AGREEMENT WITH BRIAN GOGGIN, AN INDIVIDUAL, RELATED TO THE MAINTENANCE OF AN EXISTING ART INSTALLATION, 200-214 SIXTH STREET, SOUTH OF MARKET REDEVELOPMENT PROJECT AREA, RESOLUTION NO. 138-2009, AUTHORIZING A FIRST AMENDMENT TO A GROUND LEASE WITH 275 10TH STREET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FOR 1350 FOLSOM STREET, 275 10TH STREET, AND 72 DORE STREET IN CONJUNCTION WITH THE DEVELOPMENT OF 134 VERY LOW INCOME RENTAL UNITS; CITYWIDE TAX INCREMENT HOUSING PROGRAM, AND RESOLUTION NO. 139-2009 APPROVING THE FISCAL YEAR 2009-2010 BUDGET IN A TOTAL AMOUNT NOT TO EXCEED \$217,229 FOR THE SECOND YEAR OF A THREE-YEAR PERSONAL SERVICES CONTRACT WITH THE SAN FRANCISCO COMMUNITY CLINIC CONSORTIUM TO PROVIDE FISCAL AND ADMINISTRATIVE SERVICES FOR THE SOUTH OF MARKET PROJECT AREA COMMITTEE, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$341,163; SOUTH OF MARKET REDEVELOPMENT PROJECT AREA, BE ADOPTED.

REGULAR AGENDA

- (d) Commending and expressing appreciation to Linda A. Cheu for her dedicated service upon the occasion of her departure from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 140-2009).
Presenter: Director Fred Blackwell

Director Blackwell read the following resolution:

“COMMENDING AND EXPRESSING APPRECIATION TO
LINDA A. CHEU
FOR HER DEDICATED SERVICE UPON HER DEPARTURE FROM THE
REDEVELOPMENT AGENCY OF THE CITY
AND COUNTY OF SAN FRANCISCO

Linda A. Cheu served as a Commissioner of the Redevelopment Agency of the City and County of San Francisco (“Agency”) from March 15, 2007 to October 20, 2009. She was appointed to the Agency Commission by Mayor Gavin Newsom, and served with distinction, excellence, and commitment to the Agency’s mission of promoting community, economic and physical development in blighted neighborhoods, and preserving and developing affordable housing for all of San Francisco.

Ms. Cheu is currently a Principle with the Economics Research Associates, which is the largest land use economics and real estate consulting firm in the United States. In this capacity, Ms. Cheu has gained valuable knowledge in public sector economic planning, including affordable housing, redevelopment, transit oriented development, economic impact, and economic development strategies.

Ms. Cheu’s other career experience includes, Harvard University Sinclair Kennedy Traveling Fellowship with the Chinese University of Hong Kong; Intern, Chinese Community Housing Corporation and Chinatown Resource Center; Outreach Coordinator, Hass Center for Public Services; and Policy Consultant, American Red Cross, National Headquarters, Washington, D.C.

Ms. Cheu received the Peter Lewis award for highly distinguished performance on her final project, Revitalizing San Francisco’s Broadway Corridor; “Strategies for Three Freeway Sites” from Harvard University, Kennedy School of Government.

Ms. Cheu serves as President of the California Dragon Boat Association (CDBA), an annual festival held each year at Treasure Island, which has grown to be the largest competitive dragon boat festival in the United States and attracts over 100 teams from around the United States, internationally, and from corporations and non-profit and civic organizations in San Francisco, which proceeds benefits Self- Help for the Elderly and the CDBA Youth Program.

Prior to appointment to the Agency Commission, Ms. Cheu served as the Housing Subcommittee Chair, San Francisco’s Citizen’s Advisory Committee on Community Development; Board Member, Chinese Historical Society of America; and Former Vice President, Chinese Culture Foundation.

Ms. Cheu has been an advocate for affordable housing developments that serve the housing needs of individuals, families, and seniors in the various

redevelopment project areas. With Ms. Cheu's support, the Agency financed and developed thousands of units of affordable housing, including housing for the chronically homeless, seniors, low income families, persons living with HIV/AIDS, and others with special needs, and adopted a policy committing 50% of tax increment funds to affordable housing and the adoption of legislation that expands the Agency's ability to finance affordable housing.

Ms. Cheu served as President of the Public Initiatives Development Corporation (PIDC), a nonprofit affiliate of the Agency that developed the Plaza Apartments, an award-winning mixed-use building in the South of Market Redevelopment Project Area, providing supportive housing for people who have experienced chronic homelessness.

Ms. Cheu also remains a staunch proponent of business and economic development for San Francisco's minority and woman-owned business enterprises. Ms. Cheu supported the development of the Fillmore Heritage mixed-use development, new cultural institutions including the Museum of the African Diaspora, the Jazz Heritage Center, the Contemporary Jewish Museum, Bindlestiff, the Filipino Cultural Center, and significant community and economic revitalization of the Sixth Street corridor.

Ms. Cheu is an individual of great intellect, commitment, and principle, who has dedicated her career to public service and the public good and inspired her fellow Commissioners through her passion, perseverance, and integrity.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency of the City and County of San Francisco, on behalf of the Agency's past and present Commissioners, Executive Directors, and employees, recognizes Linda A. Cheu's significant public service that she has provided to the City and Agency and hereby expresses its sincerest appreciation and best wishes to her in all of her future endeavors."

Director Blackwell stated Commissioner Cheu was also presented with a certificate of honor by Mayor Newsom on Dec. 1, 2009 which read as follows:

"Whereas, on behalf of the city and county of san Francisco, I am please to recognize and honor Linda Cheu for her dedicated service as Commissioner of the San Francisco Redevelopment Agency in the City and County of San Francisco. Since March of 2007, she has served with distinction, excellence, and commitment to the Agency's mission of promoting community, economic and physical development, and preserving and developing affordable housing for all of San Francisco. Your stewardship and commitment to economic justice and equal opportunity is truly commendable. Thank you for your service to the City, and best wishes on all of your future endeavors. Mayor Gavin Newsom."

Speakers: None

Commissioner Singh expressed his appreciation for Ms. Cheu's service on the Commission and put forth a motion to move item 4(e).

Commissioner King expressed his appreciation in Ms. Cheu's leadership and wished her and her family the best in her future endeavors. Mr. King seconded Mr. Singh's motion.

Commissioner Covington stated it has been a pleasure working with Ms. Cheu who was very concise, detail oriented and knowledgeable about the issues that have come before the Commission. Ms. Covington indicated that she will be sorely missed as a colleague on the Commission, and as a friend. She also thanked Ms. Cheu's husband and father in supporting Ms. Cheu's efforts while serving on the Commission.

Commissioner Breed stated it was an honor serving with Ms. Cheu on the Commission and enjoyed their discussions on her perspective on different matters. Ms. Breed expressed her appreciation of Ms. Cheu's service on the Commission which made a tremendous impact on the Commission. Ms. Breed wished Ms. Cheu the best in her future endeavors.

President Swig stated it was a great lose for the Commission that Ms. Cheu was leaving; all Commissioners agree. Mr. Swig stated, in having read the recitation by Director Blackwell which mentioned the phrase "great intellect", and looking at the resume Ms. Cheu brought to the Commission, he expressed how daunting her resume is and the intellect that goes along with it. He stated that Ms. Cheu was always dedicated to the Agency's mission and the principles that Ms. Cheu brought into conversations and comments with regard to the items and issues the Commission faced set a great example for all Commissioners. He stated Ms. Cheu's passion, perseverance, and integrity that is in her soul was much appreciated. Mr. Swig thanked Ms. Cheu for her contributions she brought to the Commission as a whole and to each Commissioner individually. Mr. Swig wished Ms. Cheu the best.

Ms. Cheu thanked all Commissioners for their comments, and indicated that she learned tremendously from each one. From Commissioner Covington she learned to think about park benches, parking garages, details on landscape architecture, things she would have never thought of before; from Commissioner Breed she learned about design of affordable housing to make it more accessible. Ms. Cheu stated each Commissioner has challenged her to think about matters in different ways which she benefited from. She stated it has been an adventure in some ways that she had expected, an intellectual adventure debating some of the policies on affordable housing and community development. Ms. Cheu stated in her line of work she works for public agencies around the country and what strikes her when she attends the Commission meetings is the quality of the Commission leadership, as well as staff, and feels very fortunate there is exceptional staff at the Agency which is feels is very unique. Ms. Cheu thanked her husband Andrew Yan who provided the necessary daycare and support at times; otherwise she would not have been able

to attend some Commission meetings. Ms. Cheu stated it has been a pleasure working with everyone and will miss the Commission.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER KING, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 140-2009, COMMENDING AND EXPRESSING APPRECIATION TO LINDA A. CHEU FOR HER DEDICATED SERVICE UPON THE OCCASION OF HER DEPARTURE FROM THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO, BE ADOPTED.

- (e) Authorizing a Personal Services Contract with PBS&J, a Florida corporation, in an amount not to exceed \$300,200, for a term of one year from November 18, 2009 to November 17, 2010, to complete an Environmental Impact Report for the redevelopment program for Bayview Hunters Point Area C; Bayview Hunters Point Redevelopment Survey Area. (Resolution No. 141-2009)

Presenter: Stanley Muraoka

Speaker: None

Commissioner Covington asked for the percentage of people that have been hired from the area.

Mr. Muraoka stated for the larger EIR effort, with the size of the contract, they are required to hire four trainees which are defined as a part-time employee for a six month period. PBS&J hired one person for 24 hours a week so they could receive PBS&J benefits and are retained on a permanent basis with no time duration to their employment. Mr. Muraoka stated under the proposed Area C contract, PBS&J are required to retain two trainees currently from the Candlestick Shipyard contract.

Commissioner Covington asked what the nature of the training was.

Mr. Michael Rice with PBS&J stated the training provided word processing, documents organization, proofing services, and general administrative support services.

Commissioner Covington asked for more information on the four trainees who will be working part-time.

Mr. Rice stated the four trainees were part of the obligation for the Candlestick Point/Hunters Point Shipyard draft EIR contract which is essentially complete. Over the time of the contract four trainees were hired, and dependent upon the individuals skills and background, they were trained in word processing, support services, and analytic and research activities.

Commissioner Covington put forth a motion to move item 4(e).

Commissioner Singh seconded Ms. Covington's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 141-2009, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH PBS&J, A FLORIDA CORPORATION, IN AN AMOUNT NOT TO EXCEED \$300,200; FOR A TERM OF ONE YEAR FROM NOVEMBER 18, 2009 TO NOVEMBER 17, 2010, TO COMPLETE AN ENVIRONMENTAL IMPACT REPORT FOR THE REDEVELOPMENT PROGRAM FOR BAYVIEW HUNTERS POINT AREA C; BAYVIEW HUNTERS POINT REDEVELOPMENT SURVEY AREA, BE ADOPTED.

Items 4(f) and (g) were presented together, but acted on separately

Director Blackwell recommended item 4(f) be continued.

- (f) Authorizing a Letter Agreement with the Mayor's Office of Economic and Workforce Development for the administration of the SF Shines Façade Improvement Program for a six-month term with one six-month extension in an amount not to exceed \$492,977; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 142-2009)

Presenter: Angela Heyward, Agency Staff

Speakers: Jeff Eichenfield, Ace Washington, Randall Evans, Daniel Landry, Monetta White

Commissioner Breed asked for a point of clarification if staff is requesting the continuance of only item (f).

Director Blackwell confirmed.

Commissioner Breed recommended both items (f) and (g) be continued otherwise she would not be able to support item (g) based on what is written and what is in the budget as she believes they do not coincide with one another. Out of the \$400,000, there is \$100,000 for the Mayor's Office of Workforce and Economic Development and she does not understand what the intent is and why 25% of the entire amount is going to the Mayor's Office of Workforce and Economic Development. Ms. Breed stated the money is specifically listed for façade, tenant improvement and design services, and then a contingency. Ms. Breed indicated she cannot support the 25% administrative fee to the Mayor's Office of Workforce and Economic Development. Ms. Breed requested items (f) and (g) be continued to the meeting of January 19th.

Ms. Lisa Pagan, Mayor's Office of Workforce and Economic Development stated the façade improvement program as proposed, was inherited from the Mayor's Office of Community Initiative and the Neighborhood Market Place initiative, a comprehensive corridor revitalization program they run. She stated the corridor exists as it does now based on the investment made to date by the Agency and feels there is additional work to be completed. She indicated the marketing, business support, business attraction, additional streetscape planning, investments in micro-enterprise development should continue. Ms. Pagan stated with the planning process they would create a retail plan with a three year priority which would involve the entire community. In addition, they will need to hire a full time staff person to run the façade improvement program and oversee the marketing and economic development grants and direct contracts for those services.

Commissioner Breed asked if the full time staff person is already in place, and if the program is in the Bayview District.

Ms. Pagan indicated they have not yet hired the staff person. They have a program which they fund a quarter Manager through the BBRC collaborative in the Bayview.

Commissioner Breed asked where the funds would be coming from.

Ms. Pagan stated the \$400,000 is dedicated towards the façade/tenant improvement work; \$400,000 is dedicated towards the general corridor, economic development and marketing.

Commissioner Breed stated if the item is not continued in order to provide more detailed information and clear in the resolution they are expected to pass, she cannot support the items.

Commissioner Covington supported Ms. Breed's motion to continue items 4(f) and (g) until January 19 for reasons enumerated by Ms. Breed. In addition to Ms. Breed's comments, Ms. Covington would like the items together so they show a contrast and comparison between the two. She stated if the program will be the same in two different project areas she would like to make sure all bases are covered in both. Ms. Covington stated the money is for the Western Addition and the Agency has staff that has been involved in all of the decisions made by the Agency concerning the Western Addition, and feels to hire someone new in another office and bring that person up to speed with what is going on, she does not understand what the parameters are. Ms. Covington asked what the legal parameters for continuing support to a closed project area are because the money is going there, but not Agency staff.

Agency General Counsel Morales stated the general principle with regard to unspent money from a former project area is that it continue to be used for redevelopment purposes, it would have to be consistent with the Community Redevelopment Law restrictions on the use of tax increment. If it is tax

increment monies, the money should primarily be spent for physical improvements or spent at another active project area if there are no redevelopment purposes left in the former project area itself.

Commissioner Covington asked if the monies are ongoing monies that are being contributed from the Western Addition.

Director Blackwell stated this was part of the resolution brought to the Commission for adoption to redirect monies from the Muni Substation to the restaurants and marketing of the corridor. The money for marketing was part of the overall set of activities proposed to the Commission at the time the resolution was proposed to redirect the money from the Muni Substation.

Commissioner Covington asked if the marketing group was part of the successor firm to Ave Montague Associates.

Mr. Maduli-Williams, Agency Staff, indicated the marketing part of the work has been completed by Traina Public Relations who were the successors to Ave Montague Associates. Traina Public Relations provided branding, signage and engaged the community in the tagline. He indicated that it then made sense to engage the Mayor's Office of Economic and Workforce Development to move forward primarily due to the Neighborhood Markets initiative which was synergetic for what they wanted to accomplish in Fillmore moving forward. Mr. Maduli-Williams indicated the Mayor's Office is stretched in terms of staffing and the Agency does not have the expertise in community level/retail marketing.

Commissioner Covington stated the Mayor's Office will have to have someone to do it.

Director Blackwell stated the New Markets Initiative, SFShines programs are programs already being run from the Mayor's Office of Community Development, Community Investment, and Economic and Workforce Development. The strategy is to get the corridor work that is currently going on in the Fillmore and was funded in the past by the Agency, integrated into everything else that is going on in the City so the Fillmore Corridor is treated like the rest of the corridors in terms of marketing, business attraction, façade improvement, etc. Mr. Blackwell assured the Commission that there are monies left behind after the Agency leaves the project area for economic development purposes.

Commissioner Covington asked who would be responsible for oversight.

Director Blackwell stated the Agency will continue to be responsible for oversight of tax increment dollars; audits occur every year to make sure the dollars spent through tax increment financing are being spent in conformance with the California Redevelopment Law.

Commissioner Covington stated again that she seconded the motion to continue the Items 4(e) & (f) and would like more background information on the contractors, the job description of who will be hired for the position to ensure it is someone familiar with the Western Addition and San Francisco.

Vice President Singh asked if there would be any consequences should the items be continued.

Director Blackwell stated there would be no consequences; his only concern with the monies left in the Western Addition is the farther they get away from the expiration of the project area, there may be consequence in terms of being able to spend the money on the project area.

Vice President Singh stated he supports Ms. Breed and Ms. Covington's motion to continue the two items.

President Swig stated the staff report omitted pertinent information in terms of where the funds came from, who will be hired, full time or outside contractor, resume qualifications, and what it will be spent on specifically, not generally. Mr. Swig stated the Western Addition continues to deserve respect and attention to detail, most importantly with regard to items that will impact the Western Addition. He indicated the items are well intended and well founded, but contains many unanswered questions. Mr. Swig stated he respects the position of his fellow Commissioners and acknowledged the motion that items 4(f) and (g) be continued until January 19, 2010.

MOTION: IT WAS MOVED BY COMMISSIONER BREED, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED THAT ITEM 4(f), RESOLUTION NO. 142-2009, AUTHORIZING A LETTER AGREEMENT WITH THE MAYOR'S OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT FOR THE ADMINISTRATION OF THE SF SHINES FAÇADE IMPROVEMENT PROGRAM FOR A SIX-MONTH TERM WITH ONE SIX-MONTH EXTENSION IN AN AMOUNT NOT TO EXCEED \$492,977; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE CONTINUED TO JANUARY 19, 2010.

- (g) Authorizing a First Amendment to the Amended and Restated Letter Agreement with the Mayor's Office of Economic and Workforce Development for the administration of the SF Shines Façade Improvement Program and additional marketing and economic development services in the Western Addition neighborhood for a three-year term in an amount not to exceed \$800,000. (Resolution No. 143-2009)

MOTION: IT WAS MOVED BY COMMISSIONER BREED, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED THAT ITEM 4(g), RESOLUTION NO. 143-2009, AUTHORIZING A FIRST AMENDMENT TO THE AMENDED AND RESTATED LETTER

AGREEMENT WITH THE MAYOR'S OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT FOR THE ADMINISTRATION OF THE SF SHINES FAÇADE IMPROVEMENT PROGRAM AND ADDITIONAL MARKETING AND ECONOMIC DEVELOPMENT SERVICES IN THE WESTERN ADDITION NEIGHBORHOOD FOR A THREE-YEAR TERM IN AN AMOUNT NOT TO EXCEED \$800,000, BE CONTINUED TO JANUARY 19, 2010.

- (h) Adopting a resolution urging the California High-Speed Rail Authority to accept the Transbay Transit Center as the San Francisco station for the high-speed rail system and to reject alternative locations as infeasible and inconsistent with state and local law; Transbay Redevelopment Project Area. (Resolution No. 144-2009)

Presenter: Mike Grisso, Agency Staff

Speakers: Jim Haas

Commissioner Covington put forth a motion to move item 4(h). Ms. Covington stated having the Transbay Transit Center as the location for the High-Speed Rail terminal is the only way to go. She expressed that she hopes the Gensler/Beale Street alternative is just a red herring and not a viable alternative.

Vice President Singh seconded Ms. Covington's motion.

President Swig stated this to be a red herring and expressed that he disrespects the individual who put this forward because it shows disrespect for the entire system; Agency staff goes through a process involving the community, develops a plan after community feedback, hearing the item before the Commission, is vetted and a decision is made. Mr. Swig stated he joins his fellow Commissioners in supporting the resolution.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 144-2009 ADOPTING A RESOLUTION URGING THE CALIFORNIA HIGH-SPEED RAIL AUTHORITY TO ACCEPT THE TRANSBAY TRANSIT CENTER AS THE SAN FRANCISCO STATION FOR THE HIGH-SPEED RAIL SYSTEM AND TO REJECT ALTERNATIVE LOCATIONS AS INFEASIBLE AND INCONSISTENT WITH STATE AND LOCAL LAW; TRANSBAY REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (i) Authorizing First Amendments to the Acquisition Loan Agreement and Predevelopment Loan Agreement with Third and LeConte Associates, LP, a California limited partnership, to substitute Mercy Housing Calwest, a California nonprofit, public benefit corporation, for Third and LeConte Housing, LLC, as the managing general partner and substitute South of Market Mercy Housing, A California nonprofit, public benefit corporation, for Citizens

Housing as the limited partner of Third and LeConte Associates, LP, in conjunction with the development of 73 units of low-income rental housing at 6600 Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 145-2009)

Presenter: Kate Hartley

Speakers: Doris Vincent

Vice President Singh put forth a motion to move item 4(i).

Commissioner Covington seconded Mr. Singh's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER COVINGTON, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 145-2009, AUTHORIZING FIRST AMENDMENTS TO THE ACQUISITION LOAN AGREEMENT AND PREDEVELOPMENT LOAN AGREEMENT WITH THIRD AND LECONTE ASSOCIATES, LP, A CALIFORNIA LIMITED PARTNERSHIP, TO SUBSTITUTE MERCY HOUSING CALWEST, A CALIFORNIA NONPROFIT, PUBLIC BENEFIT CORPORATION, FOR THIRD AND LECONTE HOUSING, LLC, AS THE MANAGING GENERAL PARTNER AND SUBSTITUTE SOUTH OF MARKET MERCY HOUSING, A CALIFORNIA NONPROFIT, PUBLIC BENEFIT CORPORATION, FOR CITIZENS HOUSING AS THE LIMITED PARTNER OF THIRD AND LECONTE ASSOCIATES, LP, IN CONJUNCTION WITH THE DEVELOPMENT OF 73 UNITS OF LOW-INCOME RENTAL HOUSING AT 6600 THIRD STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; BE ADOPTED.

- (j) Authorizing a Personal Services Contract with MJM Management Group, a California Corporation, for property management of the Mission Bay open space system for an initial term of three years, with one three year option to extend the contract, for a total aggregate management fee amount not to exceed \$617,362; Mission Bay North and South Redevelopment Project Areas. (Resolution No. 146-2009)

Presenter: Catherine Reilly, Agency Staff

Speakers: Corrine Woods

Commissioner Singh stated that it was mentioned the contract was advertised in six newspapers and there was only one completed application. Mr. Singh asked for clarification about the definition of a completed application.

Ms. Reilly indicated two applications were received and part of the RFQ was they had to have complete teams which was to provide all the services; management, janitorial, security, and landscaping. The other application they

received was from a security firm which was found to be non-compliant; they did not have the rest of the team, did not attend the pre-bids, came in late to the process even though staff tried to help them, and gave them MJM's contact as well as sign-in list for the pre-bid but they were not able to find anyone to team with.

Vice President Singh asked how many contracts MJM has with the Agency.

Ms. McCue indicated they have contracts with Yerba Buena and Sixth Street, with the hopes of the Mission Bay contract before them.

Commissioner Covington put forth the motion to move item 4(j). Ms. Covington stated Yerba Buena Center is one of the jewels and the crown of the City and County of San Francisco and appreciates the management of the Gardens by MJM.

Commissioner Breed stated MJM has done a great job not only in the Yerba Buena Center but throughout San Francisco and expressed her appreciation of Ms. McCue and her firm for their involvement throughout the communities. Ms. Breed seconded Ms. Covington's motion.

President Swig echoed Ms. Covington's and Breed's comments for the extraordinary work MJM does. Mr. Swig called the attention to his fellow Commissioners that they are approving the contract for a three year period with a three year renewal which is unusually long but stated he cannot think of another firm and trust the faith of the Commission to MJM.

ADOPTION: IT WAS MOVED BY COMMISSIONER COVINGTON, SECONDED BY COMMISSIONER BREED, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 146-2009. AUTHORIZING A PERSONAL SERVICES CONTRACT WITH MJM MANAGEMENT GROUP, A CALIFORNIA CORPORATION, FOR PROPERTY MANAGEMENT OF THE MISSION BAY OPEN SPACE SYSTEM FOR AN INITIAL TERM OF THREE YEARS, WITH ONE THREE YEAR OPTION TO EXTEND THE CONTRACT, FOR A TOTAL AGGREGATE MANAGEMENT FEE AMOUNT NOT TO EXCEED \$617,362; MISSION BAY NORTH AND SOUTH REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

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

7. REPORT OF THE PRESIDENT:

- Reminded the Commissioners that they will have a long meeting at the next scheduled Commission meeting and will need a quorum.

8. REPORT OF THE EXECUTIVE DIRECTOR:

- Director Blackwell indicated that Miguel Busto was nominated by Mayor Newsom as the next member of the Redevelopment Commission and will be before the full board December 8th.
- Three items heard before the Board of Supervisors (1) authorization to amend the budget to pay the state the \$28.7M the Agency owes; (2) extend for one year the Yerba Buena Project Area life, an opportunity made available through the legislation at the State level once Agencies allocate their payment; (3) authorization from the Board of Supervisors to issue bonds in order to make the ERAF payment). The Finance Committee continued financing the payment to the State to the following month; they wanted to be very careful about making any general fund obligations at this time since there is a \$45M/\$50M budget deficit of the general fund with the City looking at a \$500M+ budget deficit. Should they not receive authorization to issue bonds in order to make the payment, staff will be back before the Commission with proposed changes to the budget that will reflect projects that staff will forego or postpone in order to meet the Agency's obligation to the state. Mr. Blackwell stated the penalty for non-payment would mean the Agency would not be able to operate as a Redevelopment Agency.

9. COMMISSIONERS' QUESTIONS AND MATTERS:

10. CLOSED SESSION: None.

11. ADJOURNMENT:

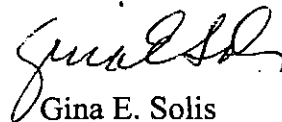
Commissioner Covington stated she, Commissioner King, and Commissioner Breed attended the memorial service for James Delmor Jefferson who was very dear and close to many people in the City and County of San Francisco and requested today's meeting be adjourned in his memory. Mr. Jefferson passed away suddenly on November 16th, 2009. A public memorial will be scheduled sometime in January at City Hall. Ms. Covington read the following from Mr. Jefferson's obituary from the service held Saturday, November 22nd:

"James Delmor Jefferson was born on March 2, 1944, in Mansfield, Louisiana. He was the son of Sam and Allie Bea Jefferson. He attended elementary and secondary schools in the Vernon Parish of Leesville, Louisiana. He graduated valedictorian from Vernon High School, received a Bachelor of Science degree in mathematics from Southern University in Baton Rouge, Louisiana; and pursued graduate studies at the University of San Francisco and San Francisco State University. In San Francisco, he joined many business and civic organizations, and utilized his innate entrepreneurial drive to form numerous business ventures. James began his career

at the University of California at Berkeley and later formed the Jefferson Company in 1971. In 1996, he transitioned the Jefferson Company into Primus Industries Incorporated, a construction management services corporation with a diverse clientele of private and public entities, including the city and County of San Francisco. The success of Primus Industries culminated in its acquisition by the Parsons Corporation in 2004, and James' appointment to Senior Vice President and Global Development Manager with Parsons Water and Infrastructure Incorporated, for his continued leadership and expertise. In 2007, he founded the global development company, Aptus LLC. While serving as managing principal of his various corporations, James was a close and trusted advisor to four San Francisco Mayors over a 20-year period, and was also appointed as a representative of the U.S. District Court, most notably on the momentous efforts to end racial and sexual discrimination in the San Francisco Fire Department, and the correction of past practices. His civic involvement in San Francisco includes tenures as Vice President of the Public Transportation Commission (1993-1994); Member of the Public Utilities Commission (1991-1993); President of the San Francisco Fire Commission (1988-1991); and Founder of the Black Chamber of Commerce (1989-1990), James worked tirelessly for the betterment of his community, particularly in the areas of creating and sustaining opportunities for minority- and women-owned businesses, and minority youth. James was the recipient of countless awards and was a lifetime member of Alpha Phi Alpha Fraternity Incorporated, as well as Sigma Pi Phi Fraternity – the Boule. James leaves a lasting legacy of promoting tolerance, justice and human rights. He was a man of action, and mentored many. He was a man of soaring intelligence and vision. He was courageous and stayed true to his convictions and the ideals he lived by and believed in. When it came to the pursuit of his dreams, not just for himself but for others, there was nothing that could hold James Jefferson back.”

It was moved by Commissioner Covington to adjourn today's meeting in memory of Jim Jefferson, seconded by Commissioner Breed, and unanimously carried that the meeting be adjourned in Jim Jefferson's memory, at 6:20 p.m.

Respectfully submitted,



Gina E. Solis
Agency Secretary

ADOPTED: