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**MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
16<sup>th</sup> DAY OF FEBRUARY, 2010**

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 16th day of February 2010, 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 card, 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) Resolution No. 14-2010, Authorizing the submission of a Design-Build application to the California State Public Works Board to permit the use of a Design-Build procurement for the Community Facilities Demonstration project under California Public Contract Code Section 20688.6; Hunters Point Shipyard Redevelopment Project Area.

**ADOPTION:** IT WAS MOVED BY MR. SINGH, SECONDED BY MR. BUSTOS, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 14-2010, AUTHORIZING THE SUBMISSION OF A DESIGN-BUILD APPLICATION TO THE CALIFORNIA STATE PUBLIC WORKS BOARD TO PERMIT THE USE OF A DESIGN-BUILD PROCUREMENT FOR THE COMMUNITY FACILITIES DEMONSTRATION PROJECT UNDER CALIFORNIA PUBLIC CONTRACT CODE SECTION 20688.6; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

**REGULAR AGENDA**

- (b) Workshop and update on Building 813; Hunters Point Shipyard Redevelopment Project Area.

Presenter: Thor Kaslofsky, Agency Staff

Speakers: Eric Brooks

Commissioner Covington asked if the proposal has been reviewed and discussed with the CAC since it has been 12 years since it was last discussed. If so, she asked what the response and level of enthusiasm was.

Mr. Kaslofsky stated that the RFQ was presented to the CAC's Planning Development Sub-Committee the week prior. They were very enthusiastic and supportive with no negative feedback.

Commissioner Covington asked how many people they envisioned being employed in the building.

Mr. Maduli-Williams stated that he did not have the data at this time but would get the specific numbers from a report by the Economic Development administration and will forward to the Commission.

Commissioner Covington asked how high the windows were from the floor in the building.

Mr. Maduli-Williams stated the windows are about 4-5ft. high.

Commissioner Covington stated that the windows are high because that is how the Army Corp. of Engineers built them and they are so high that you do not

have the advantage of the view. She stated that the way to maximize the view traditionally is to elevate the floor which costs money. Ms. Covington stated that she wanted to make sure those costs are included.

Mr. Kaslofsky stated the building has 14 foot high ceilings and would have to put in new floors which cost has already included in the cost estimate.

Commissioner Covington expressed that she still has concerns and would like to know why the rush since this item came to them fairly recently on the agenda in a greatly enhanced workshop. She stated that she appreciates the thought and effort put into it.

Mr. Maduli-Williams stated because of EDA; the money was reprogrammed to use it in a timely manner. If the project does not get started now, the Agency would not be able to spend all the money needed to spend to satisfy obligations with the Economic Development administration.

Commissioner Covington asked what the amount was.

Mr. Maduli-Williams stated \$7M.

Commissioner Covington stated that she does not see it working well and sees it as a project whose scope is so large that it is going to be hard to maintain business presence in the building. Ms. Covington asked what it will cost to make preliminary plan projections before getting any actual physical work.

Mr. Maduli-Williams stated it would cost about \$1.8M for predevelopment.

Commissioner Covington stated she is hesitant due to the size of the project and the general economy. She does not see the project as a good fit nor does she see why people would be attracted to this particular building in terms of location, and believes that the agency would end up giving hefty subsidies to people for many years. She stated that there is going to be another big hit in the economy when all of the stimulus money runs out and suggested that they see how things go, not globally, but in the US economy before deciding on the building.

Mr. Maduli-Williams stated the plan is to build the building as debt free as possible and believes it is one of the early successful indicators of an incubator. He stated that he does not know any other project that has \$7M in grant dollars as seed capital to start with and feels fortunate to have those dollars to put into the building.

Commissioner Covington asked where the micro business owners would get the money to become a small business and then a larger business.

Mr. Maduli-Williams stated there would be micro loans funds across the country which can be done prior to the services package. He knows of

incubators that provide seed capital to start ups and stated that money can be raised to seed companies that come into the incubator.

Commissioner Covington expressed her appreciation to Mr. Maduli-Williams for his passion and looking at how some jobs can be fast tracked but she does not want to see the building sitting vacant.

Commissioner Breed stated that she agrees with many points made by Commissioner Covington. She asked if staff looked into the vacancy rate of office space in San Francisco as well as the vacancy rate of incubator space.

Mr. Maduli-Williams stated the information is part of the ICF report which details the current vacancy rate, current incubator, and the market rate. He stated he would provide the report to the Commissioners.

Commissioner Breed asked if there has been any research done to talk to any of the entrepreneurs in the City as to what they may be looking for as it relates to these spaces.

Mr. Maduli-Williams stated they have talked to potential entrepreneurs.

Commissioner Breed expressed her concern about the current political climate and the residents that live in the community. She does not want to see something created that does not have community input.

Mr. Maduli-Williams stated that he would provide the Commissioners with a copy of the ICF report which looks at local bay area potential entrepreneurs that would be either green businesses or green tech businesses. The report also provides what the potential need would be as well as bulk space.

Commissioner Breed asked if there was a section in the feasibility report on outreach or surveys that were done with actual physical people.

Mr. Maduli-Williams stated the report did include information in reference to community outreach.

Mr. Lawson pointed out that the ICF report did produce a data base of all the emerging green tech businesses in the Bay Area which was well over 100 firms. He stated that they were not interviews but a resource they are drawing on.

Mr. Maduli-Williams stated that they are currently in the process of reaching out to local green business associations in San Francisco and plan to have monthly sessions with local investors and green business groups in the city to cultivate the groups that operate in the space in terms of entrepreneurs.

Commissioner Breed stated that she was trying to get a clear idea of where the idea came from to produce this type of space for the particular location. She asked where the idea originated from.

Mr. Maduli-Williams stated that the concept of the incubator came from the plan.

Commissioner Breed asked if it was an interest expressed by the members of the community.

Mr. Maduli-Williams stated the community has expressed their interest in the idea and continue to support it.

Commissioner Breed asked where that information can be located, specifically in the plan so she can get a clear understanding. She stated that she does not recall anything about incubator space.

Mr. Kaslofsky stated that staff will look for information specifically about incubators, however, the larger vision was to have a research and development district and this was to be an emerging business entrance into the more mature business space that will be the research and development space. The concept came from the community which has been discussed, is part of the plan, and part of the phase two development.

Commissioner Breed stated that it was a surprise to her because of her interaction with members of the community and this has never come up or mentioned nor has she seen it any meeting minutes from the CAC. She stated that it was a great idea but wanted to understand where the idea came from.

Mr. Blackwell stated that the plans and discussions at the neighborhood level is a strong desire to capture the opportunities that are being created at the Shipyard; this being one way to do that. He stated that as an example in looking at Mission Bay, it would have been great to have had a mechanism to prepare some of the indigenous businesses to take advantage of the commercial space that was being created there. Mr. Blackwell indicated that part of the concept is less about whether the actual mechanism is an incubator which was proposed in the plan, but more reflects the idea of trying to capture what will ultimately is going to be over a million square feet of research and development space in the Shipyard, and trying to figure out ways to make sure there are opportunities for community members to capture that. This would be one of those strategies that would be used that way.

Mr. Kaslofsky stated that the building transfers to the Redevelopment Agency in 2011 and would own it long term. In the meantime, the grant fund would be used to make the building safe because currently you cannot enter it because it is relatively unsafe.

Commissioner Breed stated that it would be great to move forward in that capacity but would not approve in moving forward in determining the use of the space without more community input as to how the space could be used. She agreed with all the points made by Ms. Covington but has serious concerns about the building, and more importantly, has concerns about the agency subsidizing the building for years to come if the wrong usage of the facility was imposed. Ms. Breed stated that she would like more studies done, convene focus groups, and talk to some of the people the Agency is proposing to represent and support in this capacity. She would like to see more leg work done before it is determined what the usage will be, in the interim she is opened to the opportunity to move forward with making the space safe and utilizing the funds to getting it to a certain point.

Commissioner Bustos thanked staff for a great presentation and commended staff in wanting to do something with the building since it has been empty for some time now, has been an eyesore, and is dilapidated. Mr. Bustos also thanked Ms. Covington for her comments and expressed that she is an incredible resource having been on the Fort Mason Foundation, having gone through this process before. He stated that Ms. Covington's wisdom should not be taken for granted as the process for this project goes through to make it happen. Mr. Bustos also agreed with Ms. Breed that the project needs to move forward in making it a safe space.

Commissioner Singh asked if the building was being used at this time.

Mr. Kaslofsky stated the building is currently unoccupied and vacant and is not seismically safe for any use. There is significant debris and hazardous material in the building that needs to be removed before it can be occupied.

Commissioner Singh asked if anyone is guarding the building.

Mr. Kaslofsky stated that McCoy's Security Service provides security for the entire shipyard and patrols the entire premises every hour. If there is any unusual activity they report it directly to the police.

President Swig thanked everyone for their efforts. He stated that he sees great opportunity with the building and great opportunity for immediate jobs, and for incubation. He also applauded Mr. Lawson's enthusiasm, energy and drive. He believes entrepreneurship would be great for the city, but does not think it is quite ready. Mr. Swig agrees with Ms. Breed that the building needs to be preserved and pointed out that there is speculation on the plan as to what Bayview Hunters Point is going to emerge as. Mr. Swig thought that they should commit the money but thinks the building should be warehoused and do as little as possible in creating an image around the building. He agreed that there needs to be focus groups to understand the need of what type of businesses are going to be there. The focus and bottom line at this time is the \$7M, is it going to be spent or not. Mr. Swigs also expressed his concern about the limitation on the type of businesses that can be configured in a building that

is full of columns. Mr. Swig pointed out that one of the items coming up, the Bluepeter building has a rigorous schedule and suggested that staff consider presenting the Commission with the same rigorous standard that is being suggested for the Bluepeter building; that there be further research by a certain date. He suggested they look at the document in the item coming up.

Mr. Maduli-Williams stated that part of the RFQ is to hire a Project Manager to take them through the exercise of figuring out what can and cannot be done with the building.

President Swig asked if this was an entrepreneurial project by the City and County of San Francisco in conjunction with the Redevelopment Agency, or is this building going to be sold or joint ventured with an entrepreneurial private company. Ms. Swig stated that he is not entirely comfortable with the Redevelopment Agency or the City and County of San Francisco getting involved in such an entrepreneurial job.

Mr. Blackwell stated that the RFQ, which will be brought to the Commission at its next meeting, is a design to lay out the scope of work for the predevelopment phase that Mr. Lawson spoke of, and part of the work involves some of the community outreach and analysis of different scenarios in terms of ownership and development. Mr. Blackwell stated that those are the types of work that is envisioned in the horizon as part of the predevelopment phase.

President Swig stated that he is supportive of the project, is enthusiastic about it, sees all the merits for the neighborhood and the project itself, but sees it right now as very fuzzy and does not want to see the agency move too far down the road and then find that it took the wrong fork. He stated that he looks forward to staff coming back with more information and answers to their questions brought up.

- (c) Resolution No. 15-2010, Authorizing a Replacement Housing Plan for 113 units planned for demolition in Phase I of the Hunters View revitalization project and acceptance of the vacated portion of Fairfax Street, and adopting environmental findings pursuant to the California Environmental Quality Act, for the Hunters View Housing Development; Bayview Hunters Point Redevelopment Project Area.

Presenter: Erin Carson, Agency Staff

Speakers: Ace Washington, Doris Vincent

Commissioner Covington stated that the project has been such a long time coming and something the residents from Hunters View have been looking forward to for many years. She also stated that she was glad to see that the local hiring is 38%, and asked to keep pushing for 50% local hiring. Commissioner Covington put forth a motion to move Item 4(c).

Vice President Singh seconded Ms. Covington's motion.

President Swig echoed Ms. Covington's position and stated that he too was happy to see the project finally at this stage. He expressed his desire that the project be completed in 36 months as opposed to 48 months to show the Bayview Hunters Point community that the agency delivers on its promises and raise the credibility level.

**ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 15-2010, AUTHORIZING A REPLACEMENT HOUSING PLAN FOR 113 UNITS PLANNED FOR DEMOLITION IN PHASE I OF THE HUNTERS VIEW REVITALIZATION PROJECT AND ACCEPTANCE OF THE VACATED PORTION OF FAIRFAX STREET, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE HUNTERS VIEW HOUSING DEVELOPMENT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- (d) Resolution No. 16-2010, Authorizing a Second Amendment to the Amended and Restated Tax Increment Loan Agreement, and a First Amendment to the Disposition and Development Agreement with Green Blended Communities, LLC, a California Limited Liability Corporation, to modify the schedule of performance and other terms and conditions of the Agreement, and to amend the definition of "Qualifying Homebuyer" to allow up to 120% Area Median Income to participate in the homebuyer program, related to the development of 18 units of low- and moderate-income ownership units at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program.

Presenter: Pam Sims, Agency Staff

Speakers: Al Norman, Ace Washington

Commissioner Covington stated that she attended the 4800 Bay Oaks opening and expressed her appreciation for the wonderful example they set for what can be done in the city. She stated that it is a great use of interior space with a lovely courtyard and has a great view of the city. She was very pleased and happy to have met San Franciscans who participated in the lottery who sincerely welcome an opportunity to own a home in San Francisco. Ms. Covington stated that she had, for some time, been pushing for the 120% of AMI so more people can participate and hopefully own homes. Ms. Covington applauded everyone's efforts. Ms. Covington put forth a motion to move item 4(d).

Commissioner Breed stated that she too was excited about the project; this is exactly what she wants the agency to use as a model for trying to aggressively bring Certificate of Preference holders back to San Francisco. She expressed

that she was very proud of everyone's efforts, not only aggressively going after the Certificate of Preference holders but also working with them to get through the process and advocating on their behalf with the challenges they face. Ms. Breed stated that it is her hope that the new housing opportunity in the Bayview will be utilized to attract Certificate of Preference holders back to San Francisco and believes the development is a beautiful development. She stated that she was very happy and proud of the work the Agency Commissioners have done with the Certificate of Preference Program, basically setting a trend in saying that because of the extreme injustice that was inflicted in the Western Addition in the past; this Commission is willing to take extreme measures and risks to right a wrong. Ms. Breed indicated that is why the Commission extended the Certificate of Preference Program to include grandchildren and the time is now appropriate to increase the area medium income to get more people back into the units, they should not be in situations where they are in dire need of support.

President Swig echoed Ms. Covington's and Ms. Breed's comments, and also acknowledged staff and all participants in getting the great project open, moving, and setting a fine example for the future. Ms. Swig stated that had it not been for Ms. Breed's and Ms. Covington's energy on this matter they would not be discussing this without their input. He stated that Ms. Breed has been a huge champion of the Certificate of Preference program in pushing and keeping it alive, and stated that the whole notion of raising the AMI ratio was driven by Ms. Covington. He acknowledged that Ms. Covington and Ms. Breed are community sensitive and great advocates for moving forward the communities and for the welfare of the communities. He thanked both Commissioners for their great efforts.

Commissioner Breed seconded Ms. Covington's motion.

**ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MS. BREED, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 16-2010, AUTHORIZING A SECOND AMENDMENT TO THE AMENDED AND RESTATED TAX INCREMENT LOAN AGREEMENT, AND A FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH GREEN BLENDED COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, TO MODIFY THE SCHEDULE OF PERFORMANCE AND OTHER TERMS AND CONDITIONS OF THE AGREEMENT, AND TO AMEND THE DEFINITION OF "QUALIFYING HOMEBUYER" TO ALLOW HOUSEHOLVICE PRESIDENT SINGH UP TO 120% AREA MEDIAN INCOME TO PARTICIPATE IN THE HOMEBUYER PROGRAM, RELATED TO THE DEVELOPMENT OF 18 UNITS OF LOW- AND MODERATE-INCOME OWNERSHIP UNITS AT 4800 THIRD STREET; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA; CITYWIDE TAX INCREMENT HOUSING PROGRAM

- (e) Resolution No. 17-2010, Conditionally Approving the Combined Basic Concept and Schematic Design for Bayfront Park Open Space Parcels P23 and P24 in the Mission Bay South Redevelopment Project Area pursuant to the Owner Participation Agreement with FOCIL-MB; LLC and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area.

Presenter: Catherine Reilly

Speakers: Chris Foley, Catherine Sharpe, Tom Hurt, Corrine Woods, Kevin Simons, David Siegel, Janet Carpinelli, Joe Boss, Kristine Enea

Vice President Singh asked where Dogpatch was located.

Katherine Reilly stated that it is located south of Mission Bay.

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

Commissioner Bustos seconded Mr. Singh's motion. He stated it was a great opportunity for the residents and was in favor of saving the building. Mr. Bustos is a native San Francisco and stated that he was glad to keep some elements and remnants of the maritime's past in San Francisco. He also stated that this may be a good opportunity to utilize the space in honoring the artifacts of the first peoples that have lived in the area for thousands of years. Mr. Bustos stated what better and fitting place then for it to be where it overlooks the water. Mr. Bustos seconded Mr. Singh's motion.

Commissioner Breed stated that Mission Bay was looking amazing and expressed that it was now time to continue further south of downtown and start to develop the area that deserves to be developed. She thought it was very massive for the area, but since there were a significant number of residents present supporting the project, she felt they should listen to the people who are going to be affected. She expressed her appreciation to the residents coming out and the numerous letters in support of the project, and looks forward to more greening projects in the area since it is not a pedestrian friendly section but looks forward to when it will be. Ms. Breed wholeheartedly supports the project and looks forward to the completion.

Commissioner Covington stated that she supports the resurfacing of the Bluepeter building as well and was happy to see so many people interested in the project. She indicated that 16 letters of support were received and appreciated those who came to speak. Ms. Covington asked if March 1, 2011 was the firm date to complete any fund raising efforts.

Catherine Reilly confirmed March 1, 2010 as the firm date.

Commissioner Covington asked if there was an understanding that there would not be another extension of the date.

Ms. Reilly confirmed that they are aware of no further extensions; this was discussed during the drafting of conditions and approvals.

Commissioner Covington asked if the documents were for their signature or verbal conversations for the date.

Ms. Reilly stated that staff reiterated to them that they would need to see something that showed cash in hand or some type of committed financial support from recognized financial institutions. She stated that it cannot be a verbal promise; it will have to be in writing that showed that it is actual real money.

Commissioner Covington asked how much money they were seeking to raise.

Ms. Reilly stated that the initial estimation was \$300,000 for the stabilization which is basically fairly deteriorated and have been asked as part of the conditions to revisit the number to make sure it is the correct amount. Other conditions are whether they would be able to retain four years of ongoing maintenance, and identification of a qualified development partner who would be able to bring in the expertise and the funding availability to do the long term rehab.

Commissioner Covington asked if after the initial four years of ongoing maintenance, who would be responsible for maintaining the building.

Ms. Reilly stated the reason they choose four years is for them to reach the timeline. They would then, after the four years, have to start the rehabilitation of the project. Part of the final approval would be showing not only that they can rehabilitate the project but that it would actually be self-sustaining and be able to maintain itself as well as cover any additional costs related to the use on the parks.

Commissioner Covington asked for more information about the safety and police headquarters building.

Ms. Reilly stated that the city is proceeding with a Bond initiative for fire station and AWSS (the emergency water system) improvements, as well as the relocation of the City's police headquarters. The police headquarters needs to be relocated because the Hall of Justice, its current location, is outdated and exceeds capacity. The City has identified Block 8 in Mission Bay South as a location to relocate the police headquarters. Staff believes it would be an asset for Mission Bay by designing a project that fully utilizes the parcel to match its urban context, as well as create a landmark public building, which is lacking in Mission Bay. Ms. Reilly stated that initial massing studies have been completed to ensure the building program would fit on the parcel and to do some costing in preparation for the bond. The bond would be going to the voters in June, and has been approved by the Board of Supervisors. Because

the police headquarters project was not included in the original Mission Bay EIR, additional environmental study was necessary to ensure that it did not change the conclusions of the EIR. As it was found that the police headquarters project would not create any significant changes to the original Mission Bay EIR, an addendum was prepared to provide environmental clearance for the project.

President Swig asked about the significance of the 2016 start date for the Bluepeter Building.

Ms. Reilly stated that they felt 2016 gave them enough time to raise funds, recognizing that there would be some time for the larger rehabilitation project, and also recognizing the date would hold them to the timeline for the larger parks.

President Swig asked what the timeline was on the parks.

Ms. Reilly stated that the parks are in the planning process. The plan is that over the next year they would do two sets of construction drawings, one with a park and one without to keep it moving while Friends of the Bluepeter search for funding. The permitting process would have to start within the next two years to have the pump station up and running in 2014 to match UCSF, and the parks would then follow shortly thereafter since they can't do both constructions at the same time. They need to get everything permitted at the same time to ensure that the park design matches the pump station which matches what is permitted by the regional water quality board.

President Swig asked when does the Bluepeter building become an impediment to the construction of the park. What he does not want to see is the Bluepeter Building standing and nothing can be done, meanwhile holding up the finishing of the park.

Ms. Reilly stated it is necessary to stay within the actual timeframe. The one year allows staff to finish the permitting, if they wait much longer than the one year for a go, no go, they will run into issues with obtaining the basic permits needed to then construct the parks in a timely fashion.

President Swig asked when the actual construction start is.

Ms. Reilly stated that the construction of the pump station would start in 2013, and the park would start in 2014.

President Swig stated that waiting until 2016 for a go, or no go on the building seems as though a lot of latitude is being offered.

Ms. Reilly stated they need to be able to meet certain conditions in one year; have at least \$300,000 for the stabilization, as well as the four year maintenance. If they don't have that in hand, it's a no go. Also, at that time,

they need to show that they have a workable plan for the 2016 start date. Ms. Reilly indicated that they would like to avoid them investing in the project if two/three years down the road it is determined that it is not a feasible project which is why they have the one year go, no go. They are not expected to have the full funding, but do need to have the \$300,000 for the stabilization, maintenance plan, and a feasible plan showing how they are going to get the rest of the money.

President Swig stated that he felt the resolution does not have teeth in it and read from the resolution the terms in #10 of the resolution, "a. Demonstrate financial capacity and show access to capital to complete the project; b. Demonstrate experience in developing and operating projects of similar type and scale; and c. Submit a feasible plan for redevelopment and operations, based on verifiable cost and revenue assumptions. Mr. Swig stated that he would like to add "d" which states that a non refundable deposit equal to the remediation of the building site be offered by March 1, 2011. Mr. Swig stated there is no cash to rectify the damage or the lost time or opportunity to tear down the building and catch up with the rest of the park. Mr. Swig offered a friendly amendment with the requirement of a cash deposit equal to the remediation of the project.

President Swig asked for Mr. Morales' clarification on the language and also asked Mr. Singh who made the motion if he accepted the friendly amendment.

Mr. Morales stated the friendly amendment was acceptable.

Vice President Singh accepted Mr. Swig's friendly amendment.

Mr. Swig stated he heard a motion and a second accepting the friendly amendment on item 10, adding a "d" in the resolution requesting a nonrefundable cash deposit equal to remediation.

**ADOPTION:** IT WAS MOVED BY MR. SINGH, SECONDED BY MR. BUSTOS, AND UNANIMOUSLY CARRIED WITH THE ADDITION OF THE FRIENDLY AMENDMENT, THAT RESOLUTION NO. 17-2010, CONDITIONALLY APPROVING THE COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN FOR BAYFRONT PARK OPEN SPACE PARCELS P23 AND P24 IN THE MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA PURSUANT TO THE OWNER PARTICIPATION AGREEMENT WITH FOCIL-MB; LLC AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA.

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

7. **REPORT OF THE PRESIDENT:** None.

8. **REPORT OF THE EXECUTIVE DIRECTOR:** None.

**COMMISSIONERS' QUESTIONS AND MATTERS:**

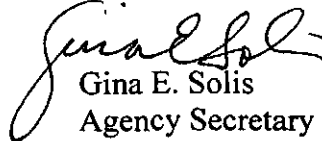
- Commissioner Breed stated that she noticed that the model block program was on the calendar for the next meeting and is looking forward to hearing the status of the project.
- Ms. Breed stated that it is difficult to receive large amounts of material during Commission meetings and be expected to follow along, listen, and read the materials all simultaneously. She stated that it would be helpful to receive material, when possible, prior to the Commission meetings.
- Ms. Breed agrees that it is appropriate to honor Mr. King in some way for his numerous years of service on the Commission and stated that, in her personal opinion; consider changing the name of Justin Herman Plaza to Leroy King Plaza. She would like to have a committee assembled to seriously explore the appropriate use of Mr. King's name, or ask Mr. King what he may be interested in.
  
- Commissioner Covington stated that she too likes the idea of changing the name of Justin Herman Plaza to Leroy King Plaza.
- Ms. Covington mentioned that it has been quite some time since the Commissioners received minutes of the meetings and encouraged the President to make sure that not just the Commissioners get this type of information while it is fresh in their minds but should be made be available to the public in a timely manner.
- Ms. Covington encouraged the President and Vice President to give the Secretary dates for the Commissions Annual Retreat.
  
- President Swig stated that he would like to go on the record that he has asked several times in the last couple of weeks requesting minutes. Mr. Swig understands that the Agency has been administratively challenged but does not feel that should be an excuse. He has made the request and has been assured that the Commission will receive the minutes.
- Mr. Swig noted with regard to the retreat as he suggested at the last session, that he looks forward to scheduling the retreat soon.
  
- Commissioner Covington requested that she receive the minutes as soon as they are available.
  
- The Secretary stated that she would forward three sets of minutes within the week.
  
- Mr. King thanked all for their consideration of naming something after him.

10. **CLOSED SESSION:** None.

11. **ADJOURNMENT:**

It was moved by Commissioner Singh, seconded by Commissioner Breed, and unanimously carried that the meeting be adjourned at 6:50 p.m.

Respectfully submitted,

  
Gina E. Solis  
Agency Secretary

**ADOPTED:**