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# REDEVELOPMENT AGENCY

## of the

# City and County of San Francisco

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Edwin M. Lee, Mayor

Rick Swig, President  
Darshan Singh, Vice President  
Rosario M. Anaya  
Miguel M. Bustos  
Francee Covington  
Leroy King  
Agnes Briones Ubalde

Fred Blackwell, Executive Director  
Gina E. Solis, Commission Secretary



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[www.sfgov.org/sfra](http://www.sfgov.org/sfra)  
LIVE BROADCAST KPOO 89.5 FM

## A G E N D A

**Tuesday, June 21, 2011 • 4:00 p.m.**

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### ACCESSIBLE MEETING POLICY

**For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – [www.sfgov.org/sfra](http://www.sfgov.org/sfra)**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
  2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
  3. There is accessible parking across from City Hall at the Civic Center Garage.
  4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.
  5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
  6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
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# REGULAR MEETING AGENDA

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION, FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

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## 1. Recognition of a Quorum

## 2. Report on actions taken at previous Closed Session meeting, if any.

**At this time, the Agency Commission will consider taking Closed Session Items 10(a) and (b) out of order and recessing to Closed Session.**

## 3. Matters of Unfinished Business:

- (a) Authorizing a Personal Services Contract with Asian Neighborhood Design, a California nonprofit Corporation, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months, in an amount not to exceed \$67,000, with one six month extension option, exercised at the discretion of the Executive Director, pending available funds, for a total aggregate amount not to exceed \$100,000, subject to the annual appropriation of funds; Mission Bay, South of Market, and Transbay Redevelopment Project Areas. (Resolution No. 72-2011)

**ADOPTION:** \_\_\_\_\_

- (b) Authorizing a Personal Services Contract with Positive Resource Center, a California nonprofit Corporation, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months, in an amount not to exceed \$67,000, with one six month extension option, exercised at the discretion of the Executive Director, pending available funds, for a total aggregate amount not to exceed \$100,000, subject to the annual appropriation of funds; Mission Bay, South of Market, and Transbay Redevelopment Project Areas. (Resolution No. 73-2011)

**ADOPTION:** \_\_\_\_\_

- (c) Authorizing a Personal Services Contract with Mission Hiring Hall, Inc., a California nonprofit Corporation, for workforce services in connection to the agency's Job Readiness Initiative, for a term of twelve months, in an amount not to exceed \$270,010, with one six month extension option, exercised at the discretion of the Executive Director, pending available funds, for a total aggregate amount not to exceed \$403,000, subject to the annual appropriation of funds; Mission Bay, South of Market, and Transbay Redevelopment Project Areas. (Resolution No. 74-2011)

**ADOPTION:** \_\_\_\_\_

## 4. Matters of New Business:

### **CONSENT AGENDA**

**Estimated time: 5 minutes**

**ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:**

- (a) Approval of Minutes: Regular Meeting of March 15, 2011.
- (b) Authorizing a First Amendment to the Permit to Enter Agreement with Brian Goggin, an individual, to extend the term of the agreement by an additional 12 month term ending June 20, 2012, related to an existing art installation, Hugo Hotel, 200-214 Sixth Street, South of Market Redevelopment Project Area. (Resolution No. 78-2011)
- (c) Authorizing a Third Amendment to a Personal Services Contract with Elation Systems, Inc., a California corporation, to increase the Contract amount by \$199,500, with two one-year extension options, for a total aggregate amount not to exceed \$1,075,900, to provide for annual licensing fees and continued development, technical support, and training for the Agency's web-based contract and labor compliance system. (Resolution No. 79-2011)
- (d) Authorizing a First Amendment to the Letter Agreement with the Mayor's Office of Housing in an amount not to exceed \$100,000 for contract administration and to provide workforce development services to residents of the Hunters View Development from August 3, 2010 to August 2, 2011 through a community-based organizations, Family Services Agency serving as the fiscal agent for Urban Strategies; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 80-2011)
- (e) Authorizing a First Amendment to the Ground Lease Agreement with the City and County of San Francisco to change the permitted uses and related terms to allow for non-parking uses on a portion of Assessor's parcel 831, Lot 24, known as Central Freeway Parcel O; Citywide Tax Increment Housing Program. (Resolution No. 81-2011)
- (f) Authorizing a First Amendment to the Amended and Restated Memorandum of Understanding with the City and County of San Francisco, acting by and through its Arts Commission, and the Mexican Museum, a California nonprofit corporation, to extend the term to December 31, 2012, with one additional six-month extension at the discretion of the Agency's Executive Director, to collaboratively implement a predevelopment plan for a new museum associated with a new mixed-use project on a site that includes 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency disposition parcel CB-1-MM (Assessor's Block 3706, portion of Lot 277). (Resolution No. 82-2011)
- (g) Authorizing an Amended and Restated Loan Agreement with College Track, a California nonprofit public benefit corporation, in an amount not to exceed \$1.0 million to amend the loan security to comply with the requirements for New Markets Tax Credits financing for College Track campus renovations at 4301 Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 83-2011)
- (h) Authorizing an Indemnification Agreement with U.S. Bancorp Community Development Corporation, a Minnesota corporation, in an amount not to exceed \$4,725,200 million as part of the New Markets Tax Credit financing for the College Track campus renovations at 4301 Third Street; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 84-2011)

**ADOPTION:** \_\_\_\_\_

**REGULAR AGENDA**

**Agenda Items 4(i, j, k, & l) will be presented together, but acted on separately**

**Staff presentation estimated time: 10 minutes**

- (i) Authorizing An Amendment To The Memorandum Of Agreement With International Federation Of Professional And Technical Engineers (IFTPE), Local 21, Architects And Engineers Bargaining Unit, To Extend The Term Through March 31, 2012. (Resolution No. 85-2011)

**ADOPTION:** \_\_\_\_\_

- (j) Authorizing An Amendment To The Memorandum Of Agreement With International Federation Of Professional And Technical Engineers (IFTPE), Local 21, Management/Supervisory Bargaining Unit, To Extend The Term Through March 31, 2012. (Resolution No. 86-2011)

**ADOPTION:** \_\_\_\_\_

- (k) Authorizing An Amendment To The Memorandum Of Agreement With International Federation Of Professional And Technical Engineers (IFPTE), Local 21, Professional/Technical Bargaining Unit, To Extend The Term Through March 31, 2012. (Resolution No. 87-2011)

**ADOPTION:** \_\_\_\_\_

- (l) Authorizing An Amendment to the Memorandum Of Agreement with the Service Employees International Union (SEIU) Local 1021 Bargaining Unit To Extend The Term Through March 31, 2012. (Resolution No. 88-2011)

**ADOPTION:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (m) Authorizing a First Amendment to the San Francisco Redevelopment Agency Legal Services Contract with Kutak Rock LLP to provide specialized legal services primarily related to the transfer of the remaining Navy owned parcels at the Hunters Point Shipyard from the Navy to the Agency in the amount of \$490,000, for a total contract amount not to exceed \$965,000; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 89-2011)

**ADOPTION:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (n) Approving a personal services contract with CMG Landscape Architecture, a California corporation, in an amount not to exceed \$2,479,808, to provide design services and construction support for portions of the Transbay Streetscape and Open Space Plan; Transbay Redevelopment Project Area. (Resolution No. 90-2011)

**ADOPTION:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (o) Expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue multifamily mortgage revenue bonds in one or more series, in an amount not to exceed \$20,000,000, to finance the construction of residential facilities located at 474 Natoma Street, South of Market Redevelopment Project Area; Citywide Tax Increment Housing Program. (Resolution No. 91-2011)

**ADOPTION:** \_\_\_\_\_

**5. Matters not appearing on Agenda**

**6. Persons wishing to address the members on non-Agenda, but Agency related matters.**

- *This portion of the Agenda is not intended for debate or discussion with the Commission or Staff.*
- *Please simply state your business or matter you wish the Commission or staff to be aware of.*
- *It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.*
- *If you have questions or would like to bring a matter to the Commissions attention, please contact the Commission Secretary after the meeting or at [Gina.Solis@sfgov.org](mailto:Gina.Solis@sfgov.org).*

**7. Report of the President**

**8. Report of the Executive Director:**

- *Update on Governor's proposal to dissolve Redevelopment Agencies*

**9. Commissioners' Questions and Matters**

**10. Closed Session(s):**

(a) Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with 1) the International Federation of Professional and Technical Engineers (IFPTE) Local 21 representing the Engineers and Architects bargaining unit, the Management/Supervisory bargaining unit, and the Professional/ Technical bargaining unit; and 2) the Service Employees International Union (SEIU) Local 1021 representing a miscellaneous employees bargaining unit. Agency negotiators: Fred Blackwell, Amy Lee, Diane Iwata, and James Morales.

(b) Pursuant to Government Code § 54957.6 to confer with Agency designated representatives regarding negotiations with the Service Employees International Union (SEIU) Local 1021 Bargaining Unit. Agency negotiators: Fred Blackwell, Amy Lee, Diane Iwata, and James Morales

(c) Pursuant to Section 54957 of the California Government Code, a public employee performance evaluation for the position of Executive Director.

**11. Adjournment**