

RESOLUTION NO. 198-2000

Adopted October 10, 2000

AUTHORIZING A PRE-DEVELOPMENT GRANT AGREEMENT WITH MANCHESTER BIDWELL CORPORATION, A PENNSYLVANIA NON-PROFIT CORPORATION, FOR PRE-DEVELOPMENT WORK AND THE LEASE OF A TEMPORARY PROJECT TRAILER IN FURTHERANCE OF THE BAYVIEW HUNTERS POINT CENTER FOR ARTS AND TECHNOLOGY PROJECT IN AN AMOUNT NOT TO EXCEED \$300,000; HUNTERS POINT SHIPYARD PROJECT AREA AND BAYVIEW HUNTERS POINT SURVEY AREA

BASIS FOR RESOLUTION

1. In July 1997, in accordance with the California Community Redevelopment Law (Health & Safety Code Section 33000 *et seq.*), the City's Board of Supervisors, by Ordinance No. 285-97, approved the Hunters Point Shipyard Redevelopment Plan ("HPSY Redevelopment Plan") which, in addition to residential and other land uses, provides for approximately 500,000 square feet of education, training, entertainment and cultural facilities located primarily in the central and eastern portions of the Hunters Point Naval Shipyard Project Area ("Project Area").
2. The South Bayshore Survey Area was designated by the San Francisco Board of Supervisors on January 3, 1995 to initiate activities towards the establishment of a new redevelopment project, and the Planning Commission of the City and County of San Francisco adopted the Preliminary Plan on December 12, 1996 to further this objective. The area was later re-named the Bayview Hunter's Point Survey Area ("Survey Area")
3. A major purpose of redevelopment is to enable economic, as well as, physical revitalization of communities. Increasing the employability of residents is a key component of community revitalization. Manchester Craftmen's Guild ("MCG") and its parent corporation, Manchester Bidwell Corporation ("MBC"), are recognized on a national level for their strategic expertise in developing programs that translate into employment and entrepreneurial development opportunities for inner-city youth.
4. On June 25, 1997, the Agency entered into a Personal Services Contract ("PSC") with MCG to evaluate the economic, social and training needs of the Survey Area and to assess the feasibility of developing programs involving education, job training, and cultural development. MCG's final report was submitted to the Agency in December 1997. The report outlined the feasibility of developing an advanced technology, arts and vocational training center for the economic and social improvement of the poor and disadvantaged in the Survey Area.
5. On July 15, 1998 the Agency entered into a second PSC with MCG to begin the formal organization of an arts and technology training center to be called the Bayview Hunters

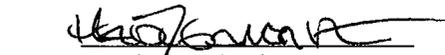
Point Center for Arts and Technology ("BAYCAT"). The total cost to the Agency for work performed under this contract, as amended, was \$125,000. The contract funding was supplemented by \$150,000 from corporations and foundations. In addition to the incorporation of BAYCAT, the establishment of a Board of Directors, and the commencement of a fundraising campaign, the work under the PSC also led to the preliminary selection of an approximate five-acre site on Parcel B within the Hunters Point Naval Shipyard (the "Site").

6. Manchester Bidwell Corporation ("Developer"), a Commonwealth of Pennsylvania non-profit corporation, will be responsible for pre-development activities related to the Site.
7. Developer has requested and the Agency now wishes to make a Pre-Development Grant in an amount not to exceed \$300,000. Of the total amount, \$250,000 will enable Developer to proceed with the activities related to project planning and due diligence to advance the design and development of the BAYCAT facility on the Site (the "Project"). The remaining amount, that is not to exceed \$50,000, will pay for the lease and maintenance of a Project Trailer at or near the Project Site. As evidence of its commitment to the Project and in furtherance of this phase of the Project, Developer has secured additional pledges in the amount of \$650,000 from private corporations and foundations.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute the Pre-Development Grant Agreement between the Agency and the Manchester-Bidwell Corporation, a Pennsylvania non-profit corporation, substantially in the form lodged with Agency General Counsel which provides for funding an amount not to exceed \$300,000 for pre-development activities and the lease and maintenance of a project trailer in furtherance of the Bayview Hunters Point Center for Arts and Technology Project.

APPROVED AS TO FORM:


Bertha A. Ontiveros
Agency General Counsel