RESOLUTION NO. 166-2001

Adopted September 25, 2001

AUTHORIZING A SECOND AMENDMENT TO THE PRE-DEVELOPMENT GRANT AGREEMENT WITH MANCHESTER BIDWELL CORPORATION, A PENNSYLVANIA NON-PROFIT CORPORATION, TO EXTEND THE TERM UNTIL DECEMBER 30, 2001, FOR PRE-DEVELOPMENT WORK IN FURTHERANCE OF THE BAYVIEW HUNTERS POINT CENTER FOR ARTS AND TECHNOLOGY PROJECT (BAYCAT); HUNTERS POINT SHIPYARD REDEVELOPMENT 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 Board of Supervisors of the City and County of San Francisco, 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 Redevelopment 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 area, 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 has been 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. By Resolution No. 198-2000 dated October 10, 2000, the Agency authorized a Pre-Development Grant in an amount not to exceed $300,000 to enable MBC: (a) to proceed with activities related to project planning and due diligence to advance the design and development of the BAYCAT facility on its designated site in the Shipyard ("Project Site"); and (b) to pay for the lease and maintenance of a project office trailer at or near the Project Site.
5. Due to the longer than expected lead-time required to assemble information related to environmental and soil conditions at the Project Site, by resolution No. 28-2001 dated February 13, 2001, the Agency Commission authorized a First Amendment to the Pre-Development Grant Agreement with MBC to extend the term to September 30, 2001 for pre-development work. Additional time was also needed to hire a Construction Manager.

6. On August 29, 2001, MBE requested that the Agency extend the performance dates and term of the Grant to December 30, 2001 due to the inability of MBC to access the Project Site until mid-September 2001 for the requisite geotechnical testing.

7. It is in the interest of the Agency to grant MBC the additional time requested and incorporated in the Second Amendment to perform the remaining work and staff recommends approval of the Second Amendment.

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 a Second Amendment to the Pre-Development Grant Agreement with the Manchester-Bidwell Corporation, a Pennsylvania non-profit corporation, to extend the term of the agreement, substantially in the form lodged with Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel