

## **RESOLUTION NO. 68-2002**

Adopted April 23, 2002

### **APPROVING THE EXPENDITURE OF AGENCY FUNDS FOR OUTSIDE COUNSEL REAL ESTATE PANEL IN AN AMOUNT NOT TO EXCEED \$892,000, FOR AN AGGREGATE TOTAL AMOUNT OF \$1,802,000 FOR YERBA BUENA CENTER CB-1, HUNTERS POINT SHIPYARD AND MISCELLANEOUS REAL ESTATE ISSUES; ALL REDEVELOPMENT PROJECT AREAS**

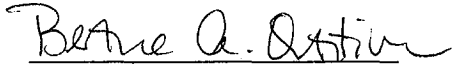
#### **BASIS FOR RESOLUTION**

1. On January 25, 2000, by Resolution No. 209-99, the Commission authorized a panel of outside legal counsel for real estate matters and authorized the Executive Director to expend funds in an amount not to exceed \$250,000 for legal services by the panel. The seven firms approved for the real estate panel are: Corporate Counsel Law Group (a local MBE); Gong, Mitchell, Combs & Lee (a local MBE); McCutchen, Doyle, Brown & Enersen; Morrison & Foerster; Chan Doi, Marshall & Leal (a local MBE); Shute, Mihaly & Weinberger (a local WBE, but not >disadvantaged=); and Steefel, Levitt & Weiss.
2. On September 19, 2000 by Resolution No. 176-2000, the Commission authorized an increase in the expenditure of Agency funds for the real estate legal panel for an aggregate total amount of \$910,000.
3. Since the inception of the real estate legal panel, the Agency has contracted with outside real estate counsel to provide services on four major projects, two of which have been completed: 1) Bloomingdale=s/Emporium Development in the Yerba Buena Center Project Area (completed); 2) CB-1 Jessie Plaza, Jessie Square Garage and Mexican Museum in the Yerba Buena Center Project Area; 3) Site G combined Owner Participation Agreement/Disposition and Development Agreement in the Rincon Center - South Beach Project Area (completed); and 4) Hunters Point Shipyard.
4. The legal costs for completing these projects have exceeded the authorized \$910,000. A total amount of \$1,802,000 is required for outside legal counsel. In addition to the funds already approved, the additional amount needed to complete the legal work on these projects and for small miscellaneous real estate projects is \$892,000. The Hunters Point Shipyard developer has agreed to reimburse the Agency for \$325,000 of the additional funds requested to pay outside counsel for work on these three projects.
5. Staff requests that the Agency approve an amount not to exceed \$892,000 for a total aggregate amount of \$1,802,000, for outside legal counsel on Agency projects.

**RESOLUTION**

**ACCORDINGLY, IT IS RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO**, that the Agency is authorized to expend Agency funds for outside counsel real estate panel in an amount not to exceed \$892,000 for an aggregate total amount of \$1,802,000 for Yerba Buena Center CB-1, Hunters Point Shipyard and miscellaneous real estate issues.

**APPROVED AS TO FORM:**



Bertha A. Ontiveros  
Agency General Counsel