

## RESOLUTION NO. 69-2003

*Adopted May 13, 2003*

### **AUTHORIZING NEGOTIATIONS WITH KTB MANAGEMENT GROUP FOR A PROPERTY MANAGEMENT CONTRACT FOR THE MISSION BAY OPEN SPACE SYSTEM; MISSION BAY NORTH AND SOUTH REDEVELOPMENT AREAS**

#### **BASIS FOR RESOLUTION**

1. On September 17, 1998, by Resolution No. 185-98 and Resolution No. 190-98, the Redevelopment Agency of the City and County of San Francisco ("Agency") approved proposed Redevelopment Plans for the Mission Bay North and South Redevelopment Project Areas ("North Plan" and "South Plan," respectively). On the same date, the Agency adopted related resolutions, including Resolution No. 188-98 and 193-98 authorizing execution of Owner Participation Agreements ("OPA's) and related documents between Catellus Development Corporation ("Catellus") and the Agency. The Plan and its implementing documents, as defined in the Plan, constitute the "Plan Documents" for each Project.
2. Under the Plan Documents, Catellus is developing 51 acres of public open space on parcels of land in the North Plan and South Plan areas owned by the City and Port of San Francisco, which parcels are leased to the Agency at the time of improvement ("Mission Bay Open Space System"). Under the Plan Documents, the Agency is responsible for managing and operating the Mission Bay Open Space System until 2043.
3. On December 19, 1999, the Agency by Resolution No. 217-99 formed Community Facilities District No. 5 (Mission Bay Maintenance District) ("CFD No. 5") and authorizing the levy of special taxes, which levy was also approved on January 11, 2000 by Redevelopment Ordinance No. 2-99. All costs for the Agency's operation and management of the Mission Bay Open Space will be paid through the special taxes levied in CFD No. 5.
4. On February 26, 2003, the Agency issued a Request for Qualifications ("RFQ") for property management services for the Mission Bay Open Space System, and on or prior to the due date of April 9, 2003, complete and responsive Statements of Qualifications were received from four potential contractors.
5. An evaluation panel composed of Agency, Mayor's Office, and Catellus staff reviewed the Statements of Qualifications, conducted interviews, and evaluated the four potential contractors in accordance with the selection criteria established in the RFQ.
6. Based on the recommendation of the evaluation panel, the Agency has determined that KTB Management Group is the potential contractor best qualified team to provide property management services for the Mission Bay Open Space System.


7. The Agency wishes to enter negotiations with KTB Management Group to negotiate the terms of a personal services contract, including a scope of services and budget.

8. At the conclusion of negotiations, the Agency will consider approving a contract with KTB for property management services for the Mission Bay Open Space System.

### RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco, that the Executive Director is authorized to enter into negotiations with KTB Management Group for a personal services contract for property management services for the Mission Bay Open Space System in the Mission Bay North and South Redevelopment Areas.

APPROVED AS TO FORM:



for Bertha A. Ontiveros 5/18/03  
Agency General Counsel