

RESOLUTION NO. 172-2003

Adopted November 18, 2003

AUTHORIZING A PERSONAL SERVICES CONTRACT WITH KTB REALTY PARTNERS, INC., A CALIFORNIA CORPORATION, FOR PROPERTY MANAGEMENT OF THE MISSION BAY OPEN SPACE SYSTEM FOR A TERM OF 3 YEARS WITH ONE 3 YEAR OPTION FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$263,960; MISSION BAY NORTH AND SOUTH REDEVELOPMENT PROJECT 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 the 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 Nos. 188-98 and 193-98 authorizing execution of Owner Participation Agreements ("OPAs) 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 authorized 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 of 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. On May 13, 2003, by Resolution No. 2203-069, the Agency selected KTB Realty Partners, doing business as KTB Management Group ("KTB"), for negotiations

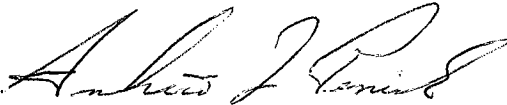
for a personal services contract for the Mission Bay Open Space System ("Contract").

6. The Agency has negotiated a Contract with KTB, including an initial term of three years, an option term of three years, a scope of services and a budget, with a cumulative total management fee during the initial and option terms not to exceed \$263,960.

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 personal services contract with KTB Realty Partners, Inc., a California Corporation doing business as KTB Management Group, for property management of the Mission Bay Open Space System in the Mission Bay North and South Redevelopment Project Areas for an initial term of 3 years with one 3 year option, for a total aggregate amount not to exceed \$263,960, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:



for James B. Morales 11/13/03
Agency General Counsel