

RESOLUTION NO. 184-2003

Adopted December 2, 2003

AUTHORIZING A FIRST AMENDMENT TO THE COOPERATIVE AGREEMENT WITH THE PUBLIC INITIATIVES DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, TO MODIFY CERTAIN TERMS RELATING TO CONTRACTING PROCEDURES AND POLICIES FOR THE DEVELOPMENT OF 106 VERY-LOW INCOME RENTAL UNITS, GROUND FLOOR COMMERCIAL SPACE AND THE REPLACEMENT OF BINDLESTIFF STUDIO AT 988 HOWARD STREET; SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

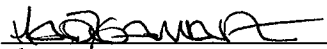
1. In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code Section 33334.2) (the "Law"), the Redevelopment Agency of the City and County of San Francisco (the "Agency") undertakes programs for the reconstruction and rehabilitation of slums and other blighted areas in the City and County of San Francisco (the "City"), as well as increasing and preserving the supply of housing affordable to low- and moderate-income households.
2. The Agency is authorized pursuant to the Law to undertake activities for the specific and special purpose of increasing and maintaining the housing stock in the City for very-low, low and moderate-income households.
3. On February 12, 2002, the Agency adopted Resolution No. 21-2002 which authorized Agency staff to commence implementation of direct development of the Plaza Hotel at 988-992 Howard Street (the "Site"), in the Agency's South of Market Earthquake Recovery Redevelopment Project Area ("Project Area").
4. On April 8, 2002, the Agency adopted Resolution No. 60-02, authorizing the Executive Director to file Articles of Incorporation and establish the Public Initiatives Development Corporation ("PIDC" or "Development Corporation") to act on the Agency's behalf to develop the Site.
5. On April 8, 2002, the Agency adopted Resolution No 61-02, which authorized the Agency to enter into a Cooperation Agreement (the "Agreement") with PIDC that establishes the operating requirements and procedures for the Development Corporation.
6. On April 9, 2003, the Commission approved the development program for the Site that includes the construction of 106 very-low income rental units, ground floor commercial space and the replacement of Bindlestiff Studio (the "Project") at the Site.

7. PIDC has secured the financing to begin construction at the Site and must initiate the process of selecting a general contractor.
8. Under the terms of the Cooperative Agreement, PIDC has agreed to follow the California Public Contract Code procedures when selecting the general contractor. PIDC is now requesting an amendment to the Cooperative Agreement which would allow an alternative contractor selection process.
9. The Agency now desires to amend the Cooperative Agreement as requested by PIDC.

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 a First Amendment to the Cooperative Agreement with the Public Initiatives Development Corporation, a California nonprofit public benefit corporation, to modify certain terms relating to contracting procedures and policies for the development of 106 very-low income rental units, ground floor commercial space and the replacement of Bindlestiff Studio at 988 Howard Street in the South of Market Earthquake Recovery Redevelopment Project Area, in substantially the form lodged with Agency General Counsel.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel