RESOLUTION NO. 139-2004

Adopted December 7, 2004

AUTHORIZING A FOURTH AMENDMENT TO THE OWNER PARTICIPATION AGREEMENT WITH THE FULL GOSPEL SAN FRANCISCO CHURCH, A CALIFORNIA NONPROFIT CORPORATION, TO EXTEND THE SCHEDULE OF PERFORMANCE FOR THE CONSTRUCTION OF AN APPROXIMATELY 4,050-SQUARE-FOOT EXPANSION TO AN EXISTING 10,900-SQUARE-FOOT, MULTIPURPOSE BUILDING LOCATED AT 1480 ELLIS STREET; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. The Redevelopment Plan for the Western Addition Redevelopment Project Area A-2 (the “Redevelopment Plan”) was adopted by the Board of Supervisors of the City and County of San Francisco on October 13, 1964, and has been amended six times since its adoption, most recently on October 3, 1994.

2. On December 14, 1976, pursuant to the Redevelopment Plan, the Redevelopment Agency of the City and County of San Francisco (the “Agency”) entered into an Agreement with Northern California and Nevada District Council, a nonprofit corporation (the “District Council”), for Disposition of Land for Private Redevelopment (the “LDA”) regarding the purchase and rehabilitation of Agency land, located on the northeast corner of Ellis and Webster Streets (the “Site”) in the Western Addition Redevelopment Project Area A-2. In accordance with the LDA, improvements consisting of a church and one-story multipurpose building were constructed on the Site. On October 3, 1984, the District Council conveyed the improved Site to the Full Gospel San Francisco Church, a California nonprofit corporation (the “Owner”).

3. By Resolution No. 56-86, adopted by the Agency on March 11, 1986, the Owner entered into an Owner Participation Agreement (the “OPA”) to replace the one-story multipurpose building with a three-story multipurpose building consisting of approximately 13,100 square feet. The OPA was amended by a First Amendatory Agreement, which was adopted by the Agency on November 10, 1987. The First Amendatory Agreement reduced the scope of development of the three-story multipurpose building permitted in the OPA from 13,100 square feet to approximately 10,900 square feet. This building was completed in 1990.

4. By Resolution No. 35-91, adopted by the Agency on February 11, 1991, the OPA was amended by a Second Amendment which permitted the addition of a fourth floor on the multipurpose building, increasing the building size to a maximum of 16,000 square feet. Due to fundraising difficulties and other circumstances, this addition was never constructed.
5. By Resolution No. 7-2004, adopted by the Agency on January 20, 2004, the OPA was amended by a Third Amendment, which permitted an approximately 4,050-square-foot horizontal addition to the existing three-story, multipurpose building, bringing the total multipurpose building area to approximately 15,000 square feet. The Commission also conditionally approved on January 20, 2004, by Resolution No. 8-2004, the schematic design for this expansion.

6. The Owner and the Agency desire to further amend the OPA to revise the schedule of performance for the expansion contemplated under the Third Amendment, in consideration of personnel changes at Full Gospel San Francisco Church and the start of the rainy season.

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 Fourth Amendment to the Owner Participation Agreement to extend the schedule of performance for the construction of an approximately 4,050-square-foot expansion to an existing 10,900-square-foot, multipurpose building located at 1480 Ellis Street, Assessor's Block 724, Lot 33 in the Western Addition Redevelopment Project Area A-2, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]

James B. Morales
Agency General Counsel