RESOLUTION NO. 154-2004

Adopted December 14, 2004

AUTHORIZING A TENANT IMPROVEMENT LOAN AGREEMENT WITH POWELL’S PLACE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN AN AMOUNT NOT TO EXCEED $350,000 FOR TENANT IMPROVEMENTS, TO RE-ESTABLISH A RESTAURANT AT 1521 EDDY STREET, IN THE FILLMORE JAZZ PRESERVATION DISTRICT; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. The economic revitalization of the Fillmore Jazz Preservation District (the “Jazz District”) is a significant component of the Redevelopment Agency of the City and County of San Francisco’s (the “Agency”) completion of the Western Addition A-2 Redevelopment Plan (the “Redevelopment Plan”). The Jazz District is the area generally located along Fillmore Street between Post and McAllister Streets in the Western Addition Redevelopment Project Area A-2 (the “Project Area”).

2. After 32 years in Hayes Valley, Powell’s Place, LLC, a California limited liability company (“Powell’s Place”), wants to re-establish and operate a restaurant in the Jazz District. On June 10, 2004, it entered into a lease agreement with Fillmore Properties, LLC Development (“Fillmore Center”) to lease approximately 4,000 square feet of the commercial space at 1521 Eddy Street.

3. The projected cost of opening Powell’s Place is approximately $960,000. Mr. Emmitt A. Powell, managing member of Powell’s Place, has invested over $185,000 of his own funds towards predevelopment costs and tenant improvement expenses; Fillmore Center contributed $175,000 toward tenant improvement allowances and the Mayor’s Office of Community Development approved a loan of $250,000 for tenant improvement, furniture and equipment, and working capital in early November 2004. Mr. Powell is now seeking the Agency to approve a tenant improvement loan in an amount not to exceed $350,000 to assist him to reestablish his business at the Fillmore Center location.

4. The Agency and Powell’s Place have agreed to enter into a tenant improvement loan agreement subject to its terms, conditions and covenants.

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: (1) a
tenant improvement loan agreement with Powell's Place, LLC, a California limited liability company, for an amount not to exceed $350,000.00 for tenant improvements to re-establish a full services Southern style restaurant at 1521 Eddy Street, in the Fillmore Jazz Preservation District; Western Addition Redevelopment Project Area A-2; and (2) any and all ancillary documents necessary to implement the loan agreement, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]

James B. Morales
Agency General Counsel