RESOLUTION NO. 164-2005
Adopted October 18, 2005

AUTHORIZING A PERSONAL SERVICES CONTRACT IN AN AMOUNT NOT TO EXCEED $370,000 WITH THE PRIVATE INDUSTRY COUNCIL OF SAN FRANCISCO, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, FROM NOVEMBER 1, 2005 TO OCTOBER 31, 2007, TO ADMINISTER AN EMPLOYMENT AND TRAINING SERVICES CONTRACT WITH MISSION HIRING HALL, INC. THROUGH ITS SOUTH OF MARKET EMPLOYMENT CENTER; YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. In order to allow the Redevelopment Agency of the City and County of San Francisco (the “Agency”) to utilize more of its resources on its mission of alleviating physical and economic blight and development housing and other mixed use developments, the Agency has contracted for the past five years with The Private Industry Council of San Francisco, Inc., a California nonprofit public benefit corporation (the “Contractor”), which has expertise to administer employment and training services contracts.

2. Pursuant to the provisions of the Federal Workforce Investment Act of 1998 (“WIA”) and the provisions of the Master Partnership Agreement with the Mayor, the Contractor is the sole source for administrating employment and training services for the City and County of San Francisco (the “City”), with the exception of those directly administered by the City.

3. The Contractor has effectively and efficiently administered employment and training services for the City since 1977, including contracts with Ella Hill Community Center, Inc., Mission Hiring Hall Inc., through its South of Market Employment Center (“SOMEC”) and Young Community Developers, Inc., collectively called community based organizations (“CBOs”) used by the Agency.

4. On September 26, 2000, the Agency approved an Owner Participation and Disposition and Development Agreement (“OP/DDA”) with Emporium Development, LLC (the “Developer”), for the development of a mixed use commercial development of 1.2 million square feet within the Emporium Sub-Area of the Yerba Buena Center Redevelopment Project Area (the “Project”). A companion Owner Participation Agreement (“OPA”) with Bloomingdale’s Inc., a Federate Department Stores affiliate, provides for the completion of interior improvements of a Bloomingdale’s department store within the overall development. The Project will include a new Bloomingdale’s department store,
other retail and office uses. Under the OP/DDA, the Developer was required to pay a number of development impact fees, including contribution of $800,000 for the City’s First Source Hiring Program. On June 10, 2003, the Agency approved a first amendment to the OP/DDA with the Developer’s OP/DDA to allow the transfer of 50% ownership to Westfield America Inc. (“Westfield”).

5. Pursuant to the terms and conditions under the OP/DDA, the Developer, Bloomingdale’s and other applicable Project employers and contractors agreed to comply with the Agency’s equal opportunity program including: 1) M/WBE contracting in the design, development and construction of the Project; 2) hiring of San Francisco residents, with respect to all work comprising development costs for the Project, and including certain tenant improvements in the Project; and 3) committing to the good faith effort requirements of the Agency’s equal opportunity program for permanent workforce hiring. These provisions apply for the first ten years of the Project, during which Agency staff will monitor the performance of the Developer, Bloomingdale’s and the other retail and office tenants.

6. The Developer contributed $800,000 to the City’s Department of Human Services (“DHS”). In March 2005, DHS informed the First Source Hiring Administration (“First Source”) that there was approximately $370,000 remaining from the original $800,000 contribution.

7. On April 21, 2005, the Agency through First Source received an award in the amount of $370,000, which is part of a payment made by the Developer for the City’s First Source Hiring Program. First Source recommended these funds be used for a long-term employment job training program through SOMEC. First Source also recommended that SOMEC work with other community based employment and training providers to assure that job opportunities are available to economically disadvantaged people throughout the City, with particular emphasis on the North of Market/Tenderloin area. First Source further requested that SOMEC collaborate with the First Source Hiring Program and the Career Link/One Stop Center to assist in recruitment efforts and to evaluate, prepare, train, and track job seekers. SOMEC will enter into a Memorandum of Understanding with the Career Link/One Stop Center for the use of its services and resources available through its One Stop System.

8. Currently, the Agency has a personal services contract with the Contractor for services and administer employment and training services contracts with CBOs, from July 1, 2003 through June 30, 2006.

9. SOMEC has been providing employment and training services to low and moderate-income residents in the Agency’s redevelopment project and survey areas for over 13 years and is uniquely qualified to provide a long term employment job training program for the Project.
RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of City and County of San Francisco that the Executive Director is authorized to enter a Personal Services Contract with The Private Industry Council of San Francisco, Inc., a California nonprofit public benefit corporation, from November 1, 2005 to October 31, 2007, to contract for services and administer an employment and training services contract with Mission Hiring Hall Inc. through its South of Market Employment Center in the amount not to exceed $352,380, to operate a job readiness training and placement program in support of permanent workforce of entry level positions for the tenants of the Emporium Development (Forest City/Westfield) Project, Yerba Buena Center Redevelopment Project Area. The administration fee to Contractor for administering the contract is not to exceed $17,620. The total aggregate amount of these contracts is not to exceed $370,000, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel