

## RESOLUTION NO. 146-2009

*Adopted December 1, 2009*

### **AUTHORIZING A PERSONAL SERVICES CONTRACT WITH MJM MANAGEMENT GROUP, A CALIFORNIA CORPORATION, FOR PROPERTY MANAGEMENT OF THE MISSION BAY OPEN SPACE SYSTEM FOR AN INITIAL TERM OF THREE YEARS, WITH ONE THREE-YEAR OPTION TO EXTEND THE CONTRACT, FOR A TOTAL AGGREGATE MANAGEMENT FEE AMOUNT NOT TO EXCEED \$617,362; MISSION BAY NORTH AND SOUTH REDEVELOPMENT PROJECT AREAS**

#### **BASIS FOR RESOLUTION**

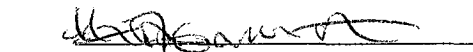
1. On October 26, 1998, the Board of Supervisors of the City and County of San Francisco approved and adopted the Redevelopment Plan for the Mission Bay North Redevelopment Project Area; on November 2, 1998, it approved and adopted the Redevelopment Plan for the Mission Bay South Redevelopment Project Area (collectively the "Plans"). The Plans and their implementing documents, as defined in the Plans, constitute the Plan Documents.
2. Under the Plan Documents, FOCIL-MB, LLC, a subsidiary of Farallon Capital Management, LLC, is developing 41 acres of public open space on parcels of land in the Plans' areas owned by the City and Port of San Francisco ("Open Space Parcels"), which are leased to the Redevelopment Agency of the City and County of San Francisco ("Agency") at the time of improvement ("Mission Bay Open Space System"). The Open Space Parcels are phased in over time in association with the residential and commercial development. 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 Commission by Resolution No. 217-99 formed Community Facilities District No. 5 ("Mission Bay Maintenance District" or "CFD No. 5") and, authorized the levy of special taxes, which levy was approved on January 13, 2000 by Redevelopment Ordinance No. 2-99. All costs for the Agency's operation and management of the Mission Bay Open Space System will be paid through the special taxes levied in CFD No. 5.
4. On August 24, 2009, the Agency issued a Request for Qualifications ("RFQ") for property management services for the Mission Bay Open Space System (the "Contract"). As described in the RFQ, the selected contractor would manage all Open Space Parcels, which are phased in during the term of the Contract.

5. The Agency received one application in response to the RFQ from MJM Management Group (“MJM”), a San Francisco based woman-owned firm, that was found to be substantially complete and provided all requested services.
6. Agency staff determined that MJM, along with the proposed subconsultants, all of which are certified Small Business Enterprises, was well qualified to provide property management services for the Mission Bay Open Space System. MJM currently is under contract until January 4, 2010 to provide the property management services for the Mission Bay Open Space System and has performed well throughout the term of the existing personal services contract.
7. The Agency has negotiated a new personal services contract with MJM, 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 \$617,362.
8. Approval of the personal services contract with MJM is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15301(h) because it authorizes open space maintenance, which will not result in a significant physical effect on the environment.

#### **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 Personal Services Contract with MJM Management Group, a California corporation, 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 three years with one three-year option, for a total aggregate management fee amount not to exceed \$617,362, substantially in the form lodged with the Agency General Counsel.

**APPROVED AS TO FORM:**

  
James B. Morales  
Agency General Counsel