
REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Ramon Romero, President

Rick Swig, Vice President

Francee Covington

London Breed

Linda A. Cheu

Leroy King

Darshan Singh

Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary



CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102

www.sfgov.org/sfra

LIVE BROADCAST KPOO 89.5 FM

A G E N D A

Tuesday, June 16, 2009 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
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1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a 2009-2010 Fiscal Agent Agreement with the County of San Mateo in an amount not to exceed \$779,300, from July 1, 2009 to June 30, 2010; Housing Opportunities for Persons with AIDS Program. (Resolution No. 59-2009)
- (b) Authorizing a 2009-2010 Fiscal Agent Agreement with the County of Marin in an amount not to exceed \$375,940, from July 1, 2009 to June 30, 2010; Housing Opportunities for Persons with AIDS Program. (Resolution No. 60-2009)
- (c) Authorizing a Fourth Amendment to the Personal Services Contract with Business Development, Inc., a California Corporation, to extend the term of the contract for two months from June 30, 2009 to August 31, 2009 in an amount not to exceed \$38,460, for a total aggregate amount not to exceed \$622,210, to provide fiscal agent and administrative support services to the Bayview Hunters Point Project Area Committee; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 61-2009)
- (d) Intention to annex territory (Block X-4) to the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 5 (Mission Bay Maintenance District) and to authorize the levy of special taxes therein; Mission Bay South Redevelopment Project Area. (Resolution No. 62-2009)
- (e) Authorizing the Executive Director to apply for and, if awarded, to accept approximately \$25 Million in Neighborhood Stabilization Program-2 Funds from the United States Department of Housing and Urban Development ("HUD") for use in the development of approximately 100 units of affordable rental housing; Hunters Point Shipyard Project Area. (Resolution No. 63-2009)

- (f) Authorizing a Personal Services Contract with Kelley & VerPlanck, a California Corporation, for a one-year term in an amount not to exceed \$150,000, with two one-year extensions, to conduct a Historic Resources Survey and Context Statement; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 64-2009)

Action Taken: _____

BEFORE THE REGULAR AGENDA ITEMS ARE CONSIDERED, THE REDEVELOPMENT AGENCY COMMISSION WILL RECESS TO CONSIDER ITEMS ON THE FINANCING AUTHORITY AGENDA, AFTER WHICH THE REDEVELOPMENT AGENCY COMMISSION WILL RECONVENE TO CONSIDER THE REMAINING AGENDA

4. Matters of New Business:

REGULAR AGENDA

Agenda Items 4(g), (h) & (i) will be presented together, but acted on separately

Staff presentation estimated time: 10 minutes

- (g) Authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$75,000,000 relating to the issuance of the 2009 Series A Taxable Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final Official Statement relating to the bonds, and authorizing and approving other matters properly relating thereto (Bayview Hunters Point Redevelopment Project Area – Project Area B, Mission Bay North Project Area, Mission Bay South Project Area, Rincon Point - South Beach Redevelopment Project Area, Transbay Redevelopment Project Area, Former Western Addition Redevelopment Project Area A-2 and Yerba Buena Center Approved Redevelopment Project Area D-1). (Resolution No. 65-2009)

Action Taken: _____

- (h) Authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$25,000,000 relating to the issuance of the 2009 Series B Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco Redevelopment Financing Authority; approving the final Official Statement relating to the bonds, and authorizing and approving other matters properly relating thereto (Bayview Hunters Point Redevelopment Project Area – Project Area B, South of Market Redevelopment Project Area, Transbay Redevelopment Project Area, and Yerba Buena Center Approved Redevelopment Project Area D-1). (Resolution No. 66-2009)

Action Taken: _____

- (i) Authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$70,000,000 relating to the issuance of the 2009 Series C Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) by the City and County of San Francisco

Redevelopment Financing Authority; approving the final Official Statement relating to the bonds, and authorizing and approving other matters properly relating thereto, (Mission Bay North Project Area and Mission Bay South Project Area). (Resolution No. 67-2009)

Action Taken: _____

Staff presentation estimated time: 5 minutes

- (j) Upholding the Executive Director's decision to deny Western Commercial Partnership I, LLC's March 12, 2009 written request to the Agency to pay half the cost of repairs to the privately owned walkway in front of Webster Tower & Terrace at 1489 Webster Street based on the Agency's lack of authority to pay for improvements to private property without an additional public benefit. (Resolution No. 68-2009)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (k) Authorizing a Personal Services Contract with Willie B. Kennedy, a sole proprietorship, dba W. B. Kennedy & Associates, for a 3-year term in an amount not to exceed \$986,950, to manage the Agency's Hunters Point Shipyard Site Office and to provide outreach and administrative support services to the Hunters Point Shipyard Citizens Advisory Committee and the Agency; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 69-2009)

Action Taken: _____

Agenda Items 4(l) & 4(m) will be presented together, but acted on separately

Staff presentation estimated time: 10 minutes

- (l) Authorizing a Letter Agreement with the Mayor's Office of Community Investment in an amount not to exceed \$1,474,140 for the administration of contracts with four community-based organizations to provide economic development services from July 1, 2009 to June 30, 2010; All Redevelopment Project Areas. (Resolution No. 70-2009)

Action Taken: _____

- (m) Authorizing a Third Amendment to the Amended and Restated Letter Agreement with the Mayor's Office of Community Investment, in an amount not to exceed \$458,112 for the administration of contracts with two community-based organizations to provide workforce development services from July 1, 2009 to December 31, 2009; All Redevelopment Project Areas. (Resolution No. 71-2009)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (n) Authorizing a Personal Services Contract with MJM Management Group, a California corporation, for property management of Yerba Buena Gardens for an initial term of 36 months, for a monthly management fee of \$10,143, with an Agency option to extend the contract for one additional 36-month period, with a 3% increase in the monthly management fee, for a total aggregate amount of \$741,252, subject to appropriation of funds; Yerba Buena Center Redevelopment Project Area. (Resolution No. 72-2009)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (o) Authorizing the Executive Director to award Contract No. HPS 001-09 to Angotti & Reilly, Inc., a California corporation, for an amount not to exceed \$1,797,733 for construction of improvements to Building 101 on the Hunters Point Shipyard and authorizing a lien and any related documents for the land under Building 101; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 73-2009)

Action Taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the members on non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Sessions:

(a) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel (Erickson, Beasley & Hewitt, LLP) regarding litigation: Redevelopment Agency of the City and County of San Francisco, Plaintiff, vs. Branch Limited Partnership, an Oregon Limited Partnership; I.M. and S.I. Patel Living Trust, All persons unknown claiming an interest in the property; and Does One through Fifty, inclusive, Defendants.

11. Adjournment

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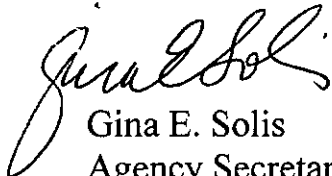


Fred Blackwell, Executive Director
Gina E. Solis, Commission Secretary

DECLARATION OF AGENCY SECRETARY

I, **GINA E. SOLIS**, declare

1. I am the Secretary of the Redevelopment Agency of the City and County of San Francisco (Agency).
2. Pursuant to California Government Code Section 54954.2 regarding the posting requirements for the Agency Meeting Agenda, on Tuesday, June 16, 2009 at 4:00 p.m., I personally posted a copy of the Agency's Agenda on Friday, June 12, 2009, immediately outside Room 416 at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, California and on the Agency's website, www.sfgov.org/sfra.
3. Attached to this Declaration and made a part hereof is a copy of said Agenda so posted as aforesaid.
4. I declare under penalty of perjury that the foregoing is true and correct and I executed this Declaration on Friday, June 12, 2009.


Gina E. Solis
Agency Secretary