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# REDEVELOPMENT AGENCY

## of the

# City and County of San Francisco

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Gavin Newsom, Mayor

Rick Swig, President  
Darshan Singh, Vice President  
London Breed  
Miguel M. Bustos  
Francee Covington  
Leroy King

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



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CITY HALL, ROOM 416  
1 DR. CARLTON B. GOODLETT PLACE  
SAN FRANCISCO, CA 94102  
[www.sfgov.org/sfra](http://www.sfgov.org/sfra)  
LIVE BROADCAST KPOO 89.5 FM

**A G E N D A**  
Tuesday April 6, 2010 • 4:00 p.m.

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### 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](http://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.
  2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
  3. There is accessible parking across from City Hall at the Civic Center Garage.
  4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by audiocassette tape or alternative formats.
  5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
  6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
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## REGULAR MEETING AGENDA

**PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION, FILL OUT A "SPEAKERS CARD" PROVIDED BY THE AGENCY SECRETARY, AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.**

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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) Approval of Minutes: Regular Meeting of February 16, 2010
- (b) Approval of Minutes: Regular Meeting of March 2, 2010
- (c) Authorizing a First Amendment to an Agreement for the Purchase and Sale of Real Property of a portion of Assessor's Block 3180, Lot 1, located at Ocean and Phelan Avenues from the City and County of San Francisco, and an Access Easement Agreement with the City and County of San Francisco for pedestrian access and emergency egress on City-owned property, all in conjunction with the construction of up to 80 units of low- and very-low income rental housing; Citywide Tax Increment Housing Program. (Resolution No. 28-2010)
- (d) Authorizing the Executive Director to enter into a Permit to Enter with the United States of America, acting by and through the Department of the Navy, for a two-year term to build and maintain a temporary access road on Agency-owned property behind Building 808; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 29-2010)
- (e) Authorizing Execution of a Cost Per Image Agreement with Toshiba Business Solutions, Inc., a California Corporation, for the lease and maintenance of one model e-Studio 1110 and two model e-Studio 555 digital copy machines for a three-year term and an optional three-year extension for a total amount not to exceed \$177,000 subject to annual appropriations. (Resolution No. 30-2010)
- (f) Authorizing Execution of a Fourth Amendment to the Joint Powers Agreement with the California Department of General Services governing the San Francisco State Building Authority (Resolution No. 31-2010)

**Action Taken:** \_\_\_\_\_

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**REGULAR AGENDA**

**Staff presentation estimated time: 60 minutes**

- (g) Workshop on the Agency's Fiscal Year 2010/11 Budget

**ITEMS 4(h, g, & i) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY**

**Staff presentation estimated time: 20 minutes**

- (h) Workshop on the Hunters Point Shipyard Phase 2-Candlestick Point Integrated Development Project the Design for Development Documents; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area
- (i) Authorizing the Executive Director to execute a Second Amendment to the Second Amended and Restated Exclusive Negotiations and Planning Agreement for the Hunters Point Shipyard Phase 2-Candlestick Point Project ("Phase 2 ENA") between the Redevelopment Agency and HPS Development Co., LP, a Delaware limited partnership ("HPS Developer"), and CP Development Co., LP, a Delaware limited partnership ("CP Developer") to (1) eliminate the term sheet requirement, (2) make confirming changes to the Schedule of Performance and related provisions, (3) amend the predevelopment budget, and (4) assign rights, title, interest, and obligations from the HPS Developer to the CP Developer; Bayview Hunters Point Redevelopment Project Area and Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 32-2010)

**Action Taken:** \_\_\_\_\_

- (j) Authorizing a First Amendment to the Personal Services Contract with Seifel Consulting, Inc., a California corporation, for consulting services for redevelopment plan amendments and affordable housing strategies for the Hunters Point Shipyard Phase 2-Candlestick Point Project and Bayview Hunters Point Survey Area C, to extend the time period for the Contract by six months to September 30, 2011 and to increase the contract amount not to exceed \$240,000, for a total aggregate amount not to exceed \$990,000; Bayview Hunters Point Redevelopment Project Area, Hunters Point Shipyard Redevelopment Project Area, and Bayview Hunters Point Redevelopment Survey Area C. (Resolution No. 33-2010)

**Action Taken:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (k) Authorizing a Sublease with Carmen and Benito Solis, a sole proprietorship, doing business as Carmen's Restaurant, for an initial term of three years with one, two-year option for a portion of the bulkhead building and property located at Pier 38/40; Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 34-2010)

**Action Taken:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (l) Authorizing the Executive Director to award Contract No. HPS 001-10 to Project FROG, Inc., a California corporation, subject to State authorization, for an amount not to exceed \$2,034,941 for construction of a Community Facilities Demonstration Project modular building at the Hunters Point Shipyard and approving any related documents and conditionally approving the Basic Conceptual Design; Hunters Point Shipyard Redevelopment Project Area. (Resolution No. 35-2010)

**Action Taken:** \_\_\_\_\_

5. **Matters not appearing on Agenda**
6. **Persons wishing to address the members on non-Agenda, but Agency related matters.**
  - **This portion of the Agenda is not intended for debate or discussion with the Commission or Staff.**
  - **Please simply state your business or matter you wish the Commission or staff to be aware of.**
  - **It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.**
  - **If you have questions or would like to bring a matter to the Commissions attention, please contact the Commission Secretary after the meeting or at [Gina.Solis@sfgov.org](mailto:Gina.Solis@sfgov.org).**
7. **Report of the President**
8. **Report of the Executive Director**
9. **Commissioners' Questions and Matters**
10. **Closed Session:** Pursuant to Government Code Section 54957(b) regarding the position of Executive Director.
11. **Adjournment**