
REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

Rick Swig, President
Darshan Singh, Vice President
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Fred Blackwell, Executive Director
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LIVE BROADCAST KPOO 89.5 FM

A G E N D A
Tuesday, May 4, 2010 • 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.
 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.

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 April 6, 2010.
- (b) Authorizing a First Amendment to the Ground Lease and a First Amendment to the Second Amended and First Restated Loan Agreement with Mission Bay Affordable Housing Limited Partnership, a California Limited Partnership, for 150 Berry Street, to modify the terms and conditions of the Agreements, Mission Bay North Redevelopment Project Area. (Resolution No. 43-2010)
- (c) Authorizing a Third Amendment to the Maintenance and Management Agreement with the City and County of San Francisco by and through the San Francisco Port Commission to extend the term for three years to June 30, 2013 and approving a fiscal year 2010-2011 operating budget in an amount not to exceed \$198,194 for maintenance and management services for Rincon Park; Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 44-2010)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 30 minutes

- (d) Workshop on the status of the environmental clean-up of the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area.

Staff presentation estimated time: 10 minutes

- (e) Authorizing the Payment of \$28.733 Million for the Supplemental Educational Revenue Augmentation Fund (SERAF) from the Existing Low And Moderate Income Housing Fund (LMIHF) Pending the Sale of Tax Allocation Bonds; and Making Findings that There Are Insufficient Funds from Sources Other than the LMIHF To Make The SERAF Payment; Establishing a Repayment Obligation in the Amount of \$28.733 Million to the LMIHF. (Resolution No. 45-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) Approving the proposed budget for the period July 1, 2010 through June 30, 2011 and authorizing the Executive Director to submit the Budget to the Mayor's Office. (Resolution No. 46-2010)

Action Taken: _____

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

Staff presentation estimated time: 15 minutes

- (g) Authorizing an Amended and Restated Exclusive Negotiations Agreement with 706 Mission Street Co. LLC, a Delaware limited liability company, for the development of a mixed-use project, including a residential tower and museum space, on 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency Parcel CB-1-MM located at the north side of Mission Street between Third and Fourth Streets (Assessor's Block 3706, portion of Lot 277) and also authorizing other ancillary actions; Yerba Buena Center Redevelopment Project Area. (Resolution No. 47-2010)

Action Taken: _____

- (h) Authorizing an Amended and Restated Memorandum of Understanding with the City and County of San Francisco, acting by and through its Arts Commission, and the Mexican Museum, a California nonprofit corporation, for an aggregate amount not to exceed \$775,000, to collaboratively develop and implement a predevelopment plan for a new museum associated with a new mixed-use project on a site that includes 706 Mission Street (Assessor's Block 3706, Lot 93) and Agency disposition parcel CB-1-MM (Assessor's Block 3706, portion of Lot 277); Yerba Buena Center Redevelopment Project Area. (Resolution No. 48-2010)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) Authorizing a Cooperative Agreement with the San Francisco Community Investment Fund, a California nonprofit, public benefit corporation (“SFCIF”), for a loan consisting of Agency funds in an amount not to exceed \$100,000 and Agency staff time in an amount not to exceed \$385,000, for a total aggregate loan amount not to exceed \$485,000, in a two-year period, to aid the SFCIF in fulfilling its mission to apply for new markets tax credits and to make qualified low-income community investments. (Resolution No. 49-2010)

Action Taken: _____

Staff presentation estimated time: 15 minutes

- (j) Workshop on Agency Local Hire and Project Labor Agreement Policy; all Redevelopment Areas

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.*

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment