

4a

**MINUTES OF A SPECIAL MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
3rd DAY OF FEBRUARY, 2009**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a Special meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 3<sup>RD</sup> day of February, 2009, at the place and date duly established for holding of such a meeting.

Acting President Rick Swig called the meeting to order at 4:05 p.m.

Mr. Swig welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Swig asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Swig stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

**1. RECOGNITION OF A QUORUM**

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Rick Swig, Acting President  
Francee Covington  
Leroy King  
Darshan Singh

And the following Commissioners were absent:

Ramon E. Romero  
London Breed  
Linda A. Cheu

Fred Blackwell, Executive Director, and staff members were also present.

- 2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY.** No Reportable Action.
- 3. MATTERS OF UNFINISHED BUSINESS.** Continued from the January 6, 2009 Commission Meeting, Visitacion Valley Items 3(a) – 3(g)

Acting President Swig stated that there was a request that Agenda Items 3(a) – 3(g) be heard at 5:30 for the benefit of the residents of Visitation Valley. President Swig indicated that he would need a motion to move the item to 5:30pm.

Commissioner Singh put forth a motion to continue Items 3(a) – 3(g) at a time set of 5:30pm.

Commissioner King seconded Mr. Singh's motion.

**MOTION:** IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED (COMMISSIONER'S ROMERO, BREED, AND CHEU ABSENT) THAT AGENGA ITEMS 3(a) – 3(g) BE HEARD AT 5:30 P.M.

**4. MATTERS OF NEW BUSINESS:**

**CONSENT AGENDA**

- (a) Approval of Minutes: Special Meeting of December 9, 2009
- (b) Approval of Minutes: Meeting of January 6, 2009
- (c) Approval of Minutes: Special Meeting of January 13, 2009
- (d) Resolution No. 11-2009, Authorizing a Second Amendment to the Personal Services Contract with MJM Management Group, a California Corporation (formerly known as KTB Management Group) and the property manager of the Mission Bay Open Space System, to include Open Space Parcel P18 and increase the contract's management fee by \$2,100 for a total aggregate amount for the management fee not to exceed \$342,310; Mission Bay North and South Redevelopment Project Areas.

**ADOPTION:** IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM 4(a), APPROVAL OF MINUTES: SPECIAL MEETING OF DECEMBER 9, 2009, (MR. SINGH, MR. KING, AND MR. ROMERO ABSENT), AGENDA ITEM 4(b) APPROVAL OF MINUTES: REGULAR MEETING OF JANUARY 6, 2009, AGENGA ITEM 4(c) APPROVAL OF MINUTES: SPECIAL MEETING OF JANUARY 13, 2009 (MS. BREED ABSENT), AND, AGENDA ITEM 4(d) RESOLUTION NO. 11-2009, AUTHORIZING A SECOND AMENDMENT TO THE PERSONAL SERVICES CONTRACT WITH MJM MANAGEMENT GROUP, A CALIFORNIA CORPORATION (FORMERLY KNOWN AS KTB MANAGEMENT GROUP) AND THE PROPERTY MANAGER OF THE MISSION BAY OPEN SPACE SYSTEM, TO INCLUDE OPEN SPACE PARCEL P18 AND INCREASE THE CONTRACT'S MANAGEMENT FEE BY \$2,100 FOR A TOTAL AGGREGATE AMOUNT FOR THE MANAGEMENT FEE

NOT TO EXCEED \$342,310; MISSION BAY NORTH AND SOUTH REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

**REGULAR AGENDA**

- (e) Resolution No. 12-2009, Authorizing a Letter Agreement with the Mayor's Office of Community Investment for an inter-agency Informational Management System, in an amount not to exceed \$525,000 for a term of three years to be paid to the Mayor's Office of Community Investment.
- (f) Resolution No. 13-2009, Authorizing a Personal Services Contract with the Board of Trustees of the Glide Foundation, a California nonprofit public benefit corporation, through its Tekmeca Opensource Project to provide consulting and software development services for an inter-agency Information Management System in an amount not to exceed \$525,000, for a term of three years, from February 15, 2009 to February 14, 2012.

Director Blackwell recommended Items 4(e) and 4(f) be continued to the next meeting.

Commissioner Singh put forth a motion to continue Items 4(e) and 4(f).  
Commissioner King seconded Mr. Singh's motion.

Acting President Swig asked if there was any public comment, of which there were none.

**MOTION:** MR. SINGH PUT FORTH A MOTION, SECONDED BY MR. KING, AND VOTED UNANIMOUSLY (COMMISSIONER'S ROMERO, BREED, AND CHEU ABSENT) TO CONTINUE ITEMS 4(e) AND 4(f) TO THE NEXT REGULARLY SCHEDULED COMMISSION MEETING.

- (g) Resolution No. 14-2009, Authorizing a Legal Services Contract with Kutak Rock LLP to provide specialized legal services primarily related to conveyance and early transfer of the remaining Navy owned parcels at the Hunters Point Shipyard for an amount not to exceed \$475,000; Bayview Hunters Point and Hunters Point Shipyard Redevelopment Project Areas.

Presenter: Thor Kaslofsky, Agency Staff

Speakers: None

**ADOPTION:** IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED (COMMISSIONER'S ROMERO, BREED, AND CHEU ABSENT) THAT RESOLUTION NO. 14-2009, AUTHORIZING A LEGAL SERVICES CONTRACT WITH KUTAK ROCK LLP TO PROVIDE SPECIALIZED LEGAL SERVICES PRIMARILY RELATED TO CONVEYANCE AND EARLY TRANSFER OF THE REMAINING NAVY OWNED PARCELS AT THE HUNTERS

POINT SHIPYARD FOR AN AMOUNT NOT TO EXCEED \$475,000; BAYVIEW HUNTERS POINT AND HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREAS, BE ADOPTED.

- (h) Resolution No. 15-2009, Adoption of a Five-Year Implementation Plan for the period 2008-2012 for the Hunters Point Shipyard Redevelopment Project Area; Hunters Point Shipyard Redevelopment Project Area.

Presenter: Thor Kaslofsky, Agency Staff

Speakers: None

Commissioner Covington indicated that Mr. Kaslofsky stated that \$41M has been spent to date, with a breakdown of construction hours totaling 88,000+ construction hours and 77% of the work hours are minority workers. Ms. Covington inquired as to what the job classification were and how much money the minority workers received.

Mr. Kaslofsky stated that the jobs were construction related and may have also included personal services. Mr. Kaslofsky stated that he would report back with more information.

Ms. Covington stated that the figure for minority contractors does not tell her how the money filters down to individual workers, how much people who live and work in that area of the City are actually benefiting, and does not get a sense what those dollars are.

Ms. Covington stated that the breakdown on housing for Phases 1 & 2 did not indicate whether they are rental or for purchase.

Mr. Kaslofsky stated that all Lennar housing is for sale, no rental; in October 2006 the Second Amendment to the DDA allowed Lennar to do for sale only housing on the Shipyard since the Agency was planning on building over 218 units.

Ms. Covington asked how large Hillpoint Park was.

Mr. Kaslofsky stated that he did not have the precise acreage and would provide the information at a later date.

Ms. Covington asked if the park was suitable for soccer and volleyball.

Mr. Kaslofsky stated that it would not be suitable due to a slight slope.

Ms. Covington requested a breakdown of the proposed 10,000 permanent and construction jobs, particularly on the permanent side. Ms. Covington expressed her concern that the agency do as much as it can to prepare people

for those permanent jobs and requested that whenever there is a presentation on Hunters Point, she would like to see a breakdown of what those permanent jobs are to ensure that the Agency is doing their part in preparing people for those career jobs.

Mr. Maduli-Williams stated that there is no breakdown in terms of a job creation component as of yet, no projection as to how many jobs will be permanent or temporary. In terms of providing maximum opportunities to local residents, Staff has been working with the Mayor's Office, local CBO's, and the community to think through effective strategies in terms of the workforce development component which is a significant challenge in terms of putting the infrastructure in place to ensure that people have the ability to take advantage of the opportunities that will be presented. Mr. Maduli-Williams stated that they are currently discussing a work plan which will include new developments, projecting what the opportunities are, and how to get people there in terms of taking advantage of the near term opportunities. He projected that there will be a gap in terms of the amount of work between now and when the shipyard development starts. Mr. Maduli-Williams stated that staff will, at a later date, discuss strategies for funding of CBO's and look at how to change the way they are funded to make them more performance based to ensure the outcome in terms of people trained effectively to be able to work for contractors on the shipyard.

Ms. Covington stated to Mr. Maduli-Williams that he referenced this as being a significant challenge in terms of preparing people for permanent jobs that would be generated, and stated that she wants to make sure that the Agency is doing everything to meet that challenge. She expressed that this is very important to her; the amount of money that is going into the community, as much of it as possible should stay in the community so that people are shopping locally, supporting the schools, and businesses in the neighborhood. Ms. Covington stated that she looks forward to hearing more about.

Ms. Covington stated that the handout refers to 10,000 permanent and construction jobs, and asked how that number was generated.

Mr. Maduli-Williams stated that the number was generated by the developer, and staff is in the process of developing a metrics to be able to project the number and types of jobs on a more detailed level, and match it to the workforce development infrastructure to match the training to the opportunities.

Ms. Covington asked that staff look at the figure and make sure it is a real figure.

Mr. Kaslofsky stated that the types of jobs that people need to be trained for at the shipyard are open space maintenance, retail, green tech, research and development, property management, and the stadium.

Ms. Covington put forth a motion to move Agenda Item 4(h).

Mr. Singh seconded the motion.

Mr. Swig stated that he was excited to hear that there will be a ground breaking planned, and structures will go vertical this year. He also echoed Commissioner Covington's concern in reference to the milestones slide, that it is critically important that every time that a such a slide is presented that there is a community benefit metric associated with it, such as; if buildings are being built, how many jobs will include people from the community, how many dollars is that putting into the community, and expressed that it should be all about community benefits because that is what the Agency's job is, not only to build things but also to build community benefits. Mr. Swig suggested that future presentations show community benefits associated with every step of the project, and important to underscore to the community that not only is there significant benefits with just vertical housing, but significant economic benefits for the entire community related to every phase of the project. Mr. Swig requested that Mr. Kaslofsky be diligent in future presentations that he be more specific in terms of job creation and job training, and back up every figure that is presented in terms of community benefit which will make it more transparent and beneficial to the community and their understanding of the value of the project.

**ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED (COMMISSIONER'S ROMERO, BREED, AND CHEU ABSENT), THAT RESOLUTION NO. 15-2009, ADOPTION OF A FIVE-YEAR IMPLEMENTATION PLAN FOR THE PERIOD 2008-2012 FOR THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None
6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS:** None
7. **REPORT OF THE PRESIDENT:** None
8. **REPORT OF THE EXECUTIVE DIRECTOR:**
  - In reference to the Budget Amendment in the Western Addition A-2 with the Muni Sub-Station and the Restaurants:
    - Scheduled to be before the Budget and Finance Committee on Wed. February 11<sup>th</sup>, then before the full Board on Feb. 24<sup>th</sup>, if everything goes well, will be able to move on the items approved in December and January towards the support of the restaurants.
  - Report on the restaurant and marketing consultants:

- Now in contract with the restaurant consultant to help the restaurants increase their revenues strategies and for reducing costs, therefore, improving the bottom lines for each of the restaurants, and also working closely with the restaurants and the agency to make sure that the objectives that are put forward are met before payment is made to the restaurants.
- With regard to the marketing consultant with Ms. Ave Montehue's untimely passing, staff has been meeting with her team as well as the restaurants, are modifying the scope of work but moving forward to provide direct marketing and communication assistance, not only assistance to the restaurants from a marketing point of view but an overall marketing plan and set of strategies for the corridor. Staff is working with the Mayor's Office of Economic and Workforce Development, future items will be brought before the Commission that pertain to a broader marketing campaign and strategy for the corridor.
- Report on the State Budget:
  - California Redevelopment Association has filed a lawsuit on the \$350M statewide hit as part of the balancing of the State budget on the grounds that taking those funds are unconstitutional from the State Constitution perspective. The lawsuit will be heard in March and will know the outcome before the actual payments are due to the State.
    - Mr. Swig asked if there were any financial transactions that the State has with the Agency that would result in an IOU in the current conditions.
      - Director Blackwell stated there would not be any direct implications for the Agency; are in the process of looking at potential implications at a project level.
    - Mr. Swig asked if reserves have been identified to pick up the shortfall that the State may create through the IOU.
      - Director Blackwell stated an additional funding stream the Agency relies heavily on is the bond market, taxable and tax exempt bonds. With the current economy, the market has changed dramatically in terms of how much you can get and what the yield is on those bonds, the Agency's ability to make up the gap is severely limited by that factor. Director Blackwell stated there are not enough reserves to protect every project that is in the pipeline.
    - Mr. Swig requested that Director Blackwell report back every other meeting on the status of the lawsuit.

**9. COMMISSIONERS' QUESTIONS AND MATTERS:**

- Commissioner Covington echoed Mr. Swig's sentiments about keeping the Commission informed and requested that the Commission be informed as soon as the information is available to the Executive Director, that he shares

that information. Commissioner Covington asked for an update on the midyear adjustments to the City's budget.

- Director Blackwell stated that the Agency is not included in the instructions that have been given to the City Departments to cut 15%-20%.
- Commissioner Covington stated that there was a matter that she had to bring up and felt she would be remiss if she didn't, relating to a conduct in the last Commission meeting. Ms. Covington stated that there was some language related to an extensively used derogatory term for African Americans that was used by a member of the public that she found extremely offensive, and the presiding President did not say anything. Ms. Covington stated, anyone who serves on the Commission, no matter what their ethnicity is, there is a derogatory term for their group and she would not expect at any time for the President of the Commission to tolerate that kind of language, especially when there is a high percentage of Agency employees who are African American, the radio listeners are African American, and stated for there to have been no interjection is unconscionable. Ms. Covington stated that this is a public hearing with high level discussion of matters that relate to the citizens of the City and County of San Francisco, and language that is used on street corners should not be permitted.
  - Mr. Swig thanked Ms. Covington for bringing the matter to the attention of the Commission and stated that he too felt the same, and would relay the message to the President.

**10. CLOSED SESSION:**

Report on actions taken at previous Closed Session meeting, if any. **No Reportable Action.**

Acting President Swig stated that it was 4:55 p.m. and there would be a recess as approved by the Commission earlier until 5:30 p.m. to accommodate the residents of Visitacion Valley so they would have the opportunity to speak on the items at that time.

**RECESS**

Acting President Swig stated that it was now 5:30 p.m. and asked the Secretary to continue with the Visitacion Valley Items 3(a) – 3(g).

- (a) Resolution No. 1-2009, Adopting Environmental Findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act for the Visitacion Valley Redevelopment Program; Visitacion Valley Redevelopment Survey Area.
- (b) Resolution No. 2-2009, Approving the proposed Redevelopment Plan for the Visitacion Valley Redevelopment Project Area and making findings under the California Environmental Quality Act and pursuant to California Health and Safety Code Sections 33445 and 33679; recommending adoption of the



proposed Redevelopment Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan, to the Board of Supervisors; Visitacion Valley Redevelopment Survey Area.

- (c) Resolution No. 3-2009, Approving the Report on the Redevelopment Plan for the Visitacion Valley Redevelopment Project and authorizing transmittal of the Report on the Redevelopment Plan to the Board of Supervisors; Visitacion Valley Redevelopment Survey Area.
- (d) Resolution No. 4-2009, Approving the Visitacion Valley Schlage Lock Design for Development for the Visitacion Valley Redevelopment Project; Visitacion Valley Redevelopment Survey Area.
- (e) Resolution No. 5-2009, Conditionally approving the Rules for Property Owner Participation, Relocation Plan and the Business Occupant Re-Entry Policy for the Visitacion Valley Redevelopment Project; Visitacion Valley Redevelopment Survey Area.
- (f) Resolution No. 6-2009, Approving the Proposed Visitacion Valley Cooperation and Delegation Agreement for the Visitacion Valley Redevelopment Project Area; and Delegating to the Executive Director the Authority to Negotiate and Execute, at the Request of the Planning Department, a Memorandum of Understanding Regarding Certain Pre-Development Activities related to the Demolition Permit for the Schlage Lock Site; Visitacion Valley Redevelopment Survey Area.
- (g) Resolution No. 7-2009, Commending the Visitacion Valley Citizens Advisory Committee ("CAC") and expressing the intention of the Agency to consult with the CAC on the Implementation of the Visitacion Valley Redevelopment Plan; Visitacion Valley Redevelopment Survey Area.

Presenter: Tom Evans, Agency Staff

Speakers: Mindy Kener, Larry Jones, Gail Reid, Kevin Blackwell, Terry Anders, Frank Martin, Kinwood H. DeVore, Chris Barnett, Michael Theriault, Russel Morine, Eli Crawford, Drew Jenkins, Manuel Flores, Marlene Tran, Tim Colen, Craig Sullivan, Lesley Burch

Commissioner Covington stated that she was heartened to hear that staff was making progress in communicating with all the citizens in the southeastern sector which is very important to her. Ms. Covington asked if staff was also able to provide translation services at the community meetings in either Cantonese or Mandarin.

Mr. Evans confirmed that the translator provided both and stated that staff have been in discussions about enhancing the translation services that can be provided in all project areas and programs, both internally and externally.

Commissioner Covington asked Mr. Rodriguez, Director of City Build, if a GED is required in order to participate in the training program.

Mr. Rodriguez stated that the requirements to enter into the City Build pre-apprenticeship training academy is a 12 week program that the City sponsors for San Francisco residents, the minimum qualifications are 18 years or over; have a valid California drivers license; be able to pass a drug screen; and, have a high school diploma or GED. Mr. Rodriguez stated that these are the requirements that most apprenticeship programs require as well as contractors. City Build tries to prepare San Francisco residents, primarily individuals who are economically disadvantaged to try to get them the skills that they need. City Build contracts with community based agencies and work with other city agencies and partners to try to do soft skill development, and work with individuals to provide them with opportunities to get a GED diploma or complete a high school diploma.

Ms. Covington asked for more information on the soft skills referenced earlier.

Mr. Rodriguez stated the soft skills City Build works with are essentially what they refer to as job readiness training; as simple as working with individuals on alarm clock skills; having individuals understand responsibilities to show up daily; to look at the construction career where they know that there will be opportunities where they are working full time; financial literacy; anger management; soft skills that are necessary in order to be job ready and able to accept an opportunity to go to work.

Ms. Covington asked if City Build accepts ex-offenders and if there are any stipulations to their involvement.

Mr. Rodriguez stated that they do accept ex-offenders, about 40% of their academy graduates have some criminal justice activity where they've been interactive with the agencies, and the only requirements is that they work with parole officers and others to make sure court dates or meetings are done in off class time hours so their students are not disadvantaged by having to leave.

Ms. Covington asked for clarification if the training classes were being held in San Ramon.

Mr. Rodriguez stated the training, through the laborers Local 67 in San Ramon, is for abatement work which is removing asbestos, a dangerous activity which requires certain certification. City Build sponsored five individuals to go through the five day week long residency training.

Ms. Covington asked how many from the 94134 area code tried to be in the first group for training.

Mr. Rodriguez stated that the first source requirement is that they give CityBuild the first opportunity to fill the position with a qualified San Francisco resident, in this case they were given a priority to 94134, the contractor asks for specific requirements together with the community partners and Local 67 and look at who they have on their out of work list; work with the community as to who may be eligible for that type of work. Mr. Rodriguez stated that the reason CityBuild sponsored five people was to increase the pool of eligible residents. Mr. Rodriguez indicated that abatement work is a short term opportunity for an employee, and a tough job.

Ms. Covington stated that it is extremely important to her that people be trained and ready for jobs, she expressed her appreciation of Mr. Rodriguez's efforts and that of CityBuild, and of also cultivating a relationship with Local 67. Ms. Covington stated that she would be bird dogging this issue to see how much money stays in the community, and stated that these projects are the result of the Agencies efforts and wants the residents to be able to benefit, particularly the people who live across the street from the places that are being built. Ms. Covington asked how many women are there out of the trainees.

Mr. Rodriguez stated there are four presently, they are making it a requirement in their contract that a minimum of 25% of their enrollees in their program must be women and are making concerted efforts to increase the number of women in the trades.

Ms. Covington asked if there are any other resources for women since some women are single moms.

Mr. Rodriguez stated that the CityBuild academy is their pre-apprenticeship program, a twelve week program, individual students who participate in that program are offered a host of supportive services working with their community based agencies to allow their students to be able to focus on what the training that is being offered to them. Their supportive services range from transportation, meal allowance, and childcare.

Ms. Covington asked about CityBuild's outreach to the 94134 community.

Mr. Rodriguez stated that their lead partner is Visitacion Valley Community Development Corporation who works on the street level recruiting outreach and helping individuals with soft skills and support services. They primarily work with VCDC as their main vehicle for CityBuild in the Visitacion Valley neighborhood. Mr. Rodriguez stated that the CityBuild philosophy is that it is not their interest nor their goal to help an individual get one job at one location, it is to help them gain a successful career in construction in working with their partners in labor, understanding what apprenticeship is, working to provide them resources; the CityBuild model is "we may place you once on one site, but once that opportunity concluded for you, we'll continue to find other opportunities throughout the City", so that they develop other skills that are marketable. Mr. Rodriguez stated that it is important for residents in Visitacion

Valley not only to work in their neighborhood and help build it, but take advantage of what a career in construction means, and that is being able to travel to other parts of San Francisco and contribute to building up San Francisco.

Ms. Covington asked what other organizations within city government are concentrating on non-construction jobs.

Mr. Rodriguez stated through the office of Economic and Workforce Development in the workforce division they have: (1) CityBuild looking at construction; (2) One Stop career centers located throughout San Francisco which is a shared responsibility between the Human Services Agency and the Workforce Division which provides a host of services; (3) looking at the right mix of agencies that can meet the needs of San Francisco residents that are unique to particular areas and neighborhoods.

Ms. Covington asked Director Blackwell if there have been any discussions about convening a task force that brings together all the entities so a plan can be formulated that is going to be useful for long term careers for residents in the southeast section in the City.

Director Blackwell stated that there have been discussions, there is a working group that advises the Commission on matters related to contracting, and this was mentioned at the last working group meeting that a group needs to be formed to focus on employment. Mr. Blackwell indicated that it is important to talk about to what extent the Agencies relationship will be with CityBuild, and how that relationship gets augmented by relationships with community based organizations that can do outreach as well as the pipeline for placement through CityBuild. Mr. Blackwell also stated that permanent job placement is a different approach due to Redevelopment Law which the Agency has much more money and influence over the construction side, but do not have the same type of influence on the permanent side, nor can the Agency use the bulk of the dollars to do job training for construction for permanent jobs. Mr. Blackwell stated that the Agency would be working with the City through the different agency partnerships as well as partnerships with community based organizations that will have to achieve those goals.

Ms. Covington asked how long it would take to convene such a meeting.

Director Blackwell stated in about six weeks.

Ms. Covington stated that if the Agency is constrained by Redevelopment Law, she suggested to her colleagues that some type of amendment be made to make a provision for permanent employment. Ms. Covington stated that Hunters Point Shipyard is 550 acres of land, no other entity in the State is looking at a parcel of land that large to be developed, adding to that Visitacion Valley and other projects that the Agency is doing, and there is a need for flexibility, otherwise

the community will be in the same situation because the future has not been planned.

Director Blackwell stated that it is not completely clear to him as well as others whether the short comings of prior plans have been monetarily related, and is not convinced yet that it requires more money. Mr. Blackwell stated that the constraints he mentioned are related to the use of tax increment dollars, the ability to fund the workforce development activities.

Commissioner Covington made a motion to move the item.

Commissioner Singh asked how long it would take to start the project.

Mr. Evans stated that the plan adoption process would take until May with the Board of Supervisors; the plan would then become effective at the end of July, in the meantime, the demolition and remediation work can get started shortly. Mr. Evans stated that the transition from site preparation to horizontal development for infrastructure and vertical development were originally looking at a timeline of two to three years, but with the current economic conditions that would be an optimistic assumption at this time. Mr. Evans stated that he would see vertical construction happening within the next five years, without any promises beyond that.

Commissioner Singh asked how many construction jobs would be created.

Mr. Evans stated there would be a lot of variability based on the actual development proposals, and indicated that it would be on the Agency to put estimates together to create a job pipeline ready to feed the job demand.

Commissioner Singh stated that there were seventeen speakers and everyone one of them said they needed jobs. Commissioner Singh expressed that he wanted to make sure that jobs should be given to the residents of Visitacion Valley.

Mr. Evans noted Mr. Singh's comment and stated that the Redevelopment Plan commits the Agency to work with the City to have a job development program that focuses on 94134; it is written into the plan and staff will work diligently on the job development program.

Commissioner Singh seconded the motion.

Commissioner Swig stated that he was pleased to hear the affirmation of the plan, the community support on the plan, and the focus on the jobs issue. Mr. Swig also stated that he was pleased with the adjustments made so there would be proper communication tools to the community with the sensitivity towards other languages besides English. Mr. Swig indicated that in the same rigor as he mentioned before in regards to Hunters Point and the documentation and matrix with reference to jobs and job training, should sustain with Visitacion

Valley as well; there is five years to develop the training programs and recruit people within the immediate community to work on the projects. Mr. Swig stated that he would like to advise the community that this five year opportunity presents the task of building a coalition between the building trades, the Redevelopment Agency, the Developer, CityBuild, and the community in general, and highly recommends that everyone start talking to each other and this coalition be built. Mr. Swig stated that if all constituencies are part of a coalition and they all sit at the same table, there is mutual ownership and will get this done, put the focus on jobs and create legislation, funding; it is everyone's responsibility, the trades, the community, CityBuild, the Agency, everyone to form the coalition, and there is time to do so now.

Commissioner Swig asked Director Blackwell for a staff report in reference to explaining the issues with regard to the Community Center, why the Community Center was not part of the neighborhood, and if the Community Center cannot be included in the project area, what options does the community have to seek funding and other support to rehab, rejuvenate and sustain the community center.

Commissioner Covington stated that she wanted to clarify her motion was for items 3(a) through 3(g).

Commissioner Singh seconded Ms. Covington's motion.

**ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED (COMMISSIONER'S ROMERO, BREED, AND CHEU ABSENT), THAT RESOLUTION NO. 1-2009, ADOPTING ENVIRONMENTAL FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE VISITACION VALLEY REDEVELOPMENT PROGRAM; VISITACION VALLEY REDEVELOPMENT SURVEY AREA, BE ADOPTED.

**ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED (COMMISSIONER'S ROMERO, BREED, AND CHEU ABSENT), THAT RESOLUTION NO. 2-2009, APPROVING THE PROPOSED REDEVELOPMENT PLAN FOR THE VISITACION VALLEY REDEVELOPMENT PROJECT AREA AND MAKING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33445 AND 33679; RECOMMENDING ADOPTION OF THE PROPOSED REDEVELOPMENT PLAN BY THE BOARD OF SUPERVISORS; AND SUBMITTING THE AGENCY'S RECOMMENDATION, INCLUDING THE PROPOSED REDEVELOPMENT PLAN, TO THE BOARD OF SUPERVISORS; VISITACION VALLEY REDEVELOPMENT SURVEY AREA, BE ADOPTED.

**ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED (COMMISSIONER'S ROMERO, BREED, AND CHEU ABSENT), THAT RESOLUTION NO. 3-2009, APPROVING THE REPORT ON THE REDEVELOPMENT PLAN FOR THE VISITACION VALLEY REDEVELOPMENT PROJECT AND AUTHORIZING TRANSMITTAL OF THE REPORT ON THE REDEVELOPMENT PLAN TO THE BOARD OF SUPERVISORS; VISITACION VALLEY REDEVELOPMENT SURVEY AREA, BE ADOPTED.

**ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED (COMMISSIONER'S ROMERO, BREED, AND CHEU ABSENT), THAT RESOLUTION NO. 4-2009, APPROVING THE VISITACION VALLEY SCHLAGE LOCK DESIGN FOR DEVELOPMENT FOR THE VISITACION VALLEY REDEVELOPMENT PROJECT; VISITACION VALLEY REDEVELOPMENT SURVEY AREA, BE ADOPTED.

**ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED (COMMISSIONER'S ROMERO, BREED, AND CHEU ABSENT), THAT RESOLUTION NO. 5-2009, CONDITIONALLY APPROVING THE RULES FOR PROPERTY OWNER PARTICIPATION, RELOCATION PLAN AND THE BUSINESS OCCUPANT RE-ENTRY POLICY FOR THE VISITACION VALLEY REDEVELOPMENT PROJECT; VISITACION VALLEY REDEVELOPMENT SURVEY AREA, BE ADOPTED.


**ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED (COMMISSIONER'S ROMERO, BREED, AND CHEU ABSENT), THAT RESOLUTION NO. 6-2009, APPROVING THE PROPOSED VISITACION VALLEY COOPERATION AND DELEGATION AGREEMENT FOR THE VISITACION VALLEY REDEVELOPMENT PROJECT AREA; AND DELEGATING TO THE EXECUTIVE DIRECTOR THE AUTHORITY TO NEGOTIATE AND EXECUTE, AT THE REQUEST OF THE PLANNING DEPARTMENT, A MEMORANDUM OF UNDERSTANDING REGARDING CERTAIN PRE-DEVELOPMENT ACTIVITIES RELATED TO THE DEMOLITION PERMIT FOR THE SCHLAGE LOCK SITE; VISITACION VALLEY REDEVELOPMENT SURVEY AREA, BE ADOPTED.

**ADOPTION:** IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED (COMMISSIONER'S ROMERO, BREED, AND CHEU ABSENT), THAT RESOLUTION NO. 7-2009, COMMENDING THE VISITACION VALLEY CITIZENS ADVISORY COMMITTEE ("CAC") AND EXPRESSING THE INTENTION OF THE AGENCY TO CONSULT WITH THE CAC ON THE IMPLEMENTATION OF THE VISITACION VALLEY REDEVELOPMENT PLAN; VISITACION VALLEY REDEVELOPMENT SURVEY AREA, BE ADOPTED.

11. **ADJOURNMENT:**

It was moved by Commissioner Covington, seconded by Commissioner Singh, and unanimously carried that the meeting be adjourned at 7:05 p.m.

Respectfully submitted,

  
Gina E. Solis  
Agency Secretary

**ADOPTED:**