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**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
7th DAY OF APRIL 2009**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular 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 7th day of April 2009, at the place and date duly established for holding of such a meeting.

President Ramon Romero called the meeting to order at 4:00 p.m.

Mr. Romero 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. Romero 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. Romero 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:

Ramon Romero, President
Rick Swig, Vice President
London Breed
Linda Cheu
Francee Covington
Leroy King

And the following were absent:

Darshan Singh

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.** None.

4. **MATTERS OF NEW BUSINESS:**

CONSENT AGENDA

- (a) Approval of Minutes: Meeting of March 17, 2009
- (b) Resolution No. 34-2009, Amending the Minimum Compensation Policy and the Health Care Accountability Policy to increase the minimum level of compensation and increase the minimum level of health care benefits that Agency contractors and developers are required to provide to their employees who work on Agency contracts and projects.

ADOPTION: IT WAS MOVED BY MS. CHEU, SECONDED BY MR. SWIG, AND UNANIMOUSLY CARRIED (WITH MS. BREED ABSTAINING FROM APPROVAL OF MINUTES, AND WITH MR. SINGH ABSENT) THAT THE MINUTES FOR THE MEETING OF MARCH 17, 2009, AND RESOLUTION NO. 34-2009, AMENDING THE MINIMUM COMPENSATION POLICY AND THE HEALTH CARE ACCOUNTABILITY POLICY TO INCREASE THE MINIMUM LEVEL OF COMPENSATION AND INCREASE THE MINIMUM LEVEL OF HEALTH CARE BENEFITS THAT AGENCY CONTRACTORS AND DEVELOPERS ARE REQUIRED TO PROVIDE TO THEIR EMPLOYEES WHO WORK ON AGENCY CONTRACTS AND PROJECTS AND BE ADOPTED.

REGULAR AGENDA

- (c) Budget Workshop II

Presenters: Amy Neches, Lisa Zayas-Chien, Tom Evans, Thor Kaslofsky, Kelley Kahn, Mike Grisso; all Agency Staff

Speakers: Ernest H. Urquhart, Kathleen Brown, Helen Sause, Rodney Williams, Audrey Yamamoto, Arturo Riera, Paige Scott, Ken Foster, Ace Washington

Commissioner Swig asked if any sections of the budget were vulnerable to general city budget cuts.

Ms. Amy Lee stated that the current budget does impact the general fund as it shows a \$5 million increase of gross tax increment that will be drawn down, and the overall General Fund impact will be \$54 million. There is a possibility that the City will ask the Agency to reduce the budget to reduce the impact to the General Fund, the Agency will then have to look at all the project areas and see what reductions can be made or determine the variable amount of bond proceeds to reduce the General Fund impact.

Commissioner Swig asked how much the current economy affects the speed of the implementation of new buildings, and what is vulnerable.

Ms. Neches stated that funding for affordable housing, planning, workforce, as well as loans for the retail façade improvements are going forward and are pretty steady. In terms of major investments, the budget shown in terms of leverage investment has dialed back significantly. Visitation Valley is secure based on UPC's agreements with their funders, and they must go forward with that remediation spending. The Phase One infrastructure will be going forward, as well as the Shipyard vertical which will start in November. The Mission Bay vertical construction number of \$70M is much lower than it has been in some years past, it is mostly projects that are already underway and are expected to continue.

Commissioner Swig asked if projects that have been approved in Mission Bay have been stalled or slowed due to the economy.

Ms. Neches stated that there has been essentially a stop in residential construction, with residential projects that were well underway are all finishing up. There are two new rental projects that have just finished and are starting their rent-up, One in Mission Bay South by Urban Housing Group, Estrada, and the third, Avalon Bay project. New Market rate residential projects are not starting; one project finished its foundation work and stopped because they could not financially go forward. Ms. Neches stated that there are no new residential starts next year. There is one bio-tech building just being built that has been leased, another is a major facility being built for Pfizer which is framed up and expects them to continue; there are two large garage structures well under construction, and UC is in the middle of two projects of their own. Ms. Neches indicated that they would not expect new private construction in Transbay, anticipates entering into a Disposition Agreement for Block 8. Ms. Neches pointed out that overall; the residential is the most vulnerable.

Commissioner Swig stated that he did not hear mention of the Fourth and Folsom project.

Ms. Neches stated that the project was approved for renovation and have not been able to move forward since they are not able to get financing at this point; however, they are in discussions with the City in revamping the project into a more ambitious project.

Commissioner Swig stated that given that the overall project will be closing December 31st, is there any anticipation that the Fourth and Folsom project will be under the watch of the Redevelopment Agency or Planning.

Ms. Neches stated that it is anticipated that any other development than what has already been approved would be entitled through the Planning Department.

Commissioner Swig asked that there be a change in how the project is referred to on 706 Mission due to the fact that nine months ago there was a resolution that was passed on the cultural facility portion of 706 Mission St. Mr. Swig stated that at that time it was the resolution of the Commission that the Mexican Museum was offered a period of time to get their act together and live up to certain requirements, and if they did not live up to their end of the bargain that project would not necessarily be restricted to the Mexican Museum. Mr. Swig pointed out that it was now nine months later, and there has been significant non-performance, redundant default by the Mexican Museum. Mr. Swig stated that it is very important that when the Commission takes any position that they are going to hold any organization accountable for their performance, that when that organization defaults, when it does not perform, that that organization be held accountable for their non-performance or the Commission's credibility as a Commission, and as the organization, of the Redevelopment Agency, reflects on the integrity because the citizenry looks at the Commission as setting the rules and hold people accountable for those rules. Mr. Swig stated if the Commission turns a blind eye to what has already been resolved, he believes that is inappropriate behavior. Mr. Swig hopes that the Mexican Museum is part of the 706 Mission Street project but asked that from this point forward to refer to it as the cultural entity of 706 Mission since the Mexican Museum has defaulted and is in breach of the resolution that was passed by the Commission. Mr. Swig stated that he hopes the Mexican Museum is successful, and hopes that the 706 Mission Street project does move forward and that there is a cultural entity within 706 Mission.

Commissioner Swig stated there was a lot of energy about the trust, and admiration about the performance of the Redevelopment Agency in asset managing the Yerba Buena Center. Mr. Swig stated that he will suggest under number nine of the agenda that the Commission schedule its annual retreat and suggests as part of that retreat that the Commission take up the discussion of the future of the Yerba Buena Center trust asset management's current structure, and evolution at that time; Mr. Swig would like to have further discussions with the Executive Directors of various cultural institutions as well as the Commission and professional staff at the Agency.

Ms. Neches stated that she felt that she did not fulfill her obligations of communication; she had not anticipated that the budget would raise the level of concern as expressed by the constituents. Ms. Neches stated that they are in the very early stages of trying to figure out what the correct steps are what the appropriate governance structure may be, and possibly leave things as they are. There are no answers yet as to who would be on the Trust, or if that is the correct governing structure. The initial anticipation on staffing as discussed is that the best way to staff it for the next few years would be as exactly as it stands through a cooperative agreement such as PIDC where, although it is a separate legal entity, it contracts with Agency staff. Ms. Neches stated that the purpose is to preserve what is already on hand and not in any way to destroy it. Staff is at the preliminary phases of exploring what the options are. Ms. Neches stated that she

has been talking to people around the country for the past few months to try to learn what the best practices are, what models there are, what she discovered and reinforces is that Yerba Buena Center is a unique place; there is no other place like it in the country. Ms. Neches credited Ms. Helen Sause who was the Project Manager for the Yerba Buena Center, and stated that there will be a need of unique and well thought out solutions. Ms. Neches committed that they will be well thought out and well vetted with members of the Yerba Buena Community. She has not had the level of outreach since she does not have preliminary options or enough information of what possible legal structures are in order to have meaningful dialogues. Ms. Neches said that this would be decided over the course of months, if not well over a year before anything happens; they are very much in the beginning stages. Ms. Neches believes there should be some funds spent on legal consulting to make sure if different structures are studied they understand them and understand how to protect their assets and how to set it up before they make any decisions. The point of the \$500,000 is that a small portion of that may be spent for the study and to make sure the recommendations that are ultimately considered appropriate. The remainder of the money would be, should there be a separate structure, is to make sure there are funds to capitalize it and make sure it has its own internal operating reserve; it is not meant to waste money on studies.

Commissioner Swig asked when the agreement with the developer at Visitacion Valley would be signed and what happens with the design, when do negotiations take place between the Redevelopment Agency and the developer to make sure the design that was approved is carried through.

Mr. Tom Evans stated negotiations have begun with Universal Paragon staff and Brownfield mediation partner, they are meeting on a weekly basis discussing site preparation issues and working on the path towards entitlement. Mr. Evans hopes to have an owner participation agreement within the next eighteen months to bring before the community, the CAC and the Commission. Based on the building permit issued recently, they are required under DTSC order to have the first phase of cleanup done eighteen months from this date.

Commissioner Swig asked if the bus terminal at Transbay was part of the Redevelopment Agency jurisdiction.

Mr. Grisso stated that the Agency is not funding the bus terminal; it is under construction by the TJPA and not Agency funds. Mr. Grisso stated that once the temporary terminal is no longer needed, it would be redeveloped as housing and open space.

Commissioner Breed inquired as to page 39 of the budget – rent leases, net operating income from 606 leases for \$139,000 – where does that specifically come from.

Mr. Kaslofsky stated that comes from the tenants; Citywide SWAT team and crime lab pay rent.

Commissioner Breed stated the budget did not provide enough details of where the revenues came from other than a list of tax increment, and lumped items into different categories. Ms. Breed stated that in the presentation component there was a mention of funding for MoAD and other cultural facilities and the budget listed \$1.2 for MoAD and Jessie Square Garage but there seemed to be some discrepancy and it was not clear since the budget narrative did not contain detailed information.

Ms. Neches stated that the \$2M for MoAD and other cultural facilities is broken up on page 11 of the budget into \$1.2M under the category "Other" which has MoAD as \$1.2M and Jessie Square Garage reimbursement at \$1M; the other \$800,000 is being proposed for other possible cultural facilities which may need funding in the next year, and is embedded in the public improvement section because it is expected that it would be potential capital accounts.

Commissioner Breed asked that more specific information be added to the summary since the Yerba Buena Center operating trust has details with plans and MoAD and other cultural facilities not having any detailed information. Ms. Breed stated that the Commission is being asked to approve \$500,000 to explore the possibility of a trust and there has not been any talk prior to the budget nor any examples provided to them to help them understand, nor any community input.

Ms. Neches stated for clarification, that the \$500,000 would go into the budget but cannot come out of the budget without prior Commission approval. Ms. Neches stated that since this is the last year in which they can get tax increment to budget the funds, she anticipates a small amount of that money would be used to study the issue to prepare recommendations for the Commission's consideration. Ms. Neches stated that the Commission would have to make some choice as to the future management of the assets in Yerba Buena. Ms. Neches stated that they are in the very beginning stages of exploring the issues and before the Commission is asked to make any decisions, they will be provided with full information about the issues and options. Ms. Neches indicated as they develop better information, staff will meet individually and collectively with all the constituents, neighbors, and tenants.

Commissioner Breed asked that staff explore different options and other examples of a public trust, and stated what the problem was with leaving things the way they are, what are the legalities around that, and helping the Commission understand why they would need to switch over to a trust.

Ms. Neches stated briefing materials would be prepared in looking at all the issues.

Commissioner Breed asked if Park and Rec was looked at as an opportunity.

Ms. Neches stated that Ms. Sause referred to events of many years ago, and does not believe turning the management of Yerba Buena Gardens over to Park and Rec is not an appropriate option. Ms. Neches stated that she would discuss this matter further.

Commissioner Breed asked if in the meantime since there is no Assistant Project Manager, if Ms. Neches was going to finish and work on Yerba Buena for the duration of the six months.

Ms. Neches stated that she is the Project Manager, there is adequate staff for Yerba Buena, Ms. Pickering being quite involved in managing the assets, development services staff involved in managing the leases; staff is working on a very long term detailed Performa for both the operating and capital accounts for the project to make sure that as they move forward toward looking at options and decisions on the structure, there will be a good handle on what the long term financial picture of the project is. Ms. Pickering is quite involved in managing the assets and works closely with all the constituents in Yerba Buena. Ms. Pickering is currently working on a new management contract for the Yerba Buena Gardens which expires at the end of June, which will then be before the Commission within the next month or two.

Commissioner Breed asked for clarification on money for employment - \$800,000 was mentioned in the budget as going to Mission Hiring Hall and Renaissance, and at the end of the presentation it was mentioned that the amount was \$600,000.

Ms. Neches stated that the remainder of the money is listed under the neighborhood economic revitalization. Renaissance receives \$160,000 a year.

Commissioner Breed asked that the Commission be provided with an update on the status of the Mexican Museum. Ms. Breed asked that they also be provided with a written update on Bindlestiff since it has been some time since funding was approved for them two years ago, and during the presentation she heard they were waiting for a loan.

Mr. Grisso stated that staff has reached an agreement with Bindlestiff and will be bringing that agreement for Commission consideration within the next two months; they are not waiting for a loan.

Commissioner Breed stated that the \$400,000 for workforce in the Bayview is not enough, recalled that about a year ago discussions on other jobs be taken into consideration as it relates to workforce and no one has followed through. She does not want to move forward in the Bayview with job opportunities just in construction. She stated that Ms. Covington had previously mentioned real estate opportunities and other possibilities members of the Bayview community have expressed in job placement. Ms. Breed stated when moving forward into the Bayview, she would like staff to look into other workforce development opportunities, and to reconsider the budget for workforce since she believes there was not sufficient money being budgeted.

Mr. Maduli-Williams stated that staff is working closely with the Mayor's Office of Workforce and Economic Development but the reality at the present time is that the infrastructure is broken. As multiply projects begin to come on line, CBO's and other partners will have the ability to have the impact staff would like from the workforce development standpoint. A joint RFP with the Agency and the Mayor's Office will be presented to the Commission in May which will focus on job opportunities in two areas: construction, and retail. Those are the two sectors for the next fiscal year that are being focused on with the notion of building a model that can add more sectors as they bring more training providers on line who can do the work and prepare people for different sectors. An additional \$400,000 will be added to the Southeast for workforce development and CDBG funds from HUD.

Director Blackwell stated that staff has been working very hard in making sure the Agency is not the only contact for workforce development; they have been working very closely with the Mayor's Office Economic and Workforce Development along with trying make the One Stop a more effective place for employment opportunities.

Commissioner Breed supports the collaboration effort, and would like people to have opportunities, but does not see that happening with the One Stops. She would like more attention and care to ensuring the residents of the Bayview as well as residents in San Francisco who are utilizing the One Stops for employment opportunities, receive those employment opportunities.

Commissioner Covington referred to the administrative budget, page 67, asked about security services, telephone, offsite records storage, she sees a fivefold increase.

Ms. Amy Lee stated that security services at One South Van Ness were increased; offsite record storage is a reflection of Agency staff cleaning their offices and moving those papers to storage to implement the scanning process, and an increase in storage space reflected the increase in that line item. There will be a reduction in these lines items in the future.

Commissioner Covington asked about Commissioners Fees and related expenses.

Ms. Lee stated that certain items were not being accurately budgeted.

Commissioner Covington asked that there be a separate Commissioners budget.

Commissioner Covington asked if there was any particular reason why the Agency's legal staff would not be able to come up with Trust ideas.

Ms. Neches stated that she has been in discussions with General Counsel Morales and Director Blackwell on the matter and indicated that it would be helpful to consult with formation counsel who specialize in the formation of certain types of

public benefit and nonprofit corporations to ensure that staff is exploring their options appropriately and any decisions being made are being done correctly.

Commissioner Covington asked what happens to the Western Addition staff.

Director Blackwell stated in reference to the Western Addition and India Basin project areas, they are in the process of reassigning staff to other components of the work of other projects they are engaged in. The sun setting of the work in the Western Addition corresponds with the ramping up of the work in the Bayview Hunters Point and it is anticipated that the Western Addition Project Management staff will be helping out on getting the work off the ground and working aggressively in Bayview. Staff of the Western Addition has been budgeted through the end of the fiscal year.

Commissioner Covington stated that she agrees wholeheartedly with Mr. Swig's comments about referring to the 706 Mission as the cultural entity at 706 Mission and encouraged her fellow Commissioners and staff to concentrate on the particular project since, by State law, the Agency will have to leave Yerba Buena, and asked that the project not be left undone. Ms. Covington stated that, in addition to the Commissioners retreat, she would like to have a wrap up meeting for the community and the rest of the City family as to what projects have been done, what projects will be transferred to other entities within the City family.

Commissioner Cheu stated that she enjoyed the leverage investment chart in the presentation which tells a great story when you think about the economic impact through the Agency's dollars and emphasizes the workforce development issue. Ms. Cheu thanked staff, expressed that it was a great presentation, understands it's taken a lot work and stated that she appreciates how highly qualified agency staff are.

Commissioner King inquired as the status of the Western Addition staff.

Director Blackwell stated that the Western Addition staff is budgeted through the end of the fiscal year; staff is being reassigned to other project areas.

Commissioner King stated that there was no mention in the budget of the reassignments and inquired as to the Agency's Legal staff.

Director Blackwell stated that all the positions within the agency are listed in the budget with a narrative associated with the administration. Mr. Blackwell also stated that legal staff is heavily involved in a vast body of work having to do with CEQA to following up with the various contracts, negotiating various agreements and resolutions, and other assignments that requires a solid team of attorneys.

President Romero stated that as Commissioner for the past ten years he has rarely seen the type of opposition in this type of a workshop to an item on the budget and seems that it would be very controversial if it goes forward. Mr. Romero read "YBG Trust and planning capitalization \$500,000", and in the budget detail on page ten the paragraph in bold which entitled "Yerba Buena Operating Trust",

Mr. Romero asked if that was the same trust being discussed. Mr. Romero stated that the very last sentence in the narrative states, "In this last year of tax increment funding, the Agency is requesting \$3.5M to establish the trust and provide needed funds so the trust will be able to meet its capital operating obligations into the future."

Ms. Neches referred to the chart on page 19, the \$3M is intended to reinforce the capital reserve in a separate account whether or not it turns into a trust structure or stays as a separate account, the intention is looking at a 15 year proforma for operating and capital costs in Yerba Buena, there are some significant capital deficits projected.

Commissioner Romero stated that he fully supports the \$3M reserve in the budget for those purposes but the problem he has is that the sentence presumes that the trust is being established.

Ms. Neches indicated that she misstated that in the summary; whether or not there is any change in the organizational status of the separate account, she believes that the need would be to replenish the capital reserve portion of the separate account by \$3M to make sure it does not go into deficit in the next few years.

President Romero stated that he would like further information, is not objecting to spending \$500,000 to study, but expressed that the idea was poorly planned because the message he's hearing from the speakers was "don't do it". Mr. Romero indicated that when there are statements as those expressed at the meeting on a document the Commission is to vote on and approve, he understands why they feel uneasy. Mr. Romero indicated that staff has to be careful going forward about the approach; there is a lot of community outreach to do.

Commissioner Cheu asked that staff revise the summary in funding the trust in separate account for clarity.

Director Blackwell recognized John Daigle and Amy Lee's work on the budget; it was their first year working on the budget since Mario Menchini's retirement.

PRESIDENT ROMERO ASKED FOR A FIVE MINUTE RECESS

- (d) Resolution No. 35-2009, Authorizing a Personal Services Contract with the Corporation for Supportive Housing, a Delaware nonprofit corporation, for a total aggregate amount not to exceed \$300,000, for a term beginning April 8, 2009 and ending April 7, 2012, for as-needed technical assistance services to supportive housing developers and operators; Citywide Tax Increment Housing Program.

Presenter: Chris Harris

Speakers: None

ADOPTION: IT WAS MOVED BY MS. CHEU, SECONDED BY MR. SWIG, AND UNANIMOUSLY CARRIED (WITH MR. SINGH ABSENT), THAT RESOLUTION NO. 35-2009, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH THE CORPORATION FOR SUPPORTIVE HOUSING, A DELAWARE NONPROFIT CORPORATION, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$300,000, FOR A TERM BEGINNING APRIL 8, 2009 AND ENDING APRIL 7, 2012, FOR AS-NEEDED TECHNICAL ASSISTANCE SERVICES TO SUPPORTIVE HOUSING DEVELOPERS AND OPERATORS; CITYWIDE TAX INCREMENT HOUSING PROGRAM, BE ADOPTED.

- (e) Resolution No. 36-2009, Conditionally approving the combined Basic Conceptual and Schematic Designs for residential projects on Blocks 50 and 51 at Hunters Point Shipyard; Granting a density Bonus for Blocks 51 and requiring one additional affordable housing unit in Phase 1; and Adopting Environmental Findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area.

Presenter: Thor Kaslofsky, Agency Staff, John Innes, Ian Borchall

Speakers: Marcia LeWinter, Christine Enea, Michael Hamman, Willie B. Kennedy, Al Norman, Rhody McCoy

Commissioner Covington congratulated all on their work and expressed her appreciation to the CAC for meeting diligently in getting the project to this point. Ms. Covington reference Block 51, and stated that the Donahue entry looks prison like.

Mr. Borchall stated that he did not agree with Ms. Covington, the issue has been brought before them; they are in the process of changing the design that is more welcoming.

Commissioner Covington referenced Block 50, page A1.4, stated the windows for the Townhomes are low, and asked about safety issues.

Mr. Innes stated that the glass would need to be tempered and all safety issues will be taken into consideration to ensure the safety of the tenants.

Commissioner Covington asked if there was any consideration in elevating the building entirely so tenants on the ground floor do not feel vulnerable.

Mr. Innes stated that the building Ms. Covington referred to is an ADA unit; both ends of each building are designated with the first floors for persons with disabilities. Mr. Innes stated that some homes adjacent to the sidewalks, depending on the slope, have no steps, some have three or up to six steps (with railing) leading towards the entrance way. They will be working with the Civil engineer to determine the configuration of the needs of steps for each home.

Commissioner Covington asked if there has been any discussion on Universal Design.

Mr. Innes stated that they do multi-family housing which the majority of their projects are flats and 100% accessible to persons with disabilities. They will follow the California Building Code where 10% of the units will have an accessible first floor, and on those floors they will have the universal design concept.

Commissioner Covington asked if there has been a traffic analysis update since 1999.

Mr. Kaslofsky stated that there has not been a traffic analysis update since 1999 the EIR team is currently looking into the traffic analysis. Mr. Kaslofsky believes that the S curve and the width of Innes fill the need for the stadium. The traffic engineers will be studying over the next eight months to look at what the appropriate traffic arteries for that area are.

Commissioner Covington stated that she agreed with the members of the public who mentioned connecting the project with the existing community. Ms. Covington put forth a motion to move Agenda Item 4(e).

Commissioner Breed expressed her concern that Townhomes are not accessible, she understands the accessibility in terms of the first floor - with someone with disabilities not being able to get to the second floor, it is not accessible. She asked that the Agency take accessibility of Townhomes into consideration with projects planned for development at the Hunters Point Shipyard. Ms. Breed stated that units currently being built that are 449 square feet, she does not agree with. She stated that she approves the designs but not the size of the units and should seriously be taken into consideration, as well as transportation issues.

Commissioner King seconded the motion.

ADOPTION: IT WAS MOVED BY MS. COVINGTON, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED (WITH MR. SINGH ABSENT), THAT RESOLUTION NO. 36-2009, CONDITIONALLY APPROVING THE COMBINED BASIC CONCEPTUAL AND SCHEMATIC DESIGNS FOR RESIDENTIAL PROJECTS ON BLOCKS 50 AND 51 AT HUNTERS POINT SHIPYARD; GRANTING A DENSITY BONUS FOR BLOCKS 51 AND REQUIRING ONE ADDITIONAL AFFORDABLE HOUSING UNIT IN PHASE 1; AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; 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**

Speaker: Ace Washington
7. **REPORT OF THE PRESIDENT:** None
8. **REPORT OF THE EXECUTIVE DIRECTOR:** None
9. **COMMISSIONERS' QUESTIONS AND MATTERS:**
 - Commissioner Swig put forth a request to schedule a Commission Retreat in late May/June and that the Commission Secretary circulates a list of potential dates.
10. **CLOSED SESSION:** (a) Pursuant to Section 54597 (b) (1) of the Government Code regarding personnel matters: evaluation of performance of the Executive Director.

Commissioner King requested that the Closed Session be held over to the next meeting due to Commissioner Singh's absence due to his Mother's passing; Mr. Singh is on the evaluation committee.

President Romero stated, out of respect for Commission Singh that the closed session be held over to the following meeting.

Commissioner Covington expressed her condolences to Commissioner Singh, and his family; recommends that they continue with the closed session because she serves on the committee with Commissioner Romero and Singh; the closed session is the first step of the process, not the evaluation.

President Romero entertained a motion to postponement, he deeply respects that each Commissioner participate in the entire process, and particularly since Commissioner Singh is in a time of mourning that the Commission should give consideration to that.

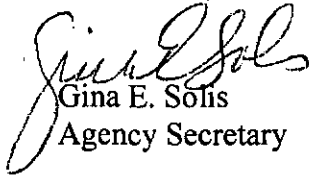
Commissioner Swig seconded for a postponement.

MOTION: IT WAS MOVED BY MR.KING, SECONDED BY MR. SWIG, AND UNANIMOUSLY CARRIED THAT THE CLOSED SESSION BE CONTINUED TO THE NEXT REGULARLY SCHEDULED COMMISSION MEETING.

11. **ADJOURNMENT:**

It was moved by Commissioner King, seconded by Commissioner Swig, and unanimously carried that the meeting be adjourned at 9:05p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED: