

**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
6TH DAY OF APRIL 2010**

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 6TH day of April 2010, at the place and date duly established for holding of such a meeting.

President Swig called the meeting to order at 4:00 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, President
Darshan Singh, Vice President
London Breed
Miguel M. Bustos
Francee Covington
Leroy King

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: 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)

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER BREED, AND UNANIMOUSLY CARRIED THAT THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 16, 2010; MINUTES OF THE REGULAR MEETING OF MARCH 2, 2010; RESOLUTION NO. 28-2010, 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. 29-2010, 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. 30-2010, 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; AND RESOLUTION NO. 31-2010, 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, BE ADOPTED.

REGULAR AGENDA

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

Presenter: Stephen Maduli-Williams, Vanessa Dandridge, Thor Kaslofsky, Catherine Reilly, Cathy Pickering, Mike Grisso, Lisa Zayas-Chien, Christina Garcia

Speakers: Angelo King, Espanola Jackson, Carolyn Diamond

Commissioner Covington stated she was very heartened by the presentation; it was very clear and concise, and is what they need as Commissioners and citizens of the City and County of San Francisco to fully understand the entire scope of the Agency's budgetary responsibilities. She indicated that she was extremely excited to share the overview with fellow citizens because the Agency does so much in San Francisco under the auspices of the Redevelopment Agency revitalizing neighborhoods, providing affordable housing, and the budgetary process is an opportunity to provide all the information at one time. Ms. Covington also expressed her excitement of the Mid Market Survey Area. She had received a number of calls for many years from people who were concerned that Mid Market has been languishing and doesn't seem to be any entity that can get in the area and do things; she assured them that the Agency is the entity that could.

Commissioner Bustos addressed Director Blackwell in commending him and his staff for the incredible work put into the budgetary process; it was very clear and concise, but also clear that the Agency is doing a lot of work which is also creating a lot of opportunities. Mr. Bustos indicated as a San Franciscan, he was happy to see all the great opportunities but with that he stressed again the important fact of local hiring of San Franciscans and what a great opportunity it would be for them to help build their own City and invest in their own City.

Mr. Bustos commented on his appreciation to Ms. Diamond and all the supporters of Mid Market in their continued commitment throughout these years in the hopes of bringing back activity to the Mid Market area as he remembered as a child growing up.

Commissioner Breed agreed with her fellow Commissioners' comments on the budget presentation, she stated it was one of the best budget presentations they've had, it was clear and thorough. She stated the presentation gave her a better perspective as to all the different projects the Agency is involved in. Ms. Breed also stated that she was very excited about the Mid Market area and should be one of the projects they need to concentrate on to make a difference in the area. She is looking forward to the increase in the arts and arts activity in the area. Ms. Breed stated that she is growing impatient with waiting on the Bindlestiff Theatre at the Plaza Hotel and would like to see that project move more aggressively. She stated that it is her understanding that the Theatre will start in a few months and thanked Mike Grisso for his hard work on the project. Ms. Breed stated that she feels there should be more time and effort focused on the Mexican Museum in making sure the Agency can do what they can in making sure they succeed. Ms. Breed indicated that quite a few people have expressed interest to her on the success of the Museum but she understands that interest does not amount to dollars and a lot of support is needed for the project in order to make sure it is a success; she wanted to make sure the Agency is doing everything possible and to go above and beyond since she feels the Mexican Museum is vital with regards to the Museum District the Agency is trying to create in the Yerba Buena Center. Ms. Breed expressed her concern about the Police Department in the Sixth Street Corridor and the public improvements. She expressed that she is not against the police station but her experience with the police stations in the Tenderloin and the Western Addition is that there is crime that happens directly around the particular stations. She understands the businesses are looking forward to the police station but Ms. Breed asked that before it comes before the Commission for approval she would like to know the police departments plan to improve crime around the Sixth Street Corridor and what are their plans with crime that exists in their current police stations. Ms. Breed stated she continues to hear complaints from members of the community who do not feel that they are benefiting from the opportunities on projects the Agency is involved in, they expressed that they are not being included and feel that they are not being informed of opportunities for jobs. She echoed Mr. Bustos' suggestion that the Agency focus on local hiring and to make sure they are more inclusive than they have in the past. Ms. Breed stated with the economic hardships now is the time for the Agency to step up and do something different than what has been done in the past. She would like to make sure that the Agency continues those relationships and work more aggressively towards training locals for work within their own communities. In moving forward, she stated that is issue is very important to her and does not think she would be able to support projects if she does not see that there is a difference in local hiring. Ms. Breed stated for the record that she believes the Transbay Building is too big for San Francisco. She understands there is a lot

of money, resources and jobs involved, but stressed again that she would like to see people who live in San Francisco working on those projects.

Vice President Singh thanked Director Blackwell and staff for a wonderful presentation. Mr. Singh inquired as to when the construction of the police station will start and how many police will be at the station.

Mr. Grisso stated staff is currently awaiting budgetary approval before starting construction but there has been preliminary design work on the improvements of the station. The station will be a retail type police station, completely transparent resembling a storefront with the police department logo on the window. Once they start the design work and the construction process, the anticipated completion date of the station will be in early 2011.

Vice President Singh requested a tour of the Transbay Terminal Project Area.

Commissioner King thanked staff for the good report and presentation of all the projects the Agency is involved in. Mr. King congratulated staff and asked them to keep moving forward.

Commissioner Covington asked Christina Garcia to go into more detail on workforce hiring and the sector academies.

Ms. Garcia stated the sector academies are vocational, skills, training, and job placement services along with wrap around support services that are being implemented by the Office of Economic and Workforce Development in an RFP issued in 2009. Proposals were solicited for three sector academies which are now in the process of launching several of those academies with orientations currently being held. Three sector academies currently being launched are CityBuild which is a pre-apprenticeship program for the construction industry who also works with the Agency to do direct placement on the Agency's projects. The other academy is the Green Sector Academy that is being delivered by Goodwill Industries which is also one of the Agency's JRI CBO's. Mission Hiring Hall, which operates the South of Market employment center is one of JRI's CBO's and is also the service coordinator for CityBuild. In addition to those there is also a health sector academy which is being launched by Jewish Vocational Services, Ariba Juntos, as well as a few additional partners within that project. All three sector academies are doing their initial orientations and recruitments actively now. As part of their partnership event held a few weeks ago, staff is working to make sure they are creating direct linkages and referral mechanisms from JRI CBO's within the community to the sector academies to ensure that case managers have direct lines of contact and understand clearly what the sector academy requirements are, as well as the thresholds for evaluation of those requirements so they can get agency project area job seekers linked into the academies. Ms. Garcia indicated that staff has reviewed workforce percentages, both Agency wide as well as project area to see how they are doing on a project area basis; what lessons they can learn on those statistics, and how to continue to improve placement in connection with

project area residents within the Agency's construction projects. Ms. Garcia stated the draft numbers which they are currently finalizing are about a 28% agency wide workforce percentage which includes all agency projects within all of the project areas, as well as the citywide housing portfolio which includes projects that were in the former Western Addition Project Area; 28% of the workforce hours are being completed by San Francisco residents. She stated when they look at a project area by project area basis, the highpoint at this time is: 52% of hours are completed by San Francisco residents located within the Shipyard; 41% within the Bayview project area; 32% in the citywide housing portfolio which includes all housing projects outside of the Agency's current project area including the former Western Addition Project Area; 28% in South of Market; and 20% in Mission Bay. The Workforce programs and agreements structured and established within the Agency's project areas is that first consideration is given to residents of that project area, and then all other San Francisco residents. There is a large population within the 94124 area that is looking for work and receives first consideration for work which is the reason why there is a 52% and a 41% marker in those areas. Ms. Garcia indicated that staff will be looking into improving the mechanisms for connecting all project area residents to work opportunities outside of the project area where they reside. Discussions within the Workforce Working Group is to come back to the Commission for an agency wide workforce policy that would give first consideration to all project area residents across all of the Agency's projects to leverage all the workforce opportunities in Mission Bay and the South of Market where there is not necessarily a local project area to draw from, but can connect the 94124 and 94134 residents to that work.

Commissioner Covington thanked Ms. Garcia for her thorough report and stated that it was very important for the Commissioners and the entire city family to hear the numbers which speak very well to the incredible effort that has gone into the collaboration with other departments within the city family, and to hear about the great ideas that have been generated both by the labor community and the community at large.

President Swig thanked Ms. Covington for keeping the Commission focused on workforce development and stated that the Commission will support her efforts as it is a very important issue to the Commission as a whole.

President Swig asked if the SFShines program will be part of the Leland Avenue improvements in Visitacion Valley.

Mr. Evans stated that SFShines has completed a couple of façade projects in Visitacion Valley. Staff is currently in discussions with local groups and the Office of Economic Development on how best to move the Leland Avenue process forward.

President Swig stated the Commission looks forward to a tour in about six months of the progress being made at Visitacion Valley. President Swig asked what the timing was on the Folsom Street off-ramp.

Mr. Grisso stated that construction of the off-ramp would start by the end of this calendar year and would be completed towards the end of the following year.

President Swig asked for details on the rail system and the funding.

Mr. Grisso stated TJPA is projecting the start of construction of the rail extension in 2015, assuming that they will get the funding for the project, with the completion of the complete rail extension to be anticipated around 2020.

President Swig stated there was no mention of jobs in the Transbay project. He asked how the Commission can get the message across to TJPA on making it a priority in employing San Franciscans on all the job opportunities that will be forthcoming on the Transbay project.

Mr. Grisso stated that all projects described in the budget presentation use the Agency's contracting policies as well as streetscape improvements. As far as the Transit Center itself, TJPA is very committed to local hiring and are working through the city's Workforce Agency CityBuild and other agencies to affect those goals. Mr. Grisso also stated that the Commission can also communicate that message to the TJPA Board of Directors' if they wish to further emphasize the request.

President Swig stated the Commission will have similar enthusiasm and passion as they do with Bayview Hunters Point and other projects to have the same type of rigor and focus on local hiring on the Transbay project.

President Swig asked what the square footage is for the police station.

Mr. Grisso stated the police station is a little less than 2,000 square feet. It is a substation where they will hold briefings and members of the public will be able to walk in and seek assistance from the police.

President Swig asked when will the Elations project reach its full capacity and be fully utilized.

Ms. Garcia stated staff is continuing to roll out various modules of the Elation System and as they continue to use it and become more familiar with its level of functionality, there is more interest in building it out and continuing it to become more robust. The certified payroll module which was initially contracted for and used on a regular basis to monitor local hire efforts and prevailing wage is fully functional. The additional modules of online procurement, training module to report for JRI, as well as continuing to improve the SBE certification modules are still in progress. Ms. Garcia anticipates all modules will be completely running within the next six to nine months.

President Swig stated that he had asked for a year to date actual versus budget progress report since the Commission has not checked if the budgets are

realistic or have been fully realized. Mr. Swig thanked Ms. Lee for the report and asked that the Commission receive the reports on a quarterly basis so the Commission can be kept up to date to see how the money is being spent and whether it is being spent. Mr. Swig asked if the Mission Bay North budget for the fiscal year which was \$10M, and has \$4M remaining in the budget, will the \$4M be fully spent.

Ms. Amy Lee stated that the document reflects what has actually been spent thus far in Fiscal Year 2009/10 which ends in June. The selling of bonds was held back in 2008/09 and sold in the 2009/10 Fiscal Year which also added a substantive amount. Ms. Lee stated the debt service payment is not made until August or September of 2013/14 which shows as remaining fund balance. In preparation of the 2010/11 budget, Project Managers were directed to look at and incorporate into the budget actual year to date unspent funds which is the basis for the 2010/11 budget.

President Swig asked if the remaining funds in the Transbay budget of \$11M would be rolled over at the end of the fiscal year.

Ms. Lee stated the remaining funds would automatically roll over. She also mentioned that the ERAF payment of \$28.7M in May is also included in the remaining funds. Ms. Lee stated some of the \$11M is the affordable housing; most of the money will be spent by this fiscal year or by the end of the year. Housing also has the plan of projects and timeframes and payments that will be transferred to the developers which they expect that most of the \$100,200,000 will be spent no later than the first two months of next year; if not most will be drawn down by the end of this year. Funds will be automatically forwarded to the beginning of 2010/11 as a basis of the prior year savings.

President Swig stated the area that is over budgeted is Rincon Point-South Beach and asked if there is a reason why and whether it has been considered in the next fiscal year's budget.

Ms. Lee stated that Mr. Swig is correct, they are looking for old Port leases where they were given late bills from the Port and the rent payments were substantially higher than they had originally budgeted for. They will, in Fiscal Year 2010/2011, reflect the necessary leases of which they have the revenues to support the additional increase.

President Swig thanked Ms. Lee for the report and again asked that the Commission receive the report on a quarterly basis. Mr. Swig echoed what was heard unanimously from his fellow Commissioners; they appreciated the professionalism, hard work and dedication of the Redevelopment Staff in putting together the presentation and the overall budget, and expressed that he looks forward to a dynamic and productive next fiscal year.

The following Agenda Items 4(h, i, & j) were presented together, but acted on separately.

- (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)
- (j) 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)

Presenter: Tiffany Bohee, MOEWD, Tom Evans, Agency Staff, David Thom, Urban Designer and master Architect, Stephen Maduli-Williams, Agency Staff

Speakers: Stormy Henry, Javier Marquez, Chris Jackson

President Swig stated that all Commissioners have had the opportunity over the last two weeks to do a full tour of Bayview Hunters Point/Candlestick area project which helped bring into context all the items which were presented to the Commission in the design documents. Mr. Swig would like everyone to know that the Commissioners not only attend the meetings every two weeks and sit on the platform, but also do field work to see where the building will take place and get a real sense of it. Mr. Swig stated there was commentary and concern a few weeks ago on environmental issues and would like to discuss all the issues that exist in Bayview Hunters Point and the Candlestick area so the public and the Commission can be put at ease. Mr. Swig expressed his concern about the possible development at Yosemite Slough Bridge and the issue of

getting people from one place to another. Currently, in the design for development, it is conceived that on game days it would be used for buses and other days it would be used primarily for pedestrian and bicycle with the exception being rapid transit and private cars. Mr. Swig asked if that was correct.

Mr. Evans stated that was correct, that is the current plan.

President Swig's asked if there was not to be a stadium site but becomes R&D or housing, how many square feet of R&D have been discussed for the site.

Mr. Evans stated there are two non-stadium alternatives in the design for development. One being consistent with the alternative presented in the draft EIR which is 5M square feet of R&D and no additional housing. Since that alternative was published last fall, staff has been working with the developer to come up with a hybrid alternative that included 3M square feet of R&D total with an additional 1200 additional housing units in the southern portion of the shipyard.

President Swig requested in moving forward that the bridge issue be re-reviewed and that there be further diligence on the traffic flow and the use of the bridge for more than is expected to be at this point.

Mr. Evans clarified that the decision is not only a local decision but State decision makers are also involved on this issue.

President Swig asked Mr. Evans to work with the State government and other jurisdictions as well because he feels if they are not realistic with the issue and sees that there will be problems with traffic flow. He feels the project will be compromised and will not get the full benefit and dynamic between the regional mall, residential, and the east and west commercial development.

Commissioner Singh thanked Tiffany Bohee and Thor Kaslofsky for the tour of the Hunters Point Shipyard. Mr. Singh put forth a motion to move item 4(i) and (j).

Commissioner King seconded Mr. Singh's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER KING, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 32-2010, 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, BE ADOPTED.

ADOPTION: IT WAS MOVED BY COMMISSIONER SINGH, SECONDED BY COMMISSIONER KING, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 33-2010, 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, BE ADOPTED.

- (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)

Presenter: Audrey Kay, Agency Staff

Speakers: None.

Commissioner King put forth a motion to move Item 4(k). Mr. King stated for many years when poor Longshoremen/Warehousemen and everyone on the waterfront couldn't get a meal, Ms. Carmen Solis would feed them for many years. Mr. King stated that he would like to keep small businesses such as these intact and asked that the Commission support this item.

Vice President Singh seconded Mr. King's motion.

ADOPTION: IT WAS MOVED BY COMMISSIONER KING, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 34-2010, 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, BE ADOPTED.

- (I) Authorizing the Executive Director to award Contract No. HPS 001-10 to Project FROG, Inc., a California corporation, and/or Alten Construction, 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)

Presenter: Kevin Masuda, Stephen Maduli-Williams, Agency Staff, Judy Sorro, CityBuild

Speakers: None.

Commissioner Bustos asked what will happen to the modular pieces after the project is complete.

Mr. Kaslofsky stated the facility is permanent.

Commissioner Bustos put forth a motion to move item 4(1).

Commissioner Covington stated she approved of the design and process and put forth a motion to second Mr. Bustos' motion. Ms. Covington asked how many people the building will be able to occupy and be trained at the same time.

Mr. Maduli-Williams stated he did not have that information at this time but indicated that the building will be completed at the end of August and the goal is to make it a home for the CityBuild/Green Academy in October.

Ms. Sorro stated they currently send their trainees to San Ramon and is happy that they will be able to be trained at the site which will save them time and money, and more convenient. She stated the building can accommodate at least 60 people at any given time.

Commissioner Covington encouraged her fellow Commissioners to visit the facility at Crissy Field and to look at the facility in terms of revenue generating types of buildings that take advantage of wonderful views in Hunters Point.

Director Blackwell stated that staff will be back before the Commission with the item to approve a lease and will provide detailed information on the program and occupancy of the space.

President Swig expressed his appreciation in seeing something new and vertical going into the Bayview Hunters Point area.

Mr. Kaslofsky stated that Mr. Mark Miller from Project FROG offered to give a tour of the Crissy Field site to the Commissioners and would coordinate the tour with the Commission Secretary.

President Swig clarified the resolution being adopted is the revised Resolution No. 35-2010.

ADOPTION: IT WAS MOVED BY COMMISSIONER KING, SECONDED BY COMMISSIONER SINGH, AND UNANIMOUSLY CARRIED, THAT AMENDED RESOLUTION NO. 34-2010, AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD CONTRACT NO. HPS 001-10 TO PROJECT FROG, INC., A CALIFORNIA CORPORATION, AND/OR ALTEN CONSTRUCTION, 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, 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:**
 - Invited all to the Groundbreaking ceremony of Hunters View located at 125 West Point Road on Wed., April 7th at 9:30 a.m. – 11:30 a.m.; Hunters View is the first community to be revitalized as part of HOPE SF. Mayor Newsom as well as District 10 Supervisor Sophie Maxwell will be in attendance.
 - Invited all to the King/Garvey Community Center for the Rehab Kick-off Celebration on Saturday, April 10, 10:30 a.m. – 1:00 p.m.
 - There will be a Special Joint Hearing with City Planning Commission and the Redevelopment Agency Commission on June 3, 2010 at City Hall in the Board of Supervisors Chambers at 5:00 p.m.

- The Redevelopment Agency Commission has several meetings scheduled during the month of June, including the regular meetings on June 1st and June 15th, as well as the Commission Retreat June 22nd. Mr. Swig stated there has been a recommendation from the Commission to review June's schedule and possibly cancel one of the regularly scheduled Commission meetings. Director Blackwell will be reviewing items scheduled for the June meetings and will report back to President Swig.

8. REPORT OF THE EXECUTIVE DIRECTOR:

- Added that both the Hunters View Groundbreaking and the King/Garvey Rehab Kick-off celebrations are both very exciting and long overdue.

9. COMMISSIONERS' QUESTIONS AND MATTERS:

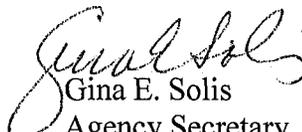
- Commissioner Breed stated that Commissioner Leroy King will be receiving the Norman Hill Legacy Award from the A. Phillip Randolph Institute on Friday, April 23, 2010, 5:30 p.m. at the Marriott Hotel.
- All Commissioners congratulated Commissioner King.

- 10. CLOSED SESSION:** Pursuant to Government Code Section 54957(b) regarding the position of Executive Director.

11. ADJOURNMENT:

It was moved by Commissioner Breed, seconded by Commissioner Covington, and unanimously carried that the meeting be adjourned at 7:50 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED:

MAY 5, 2010