
REDEVELOPMENT AGENCY

of the

City and County of San Francisco



Gavin Newsom, Mayor

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Darshan Singh, Vice President
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LIVE BROADCAST KPOO 89.5 FM

A G E N D A
Tuesday, November 16, 2010 • 4:00 p.m.

ACCESSIBLE MEETING POLICY

For additional information about the Agenda items, visit the Agency's web site to access staff reports and relevant materials – www.sfgov.org/sfra

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
 2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, # 6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-673-6142.
 3. There is accessible parking across from City Hall at the Civic Center Garage.
 4. The following services are available by calling the Redevelopment Agency at (415) 749-2400 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting, minutes can be made available by audiocassette tape or alternative formats.
 5. Requests for language interpreters at a meeting must be received at least 72 hours in advance of the meeting to help ensure availability. Please contact the Redevelopment Agency at (415) 749-2400.
 6. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.
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REGULAR MEETING AGENDA

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

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business. None
4. Matters of New Business:

CONSENT AGENDA

Estimated time: 5 minutes

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) [Authorizing a Second Amendment to the Personal Services Contract with On Target Delivery Service, a sole proprietorship, to extend the contract for one year from December 1, 2010 through November 30, 2011. \(Resolution No. 133-2010\)](#)
- (b) [Authorizing a First Amendment to the Ground Lease with MHRSC, L.P., a California Limited Partnership, to modify the distribution of surplus cash for the development of Mary Helen Rogers Senior Community, 100 units of very low-income senior rental housing on Central Freeway Parcel C, Southwest corner of Golden Gate Avenue and Franklin Street; Citywide Tax Increment Housing Program. \(Resolution No. 134-2010\)](#)
- (c) [Authorizing a First Amendment to the Tax Increment Loan Agreement with MHRSC, L.P., a California Limited Partnership, to reduce the interest rate from 1% to 0.25% and to modify loan repayment terms for the development of Mary Helen Rogers Senior Community, 100 units of very low-income senior rental housing on Central Freeway Parcel C, Southwest corner of Golden Gate Avenue and Franklin Street; Citywide Tax Increment Housing Program. \(Resolution No. 135-2010\)](#)
- (d) [Authorizing a First Amendment to the Personal Services Contract with PBS&J, a Florida corporation, to extend the term of the Contract by 15 months from December 2, 2010 to March 2, 2012, for an Environmental Impact Report for Bayview Hunters Point Survey Area C; Bayview Hunters Point Redevelopment Survey Area. \(Resolution No. 136-2010\)](#)

Action Taken: _____

REGULAR AGENDA

Staff presentation estimated time: 15 minutes

- (e) [Authorizing an Exclusive Negotiations Agreement with Mercy Housing California 51, a California limited partnership, for the development of very low-income family rental housing at 200 Sixth Street \(formerly the Hugo Hotel\); South of Market Redevelopment Project Area; Citywide Tax Increment Housing Program. \(Resolution No. 137-2010\)](#)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (f) [Authorizing the execution of a construction contract with B-Side, Inc., a California corporation, in an amount not to exceed \\$387,500 plus a 15% contingency, for the construction of tenant improvements in the new theater space in the Plaza Apartments; South of Market Redevelopment Project Area. \(Resolution No. 138-2010\)](#)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (g) [Authorizing a Personal Services Contract with the San Francisco Study Center, a California nonprofit corporation, for workforce development services in Visitacion Valley in connection to the Agency's Job Readiness Initiative, for a term of seven months, in an amount not to exceed \\$117,420, subject to the annual appropriation of funds; Visitacion Valley Redevelopment Project Area. \(Resolution No. 139-2010\)](#)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (h) [Authorizing the execution of a Letter Agreement with the City and County of San Francisco Controller's Office City Services Auditor Division to perform a Program Audit on six projects in the former Western Addition A2 Redevelopment Project Area, as introduced at the May 7, 2010 San Francisco Board of Supervisors meeting by Resolution No. 218-10 authored by Supervisor Ross Mirkarimi. \(Resolution No. 140-2010\)](#)

Action Taken: _____

Staff presentation estimated time: 10 minutes

- (i) [Granting two exceptions from the height limit restrictions for building signs in the Yerba Buena Center Redevelopment Plan for the Metreon building located at 101 Fourth Street and conditionally approving the schematic design for proposed improvements to the Metreon building, including an exterior signage plan associated with the schematic design; Yerba Buena Center Approved Redevelopment Project Area D-1. \(Resolution No. 141-2010\)](#)

Action Taken: _____

5. Matters not appearing on Agenda

6. Persons wishing to address the members on non-Agenda, but Agency related matters.

- *This portion of the Agenda is not intended for debate or discussion with the Commission or Staff.*
- *Please simply state your business or matter you wish the Commission or staff to be aware of.*
- *It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly noticed meeting agenda.*
- *If you have questions or would like to bring a matter to the Commissions attention please contact the Commission Secretary after the meeting or at Gina.Solis@sfgov.org.*

7. Report of the President

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment