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# REDEVELOPMENT AGENCY

## of the

# City and County of San Francisco

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Gavin Newsom, Mayor

Rick Swig, President  
Darshan Singh, Vice President  
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Leroy King  
Agnes Briones Ubalde

Fred Blackwell, Executive Director  
Gina E. Solis, Commission Secretary



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LIVE BROADCAST KPOO 89.5 FM

**A G E N D A**

**\* SPECIAL MEETING\***

**Tuesday, December 14, 2010 • 4:00 p.m.**

(DECEMBER 21, 2010 MEETING IS CANCELLED)

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### 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](http://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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## SPECIAL 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.**

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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:

### **REGULAR AGENDA**

**AGENDA ITEMS 4(a) – (e) WILL BE PRESENTED TOGETHER, BUT ACTED ON SEPARATELY**

**Staff presentation estimated time: 15 minutes**

- (a) [Mid-Market Survey Area Workshop and Recommending that the Board of Supervisors of the City and County of San Francisco Amend the 1995 Mid-Market Redevelopment Survey Area; Mid-Market Redevelopment Survey Area. \(Resolution No. 149-2010\)](#)

**ADOPTION:** \_\_\_\_\_

- (b) [Authorizing a Personal Services Contract with Seifel Consulting, Inc., a California corporation, to provide redevelopment plan adoption consulting services for a two-year term, with a one-year option to extend, in an amount not to exceed \\$346,000; Mid-Market Redevelopment Survey Area. \(Resolution No. 150-2010\)](#)

**ADOPTION:** \_\_\_\_\_

- (c) [Authorizing a Letter Agreement with the Planning Department of the City and County of San Francisco to provide Planning Department services for the Mid-Market redevelopment plan adoption process, for a two-year term, with a one-year option to extend, in an amount not to exceed \\$96,000; Mid-Market Redevelopment Survey Area; Mid-Market Redevelopment Survey Area. \(Resolution No. 151-2010\)](#)

**ADOPTION:** \_\_\_\_\_

- (d) [Authorizing a Personal Services Contract with ESA, a California corporation, in an amount not to exceed \\$343,740, for a two-year term, with a one-year option to extend, to prepare an environmental impact report for the Mid-Market redevelopment program; Mid-Market Redevelopment Survey Area. \(Resolution No. 152-2010\)](#)

**ADOPTION:** \_\_\_\_\_

- (e) [Authorizing a Personal Services Contract with the Market Street Association, a California nonprofit public benefit corporation, to provide administrative, coordination, and public information services in support of the Mid-Market Project Area Committee, for an 18-month term in an amount not to exceed \\$105,000, with one 18-month option to extend for an aggregate amount not to exceed \\$210,000, subject to budget appropriations; Mid-Market Redevelopment Survey Area. \(Resolution No. 153-2010\)](#)

**ADOPTION:** \_\_\_\_\_

**Staff presentation estimated time: 10 minutes**

- (f) [Authorizing the repayment of a CalHFA Residential Development Loan Program loan in the amount of \\$2,724,048, and authorizing a Second Amendment to the Predevelopment Loan with 474 Natoma, LLC, a California limited liability company, to modify the predevelopment budget in conjunction with the development of approximately 58 units of affordable housing, 474 Natoma Street; South of Market Redevelopment Project Area, Citywide Tax Increment Housing Program. \(Resolution No. 154-2010\)](#)

**ADOPTION:** \_\_\_\_\_

**Staff presentation estimated time: 15 minutes**

- (g) [Authorizing A Fourth Amendment to the Amended and Restated Tax Increment Loan Agreement, and a Third Amendment to the Disposition and Development Agreement with Green Blended Communities, LLC, a California Limited Liability Corporation, to increase the loan by \\$2,673,667, for a total amount not to exceed \\$11,469,496, to provide additional funds for marketing and outreach, a Broker Referral Program, to repay a Construction Loan with Wells Fargo Bank, and to modify associated terms and conditions of the Agreement related to the sales of the units, in conjunction with the development of 18 units of low- and moderate-income ownership units at 4800 Third Street; Bayview Hunters Point Redevelopment Project Area; Citywide Tax Increment Housing Program. \(Resolution No. 155-2010\)](#)

**ADOPTION:** \_\_\_\_\_

**AGENDA ITEMS 4(h) & (i) WILL BE HEARD NOT BE HEARD BEFORE 5:00 P.M.,**

**Staff presentation estimated time: 15 minutes**

- (h) [Authorizing an Exclusive Negotiations Agreement with the Mexican Museum, a California non-profit corporation, for the development of a new museum associated with a new mixed-use project on a site that includes 706 Mission Street \(Assessor's Block 3706, Lot 93\) and Agency disposition parcel CB-1-MM \(Assessor's Block 3706, portion of Lot 277\); Yerba Buena Center Redevelopment Project Area. \(Resolution No. 156-2010\)](#)

**ADOPTION:** \_\_\_\_\_

- (i) [Authorizing a Grant Agreement with the Mexican Museum, a California non-profit corporation, in an amount not to exceed \\$10,566,000, for predevelopment work and construction of tenant improvements for a new museum associated with a new mixed-use project on a site that includes 706 Mission Street \(Assessor's Block 3706, Lot 93\) and Agency disposition parcel CB-1-MM \(Assessor's Block 3706, portion of Lot 277\); Yerba Buena Center Redevelopment Project Area. \(Resolution No. 157-2010\)](#)

**ADOPTION:** \_\_\_\_\_

**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](mailto:Gina.Solis@sfgov.org).*

**7. Report of the President**

**8. Report of the Executive Director**

**9. Commissioners' Questions and Matters**

**10. Closed Session:** (a) Pursuant to Section 54956.9 (a), conference with legal counsel regarding existing litigation, [Arc Ecology v. San Francisco Redevelopment Agency](#), No. C10-05523 (N.D. Cal. complaint filed Dec. 8, 2010)

(b) Pursuant to Section 54956.9 (a), conference with legal counsel regarding existing litigation, [Sierra Club v. City and County of San Francisco](#), et al. No. CGC-10503180 (S.F. Superior Court, petition filed Sep. 2, 2010)

**11. Adjournment**

**(PLEASE NOTE: THE DECEMBER 21, 2010 MEETING IS CANCELLED)**