

92-09

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

[Redevelopment Agency Budget]

Resolution approving an amendment to the budget of the Redevelopment Agency of the City and County of San Francisco for fiscal year 2008-09 to reprogram \$ 3,301,22592,000 of funds budgeted for the Western Addition A2 Plan Area from the Muni Substation line item to the Fillmore Jazz Preservation District Western Addition A2-Revolving Loan Program line item in the amount of \$ 2,366,000492,000, to the Fillmore Jazz Preservation District Development Revolving Loan Program Office of Economic and Workforce Development for marketing and economic development activities within the Fillmore Jazz Preservation District including predevelopment planning for the Muni Substation in the amount \$~~500~~535,000225, and to a new Western Addition A2 property management line item in the amount of \$ 400,000.

Note: Additions are single-underline italics Times New Roman;  
deletions are ~~strikethrough italics Times New Roman~~.  
Board amendment additions are double underlined.  
Board amendment deletions are ~~strikethrough-normal~~.

WHEREAS, The Redevelopment Agency of the City and County of San Francisco (the "Agency") is implementing various Redevelopment Plans and programs in the City and County of San Francisco (the "City") in accordance with the California Community Redevelopment Law California Health and Safety Code section 33000 et. seq. (the "Law"); and,

WHEREAS, Section 33606 of the Law provides for approval of the annual budget of the Agency, and any amendments to the budget, by the Legislative Body of the City (the "Board of Supervisors"); and,

1           WHEREAS, The Board of Supervisors approved the Agency's budget for the fiscal year  
2 2008-09 (the "Budget") by Resolution No.331-08; and,

3           WHEREAS, The Agency wishes to amend its Budget for the fiscal year 2008-09 to  
4 reprogram \$ 3,301,225~~92,000~~ of funds currently budgeted for the Western Addition A2 Plan  
5 Area from the Muni Substation line item as follows: (i) \$2,492~~366~~,000 to the Fillmore Jazz  
6 Preservation District Western Addition A2 Revolving Loan Program line item, (ii)  
7 \$535,225~~00,000~~ to the Office of Economic and Workforce Fillmore Jazz Preservation District  
8 Development for marketing and economic development activities within the Fillmore Jazz  
9 Preservation District including predevelopment planning for the Muni Substation Revolving  
10 Loan Program and (iii) \$400,000 to a new property management line item ; all as set forth in  
11 the San Francisco Redevelopment Agency Amended FY 2008-09 Budget ; a copy of which is  
12 located in Board File No. 081603 (the "Reprogram Summary"); now, therefore, be it

13           RESOLVED, By the Board of Supervisors of the City and County of San Francisco that  
14 it does hereby approve an amendment to the fiscal year 2008-09 Budget of the Agency that  
15 permits the reprogramming of \$ 3,301,225~~92,000~~ of funds currently budgeted for the Western  
16 Addition A2 Plan Area from the Muni Substation line item as follows: (i) \$2,492~~366~~,000 to the  
17 Western Addition A2-Fillmore Jazz Preservation District Revolving Loan Program line item, (ii)  
18 \$500~~535,225,000~~ to the Office of Economic and Workforce Fillmore Jazz Preservation District  
19 Development for marketing and economic development activities within the Fillmore Jazz  
20 Preservation District including predevelopment planning for the Muni Substation, which shall  
21 be held on Budget and Finance Committee reserve pending approval of the Muni Substation  
22 Predevelopment Plan as contemplated below. Revolving Loan Program and (iii) \$400,000 to a  
23 new property management line item, as set forth in the Reprogram Summary; and, be it  
24  
25

1           FURTHER RESOLVED, That such funding shall be used for the purposed described in  
2 the Memorandum accompanying the December 9, 2008 Agency agenda Item No. 4 (a) a copy  
3 of which is located in Board File No. 081603 ; and, be it

4           FURTHER RESOLVED, That said budget amendment is approved contingent upon the  
5 Agency adopting a resolution -approving a term sheet to transfer the Muni Substation to the  
6 City and to replenish said re-programmed funds through the transfer of 171,308 units of  
7 Transferable Development Rights ("TDR") (Certificate Nos 3716/023:150001 through  
8 3716/023:321308) to the City for the purpose of improving the Muni Substation; and be it

9           FURTHER RESOLVED, That the Office of Economic and Workforce Development and  
10 the City Real Estate Division shall prepare a plan for the rehabilitation and reuse of the Muni  
11 Substation, including a schedule for issuance of a Request for Qualifications, consideration of  
12 possible funding sources in addition to the TDR including Federal historic and new market tax  
13 credits, consideration of incorporation of the approximately 9,925 square foot parcel on  
14 Fillmore Street adjacent to the Muni Substation (a portion of Parcel 1 of Assessor's Block  
15 0756), which is owned by the City under the jurisdiction of the Public Utilities Commission into  
16 the redevelopment of the Muni Substation, and review of possible uses of the site under  
17 current and potential zoning ("Muni Substation Predevelopment Plan"); and be it

18           FURTHER RESOLVED, That the purchase and sale agreement for the conveyance of  
19 the Muni Substation and the TDR from the Agency to the City shall be submitted for approval  
20 to the Board of Supervisors, and be it

21           FURTHER RESOLVED, That repayments received by the Agency from loans made  
22 under the Fillmore Jazz Preservation Revolving Loan Program from the reprogrammed funds  
23 shall be used, to the extent permitted by law for redevelopment purposes under the  
24 Community Redevelopment Law, and subject to review and approval by the Board of  
25

1 Supervisors Board and Finance Committee: 1) to assist in the rehabilitation and reuse of the  
2 Muni Substation, or 2) if the Office of Economic and Workforce Development and the Real  
3 Estate Division determine that these funds are not needed for the Muni Substation, to invest in  
4 additional Agency loans or other redevelopment programs; and be it

5 FURTHER RESOLVED, that the Office of Economic and Workforce Development shall  
6 provide to the Board of Supervisors Budget and Finance Committee, for approval, a plan for  
7 the use of the \$535,225 for marketing and economic development activities in the Fillmore  
8 Jazz Preservation District and the Muni Substation Predevelopment Plan, prior to the  
9 commitment of such funds,- and be it-

10 FURTHER RESOLVED, That the Board of Supervisors requests the Redevelopment  
11 Agency to urge businesses receiving loans under the Fillmore Jazz Preservation District  
12 Revolving Loan Program to hire residents of the District whenever possible for jobs supported  
13 in whole or in part by those loans, and that the department of Workforce and Economic  
14 Development shall provide a report to the Budget and Finance Committee on hiring of  
15 residents.



# City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

## Tails

### Resolution

---

**File Number:** 081603

**Date Passed:**

Resolution approving an amendment to the budget of the Redevelopment Agency of the City and County of San Francisco for fiscal year 2008-2009 to reprogram \$3,301,225 of funds budgeted for the Western Addition A2 Plan Area from the Muni Substation line item to the Fillmore Jazz Preservation District Revolving Loan Program line item in the amount of \$2,366,000, to the Office of Economic and Workforce Development for marketing and economic development activities within the Fillmore Jazz Preservation District including predevelopment planning for the Muni Substation in the amount \$535,225, subject to Budget and Finance Committee Reserve, and to a new Western Addition A2 property management line item in the amount of \$400,000.

---

March 17, 2009 Board of Supervisors — ADOPTED

Ayes: 7 - Alioto-Pier, Campos, Chu, Dufty, Mar, Maxwell, Mirkarimi

Noes: 4 - Avalos, Chiu, Daly, Elsbernd

