

**FORM SFEC-126:**  
**NOTIFICATION OF CONTRACT APPROVAL**  
 (S.F. Campaign and Governmental Conduct Code § 1.126)

SAN FRANCISCO  
 ETHICS COMMISSION

<b>City Elective Officer Information</b> (Please print clearly.)	
Name of City elective officer(s): Members, Board of Supervisors	City elective office(s) held: Members, Board of Supervisors

**Contractor Information** (Please print clearly.)

Name of contractor:  
 Carroll Avenue Senior Homes L.P., a California limited partnership

*Please list the names of (1) members of the contractor's board of directors; (2) the contractor's chief executive officer, chief financial officer and chief operating officer; (3) any person who has an ownership of 20 percent or more in the contractor; (4) any subcontractor listed in the bid or contract; and (5) any political committee sponsored or controlled by the contractor. Use additional pages as necessary.*

Carroll Avenue Senior Homes, L.P. is a California limited partnership whose Administrative General Partner is Carroll Avenue Senior Homes MBS GP, Inc., a Missouri corporation whose Sole Shareholder (100% owner) is MBA Properties, Inc., a Delaware corporation. (A list of the officers and directors of the Administrative General Partner is attached.)

The Managing General Partner of Carroll Avenue Senior Homes, L.P. is BHPMSS Bayview Senior LLC, a California limited liability company which is wholly owned (100% owned) by Bayview Hunters Point Multipurpose Senior Services, Inc., a California non-profit public benefit corporation. (A list of the officers and directors of the Managing General Partner is attached.)

The general contractor joint venture to perform the construction work is Baines-Nibbi JV. There are no political committees sponsored or controlled by the contractor.

Contractor address:  
 [Redacted] St. Louis, MO 63101

Date that contract was approved: 3/4/2014 (By the SF Board of Supervisors)	Amount of contract: The annual rent amount for this site totals \$581,000, of which: Base rent = \$15,000 Residual rent = \$566,000 (only paid if cash flow is available)
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Describe the nature of the contract that was approved:  
 55-year long-term ground lease with one 44-year option to extend with Carroll Avenue Senior Homes, L.P., to develop, manage and operate 120 affordable senior rental units (plus one managers unit), with 20% of units set-aside for formerly chronically homeless individuals, and a senior center.

Comments:

- This contract was approved by (check applicable):
- the City elective officer(s) identified on this form
  - a board on which the City elective officer(s) serves: San Francisco Board of Supervisors  
Print Name of Board
  - the board of a state agency (Health Authority, Housing Authority Commission, Industrial Development Authority Board, Parking Authority, Redevelopment Agency Commission, Relocation Appeals Board, Treasure Island Development Authority) on which an appointee of the City elective officer(s) identified on this form sits

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 Print Name of Board

**Filer Information** *(Please print clearly.)*

Name of filer:  
Angela Calvillo, Clerk of the Board

Contact telephone number:  
( 415 ) 554-5184

Address:  
City Hall, Room 244, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102

E-mail:  
Board.of.Supervisors@sfgov.org

Signature of City Elective Officer (if submitted by City elective officer)

Date Signed



3/6/14

Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk)

Date Signed

# **CORPORATE OFFICERS AND DIRECTORS**

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## **Carroll Avenue Senior Homes MBS GP, Inc.**

<u>Office Title</u>	<u>Officer Name</u>	<u>Elected</u>
Director	Hillary B. Zimmerman	12/12/2012
	Kevin J. McCormack	12/12/2012
	Vincent R. Bennett	12/12/2012
President	Kevin J. McCormack	12/12/2012 (CEO)
Secretary	Hillary B. Zimmerman	12/12/2012
Treasurer	Kim Hartmann	12/12/2012 (CFO)
Vice President	Daniel Falcon, Jr.	12/12/2012
	Hillary B. Zimmerman	12/12/2012
	Kim Hartmann	12/12/2012
	Michael C. Duffy	12/12/2012
	Vincent R. Bennett	12/12/2012 (COO)

**Bayview Hunters Point Multipurpose Senior Services, Inc. (BHPMSS)**  
**Board of Directors**

- Dr. Arelious Walker, Board Chair
- Dr. Ceasar Churchwell,
- Rev. Marvin Hall
- Carlton McAllister
- Mrs. Ollie Mixon
- Linda Richardson