

City & County of San Francisco
Daniel Lurie, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Sally Oerth, Director of Real Estate

August 25th, 2025

Honorable Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Lease Agreement – The United States Old Mint, 88 5th Street, San Francisco

Dear Board Members:

Attached, for your consideration, is a Resolution authorizing and approving a lease agreement for The Old United States Mint ("Old Mint"), located at 88 5th Street, with Non-Plus Ultra, Inc. ("NPU")

The Old Mint operated from 1874 to 1937 and has been designated a National Historic Landmark. The City acquired the Old Mint from the Federal Government in 2003, and the Office of Economic and Workforce Development ("OEWD") has been working to develop the site as a permanent cultural facility and to restore the building for long term use. On June 3rd, 2016, the City issued a Request for Proposals to lease the Old Mint while planning proceeded for the restoration of the building and compatible future uses were considered. Activate San Francisco Events, Inc., now incorporated as NPU, was selected as the tenant and successfully operated and maintained the building during the term of the lease until the pandemic curtailed their business in addition to OEWD's plans for the building.

NPU entered into a new Lease with the City on March 1, 2020, just prior to the City issuing the emergency shelter in place order due to the Covid-19 pandemic. During the pandemic NPU continued to operate and maintain the premises, however fell behind in rent payments and currently owes the City \$163,000 in past due rent. This legislation provides for forgiveness of the remaining arrearage in exchange for NPU performing a capital improvement plan to the City owned building.

The proposed resolution would approve a new lease with NPU to continue their tenancy at the Old Mint. The lease is intended as a bridge to further the City's long-term restoration goals and will keep the building active and maintained while plans progress. NPU, hosting a variety of ticketed events, specializes in adaptive reuse, breathing new life into architecturally significant properties while maintaining their historical integrity. Their dedicated in-house facilities team oversees ongoing maintenance, restoration projects, and emergency repairs to safeguard the Old Mint's heritage. Given the site's unique needs, NPU employs two full-time facilities team members exclusively for its upkeep. Their responsibilities include daily pressure washing, graffiti removal, and addressing safety concerns such as broken windows. With an on-site presence, the team can respond swiftly to maintenance issues, ensuring The Old Mint remains in the most presentable condition.

The Real Estate Division (RED) in consultation with OEWD and City Attorney negotiated the proposed new lease with NPU for an initial term of five years with three five-year Options to Extend. Should, during the term of the lease or extension, resources become available to accelerate the Old Mint restoration project the City can elect to terminate this lease without penalty with one year notice to NPU. NPU shall pay during the initial term of the lease 10% of the gross revenue received by third parties without offset, pay for its own utilities and services, and any taxes or assessments due. In addition, NPU, at its sole cost expense, will make improvements to the property provided in its Capital Improvement Plan, attached as an exhibit to the lease, during the initial term of the lease. The Capital Improvement Plan is currently valued at \$491,849.

The Real Estate Division and Office of Economic and Workforce Development recommend approval of the proposed lease agreement.

If you have any questions regarding this matter, please get in touch with our office at 415-554-9850

Respectfully,



Sally Oerth
Director of Real Estate