1	[Revocable Permit to Enter and Use Property Agreement - Mission Neighborhood Centers, Inc Children's Waiting Room - Hall of Justice, 850 Bryant Street - \$1 Annual Base Rent]
2	inc Officies Walting Noom - Flair of Justice, 000 bryain Officer - \$1 Afficial base Neft]
3	Resolution approving and authorizing the Director of Property to enter into a
4	Revocable Permit to Enter and Use Property Agreement ("Permit") for 355 square feet
5	of City owned space at the Hall of Justice (HOJ) located at 850 Bryant Street with
6	Mission Neighborhood Centers, Inc., a California non-profit public benefit corporation,
7	for the operation of a waiting room for children of HOJ visitors, guests, and City
8	employees who are attending court at the Hall of Justice, for a term of five years
9	effective upon approval of this Resolution, at an annual permit fee of \$1; finding that
10	the Permit furthers a proper public purpose sufficient to meet the San Francisco
11	Administrative Code, Section 23, market value requirements; and authorizing the
12	Director of Property to execute documents, make certain modifications and take certain
13	actions in furtherance of entering into the Permit and this Resolution, as defined
14	herein.
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16	WHEREAS, The California Superior Court ("Court"), which operates court facilities at
17	the Hall of Justice ("HOJ"), operated a children's waiting room ("CRW") at HOJ for the last
18	eleven-plus years under a Revocable Permit to Enter and Use Property issued by the Real
19	Estate Division ("RED") in 2012; and
20	WHEREAS, The Court closed down the CRW at the onset of the COVID-19 pandemic
21	in 2020; and
22	WHEREAS, The Court desires to re-open a CRW and has contracted with a non-profit
23	organization, Mission Neighborhood Centers, Inc., to operate a children's waiting room within
24	the same space, Room 106, consisting of approximately 355 square feet, at the Hall of Justice

to: 1) provide a safe place for children accompanying their parents, guardians, caregivers,

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1	etc., while tending to Court matters at the Hall of Justice; 2) protect children from the difficult
2	and often stressful atmosphere surrounding Court proceedings; and 3) to reduce noise
3	disruption in the courtroom; and
4	WHEREAS, The Permit provides for a \$1 annual permit fee without annual
5	adjustments; and
6	WHEREAS, The Director of Property has opined that the \$1 annual permit fee is below
7	the fair market rental value for the space and finds that the benefit of having a safe and caring
8	place for children to attend while the residents of the City and County of San Francisco and
9	those having to go to Court at the Hall of Justice is equal to or greater than the fair market
10	rental value of the space; and
11	WHEREAS, The Permittee will be responsible for all its own services and tenant
12	improvements; now, therefore, be it
13	RESOLVED, That in accordance with the recommendation of the Director of Property,
14	the Director of Property is hereby authorized to take all actions necessary to execute the
15	Permit (a copy of which is on file with the Clerk of the Board of Supervisors in File
16	No. 240151) at Hall of Justice for the children's waiting room with Permittee, at a base rent of
17	\$1 per year, for a five-year term; and, be it
18	FURTHER RESOLVED, That the below market rental rate of \$1 annually for the Permit
19	furthers a proper public purpose sufficient to meet the requirements of Administrative Code,
20	Section 23.33, by providing a free, safe and nurturing space at the Hall of Justice for parents
21	and City employees having to attend Court; and, be it
22	FURTHER RESOLVED, That commencing upon approval of this Resolution and
23	continuing for five years, the annual fee shall be \$1; and, be it
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1	FURTHER RESOLVED, That all actions taken by any the Director of Real Estate and
2	other officers of the City with respect to entering into this Permit are hereby approved,
3	confirmed, and ratified; and, be it
4	FURTHER RESOLVED, That the Director of Property is authorized to take any actions
5	in furtherance of entering into, amending, or modifying the Permit, if said action is, determined
6	by the Director of Property, and in consultation with the City Attorney, to be in the best
7	interests of the City, does not decrease the permit fee or otherwise materially increase the
8	obligations or liabilities of the City, necessary or advisable to effectuate the purposes of the
9	Permit, or this Resolution, and in compliance with all applicable laws, including the City's
10	Charter; and, be it
11	FURTHER RESOLVED, That the Competitive Bidding Procedures would be impractical
12	in light of the Court's existing agreement with the Permittee and the prior use of the space as
13	a children's waiting room; and, be it
14	FURTHER RESOLVED, That within thirty (30) days of the Permit being fully executed
15	by all parties, the Director of Property shall provide the final Permit to the Clerk of the Board
16	for inclusion into the official file.
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19	RECOMMENDED:
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21	
22	<u>/S/</u>
23	Andrico Q. Penick
24	Director of Real Estate
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