RESOLUTION NO.

| 1 | [Lease and Revocable License of City Real Property - Retroactive - New Community Leadership Foundation - City Hall - Sales Based Rent] |
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| 3 | Resolution retroactively approving and authorizing the Director of Property, on behalf |
| 4 | of the Real Estate Division, to execute a Lease for 1,426 square feet for the operation of |
| 5 | a café by the New Community Leadership Foundation, dba Café Melange, and a |
| 6 | revocable license for 1,360 square feet of adjacent space for patron seating, on the |
| 7 | ground level of City Hall for an initial five-year lease term, commencing on March 1, |
| 8 | 2024, at 10% of gross sales beginning July 1, 2024, with one option to extend for five- |
| 9 | years; and authorizing the Director of Property to enter into any additions, |
| 10 | amendments, or other modifications to the permit that do not materially increase the |
| 11 | obligations or liabilities of the City to effectuate the purposes of this Resolution. |
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| 13 | WHEREAS, City Hall has been without a café since the termination of the last lease to |
| 14 | a café operator in September, 2020, due to the general shutdown from the pandemic; and |
| 15 | WHEREAS, The employees of the City, staff at City Hall, and the visiting public's desire |
| 16 | to have a quality café as an amenity; and |
| 17 | WHEREAS, The Real Estate Division ("RED") conducted a competitive solicitation to |
| 18 | identify a qualified café operator based upon specific criteria as set forth in the Request for |
| 19 | Qualifications/Proposals, through a panel of stakeholders; and |
| 20 | WHEREAS, New Community Leadership Foundation ("NCLF"), dba Café Melange |
| 21 | ("Café Melange") was ranked the highest of all proposals; and |
| 22 | WHEREAS, Café Melange brings together a collective of restaurants, including Tallios, |
| 23 | Radio Africa & Kitchen, Gumbo Social and Yvonne's Southern Sweets, with a unified vision |
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| 1 | to introduce the rich, eclectic flavors of the African diaspora to City Hall and to shine a |
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| 2 | spotlight on the talented chefs and restaurateurs from the underserved 3rd Street Bayview |
| 3 | corridor; and |
| 4 | WHEREAS, Cafe Melange is operated with the support of the San Francisco Human |
| 5 | Rights Commission and Office of Economic and Workforce Development through the Dream |
| 6 | Keeper Initiative; and |
| 7 | WHEREAS, RED negotiated a lease for the café space (1,426 square feet) and a |
| 8 | revocable license for a seating area (1,360 square feet) for 10% percent of gross sales but no |
| 9 | less than a minimum \$200 per month; and |
| 10 | WHEREAS, The Lease and License provide for an initial Term of five years with one |
| 11 | five-year option to extend; and |
| 12 | WHEREAS, Café Melange will be responsible for all costs related to tenant |
| 13 | improvements but RED will provide staff services for future mechanical, engineering, electrical |
| 14 | and plumbing repairs and maintenance; and |
| 15 | WHEREAS, Café Melange will be responsible for their operational costs; and |
| 16 | WHEREAS, A copy of the proposed Lease/License is on file with the Clerk of the Board |
| 17 | in File No. 240483; and |
| 18 | WHEREAS, Café Melange has been in possession of the space since March 2024 to |
| 19 | commence tenant improvements, obtain staffing, and train new staff; and |
| 20 | WHERAS, RED and Café Melange desire to retroactively commence the |
| 21 | Lease/License on March 1, 2024, with a four month rent credit; now, therefore, be it |
| 22 | RESOLVED, That in accordance with the Director of Property's recommendation, after |
| 23 | consultation with the City Attorney, the Director of Property is authorized to take all actions on |
| 24 | behalf of the City and County of San Francisco, as landlord, to execute a lease and license |
| 25 | ("Lease and License") with and for Café Melange to operate a café and provide patron |

| 1 | seating, respectively, on the ground level of City Hall, substantially in the form on file with the |
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| 2 | Clerk of the Board of Supervisors in File No. 240483; and be it |
| 3 | FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of |
| 4 | Property to enter into any amendments or modifications to the Lease and License that they |
| 5 | determine, in consultation with the City Attorney, are in the best interest of the City, do not |
| 6 | materially decrease the benefits to the City, reduce the rent, or increase the obligations or |
| 7 | liabilities of the City, or are necessary or advisable to effectuate the purposes of this |
| 8 | Resolution, and are in compliance with all applicable laws, including the City Charter; and be it |
| 9 | FURTHER RESOLVED, That within 30 days of the Lease and License being fully- |
| 10 | executed by all parties, RED shall provide the agreement to the Clerk of the Board for |
| 11 | inclusion into the official file. |
| 12 | RECOMMENDED: |
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| 14 | Andrico Q. Penick |
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| 16 | /s/ ANDRICO Q. PENICK |
| 17 | Real Estate Division Director of Property |
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