

1 [Lease and Revocable License of City Real Property - Retroactive - New Community
2 Leadership Foundation - City Hall - Sales Based Rent]

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

1 to introduce the rich, eclectic flavors of the African diaspora to City Hall and to shine a
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

