

1 [Waiver of Base Rent - Volunteers in Medicine, DBA Clinic By the Bay and ArtSpan - 35 and
2 45 Onondaga Avenue - Up to Six Months for \$49,224]

3 **Resolution authorizing the Director of Property to waive up to six months base rent for**
4 **a total of \$49,224 for existing leases between the City and County of San Francisco, as**
5 **landlord, and Volunteers in Medicine, DBA Clinic By the Bay and ArtSpan, as tenants,**
6 **for the City-owned properties located at 35 and 45 Onondaga Avenue.**

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8 WHEREAS, The City owns the real property and improvements located on Assessor's
9 Parcel Block No. 6959, Lot Nos. 016 & 017, at 35 and 45 Onondaga Avenue in the City and
10 County of San Francisco; and

11 WHEREAS, The Board of Supervisors adopted on December 11, 2018, and the Mayor
12 approved on December 21, 2018, Resolution No. 430-18 authorizing the Director of Property
13 to execute a 10-year commercial lease dated November, 2019 (the "45 Onondaga Lease"),
14 between City and County of San Francisco ("City" or "Landlord"), and ArtSpan ("45 Onondaga
15 Tenant"), a copy of the 45 Onondaga Lease is on file with the Clerk of the Board of
16 Supervisors in File No. 181094; and

17 WHEREAS, The Board of Supervisors adopted on December 11, 2018, and the Mayor
18 approved on December 21, 2018, Resolution No. 431-18 authorizing the Director of Property
19 to execute a 10-year commercial lease dated June 18, 2019 (the "Original 35 Onondaga
20 Lease"), between City (as Landlord) and Volunteers in Medicine DBA Clinic By the Bay ("35
21 Onondaga Tenant"), a copy of the Original 35 Onondaga Lease is on file with the Clerk of the
22 Board of Supervisors in File No. 181095; and

23 WHEREAS, The Board of Supervisors adopted on July 23, 2019, a resolution
24 authorizing the Director of Property to amend and restate the Original 35 Onondaga Lease (as
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1 amended and restated, the “35 Onondaga Lease”) a copy of the 35 Onondaga Lease is on file
2 with the Clerk of the Board of Supervisors in File No. 190739; and

3 WHEREAS, The 35 Onondaga Tenant is obligated to pay \$3,960 per month under the
4 35 Onondaga Lease and the 45 Onondaga Tenant is obligated to pay \$4,244 per month
5 under the 45 Onondaga Lease (the 35 Onondaga Lease and 45 Onondaga Lease are
6 collectively, the “Leases”), totaling \$8,204 per month; and, now, therefore, be it

7 RESOLVED, That the City desires to authorize the Director of Property to waive base
8 rent for up to six months under each Lease, for a total authority to waive \$49,224 in base rent;
9 and, be it

10 FURTHER RESOLVED, That this Board of Supervisors, through a finding of public
11 purpose determine that the rent waiver will greatly increase the likelihood of the nonprofit
12 tenants to complete their interior improvements; and, be it

13 FURTHER RESOLVED, That this rent waiver will expedite the ability for the nonprofit
14 tenants to provide their community services at the earliest date possible; and, be it

15 FURTHER RESOLVED, That this Board of Supervisors authorizes the Director of
16 Property to waive base rent until the completion of interior tenant improvements, for up to six
17 months, whichever comes first, under each Lease, for a total of \$49,224.

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