

1 [Finding of Fiscal Feasibility; Retention and Expansion of the San Francisco Wholesale
2 Produce Market.]

3 **Resolution adopting finding that the retention and expansion of the San Francisco**
4 **Wholesale Produce Market are fiscally feasible pursuant to Administrative Code**
5 **Chapter 29.**

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7 WHEREAS, Chapter 29 of the Administrative Code requires the Board of Supervisors
8 to determine whether certain projects proposed by a City department or other entity are
9 fiscally feasible and responsible prior to initiating environmental review under the California
10 Environmental Quality Act ("CEQA"); and,

11 WHEREAS, The City and County of San Francisco Market Corporation (CCSFMC), a
12 non-profit entity having the City and County of San Francisco ("the City") as its sole
13 shareholder, is the Project Sponsor of the retention and proposed expansion of the San
14 Francisco Wholesale Produce Market (SFWPM); and,

15 WHEREAS, The SFWPM is an assemblage of dedicated produce and food
16 professionals, co-located at one distribution center along Jerrold Avenue near Highway 280, is
17 the largest facility dedicated to a wholesale marketplace in Northern California, is responsible
18 for the employment of over 600 people in the Production, Distribution and Repair (PDR)
19 industries, and is committed to being the Bay Area's leading source of produce; and,

20 WHEREAS, The SFWPM currently occupies over 250,000 square feet of City-owned
21 warehouse and industrial space under the terms and conditions of a 50 year master lease
22 between the City (as Landlord) and CCSFMC (as Tenant), set to expire on January 31, 2013;
23 and,

1 WHEREAS, The City and CCSFMC desire to enter into a new long-term, mutually-
2 beneficial relationship upon expiration of the current lease, and to retain and make
3 improvements to the SFWPM's facility, furthering the SFWPM's essential future role in the
4 City's food distribution system; and,

5 WHEREAS, Because the proposed improvements of the SFWPM's facility ("the
6 Project") will cost in excess of \$25 million, and the City estimates that predevelopment,
7 planning or construction costs of the Project in excess of \$1 million will be paid from public
8 monies currently held by the CCSFMC in trust for the City, the Project triggers review by the
9 Board of Supervisors to determine the fiscal feasibility of the Project under Administrative
10 Code Section 29.1; and,

11 WHEREAS, The CCSFMC has submitted to the Board of Supervisors a report on the
12 proposed Project ("the SFWPM Fiscal Responsibility and Feasibility Report" or "Report")
13 containing the information required by Administrative Code Section 29.3, which Report is on
14 file with the Clerk of the Board of Supervisors in File No. _____, and is hereby
15 incorporated by this reference as part of the Resolution as if fully set forth herein; and,

16 WHEREAS, Pursuant to Administrative Code Section 29.2, prior to submittal to the
17 Planning Department of an environmental evaluation application ("the Environmental
18 Application") required under Administrative Code Chapter 31 and CEQA (as defined in
19 administrative Code Section 29.1) related to the Project, it is necessary to procure from the
20 Board of Supervisors a determination that the plan to undertake and implement the Project is
21 fiscally feasible and responsible; and,

22 WHEREAS, The Board of Supervisors has reviewed and considered the general
23 description of the Project, the general purpose of the Project, the fiscal plan and other
24 information submitted to it and has considered the direct and indirect financial benefits of the
25 Project to the City, the cost of construction, the available funding for the Project, the long-term

1 operating and maintenance costs of the Project and the potential debt issues; now, therefore,
2 be it

3 RESOLVED, That the Board of Supervisors finds that the plan to undertake and
4 implement the Project is fiscally feasible and responsible under San Francisco Administrative
5 Code Chapter 29; and, be it

6 FURTHER RESOLVED, That pursuant to San Francisco Administrative Code Chapter
7 29, the Environmental Application may now be filed with the Planning Department and the
8 Planning Department may now undertake environmental review of the Project as required by
9 Administrative Code Chapter 31 and CEQA; and, be it

10 FURTHER RESOLVED, That the City will not enter into any final Agreement for the
11 Project that would allow for its development until 1) there has been compliance with CEQA; 2)
12 the CCSFMC has adopted a resolution approving a form of Agreement between the City and
13 CCSFMC taking effect upon expiration of the current Lease Agreement; and 3) the Board of
14 Supervisors has adopted a resolution approving the form of Agreement.

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