

1 [Permit of Northeast-Facing Wall Sign - Total Outdoor Corporation - 1650 Mission Street]

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3 **Resolution authorizing the execution of a permit to enter and use property for**  
4 **installation and maintenance of a northeast-facing wall sign at 1650 Mission Street by**  
5 **and between the City and County of San Francisco and Total Outdoor Corporation, a**  
6 **Delaware Corporation, permittee.**

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8 WHEREAS, The City acquired 1650 Mission Street (the "Property") in May, 2007 for  
9 use as city offices including the Department of Planning and Human Services Agency; and,

10 WHEREAS, A lease of the northeast-facing wall sign 28 feet by 99 feet (the "Sign")  
11 was assigned to the City as Landlord upon the acquisition of the Property; and,

12 WHEREAS, The lease of the Sign expired on March 31, 2011 without further renewal  
13 options; and,

14 WHEREAS, The Real Estate Division of the City conducted a Request for Bid ("RFB")  
15 to secure the most competitive Permit possible for the Sign, in conformance with all applicable  
16 local regulations and restrictions relative to the Sign and the Sign's advertisements; and,

17 WHEREAS, A copy of the negotiated Permit for the Sign between the City and Total  
18 Outdoor Corporation, as Permittee, is on file with the Clerk of the Board of Supervisors  
19 under File No.120141; and,

20 WHEREAS, The Permit has an initial term expiring December 31, 2016; and

21 WHEREAS, The Permit requires an annual rent paid to the City in the amount of  
22 \$63,000 if the Sign is not illuminated, or \$105,000 annually if illuminated; and

23 WHEREAS, The Permit provides the City with a bonus fee paid during the initial  
24 term of \$30,000; and

25 WHEREAS, The Permit provides the City with a share of net revenues of 35%; and

1           WHEREAS, The Permit requires a Security Deposit in the amount of \$10,000; and

2           WHEREAS, The Permit affords Permittee with three 5-year extension options to  
3 renew the Permit; and

4           WHEREAS, An analysis of the bids received pursuant to the RFB, with consideration of  
5 the applicable regulatory and physical restrictions placed upon the Sign, confirms the  
6 negotiated Permit to be the best economic terms possible for such Permit; now, therefore, be  
7 it

8           RESOLVED, That in accordance with the recommendations of the Acting Director of  
9 Property, the Board of Supervisors hereby approves the Permit in substantially the form of  
10 such Permit as presented to this Board; and, be it

11           FURTHER RESOLVED, That all actions heretofore taken by the officers of the City  
12 with respect to the Permit are hereby approved and ratified; and, be it

13           FURTHER RESOLVED, That the Board of Supervisors authorizes the Acting  
14 Director of Property to execute the Permit, and to perform all acts required of the City  
15 thereunder; and, be it

16           FURTHER RESOLVED, That the Board of Supervisors authorizes the Acting  
17 Director of Property to enter into any additions, amendments or other modifications to the  
18 Permit (including, without limitation, the attached exhibits) that the Acting Director of  
19 Property determines, in consultation with the City Attorney, are in the best interest of the  
20 City, that do not materially increase the obligations or liabilities of the City, are necessary or  
21 advisable to complete the Permit and effectuate the purpose and intent of this Resolution,  
22 and are in compliance with all applicable laws, including the City's Charter; and, be it

23           FURTHER RESOLVED, That the Permit shall prohibit Tobacco Sales and Alcoholic  
24 Beverage Advertising as stated in Sections 29 and 30 of the Permit; and, be it

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1           FURTHER RESOLVED, That all actions authorized and directed by this Resolution  
2 and heretofore taken are hereby ratified, approved and confirmed by this Board of  
3 Supervisors.

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5 RECOMMENDED:

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Acting Director of Property

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