

1 [Lease of space for cellular transmission at Alemany Farmers' Market Property]

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3 **Resolution authorizing the lease of space for up to three cellular transmission sites at**  
4 **the property commonly known as the Alemany Farmers' Market located at the corner of**  
5 **Alemany Boulevard and Putnam Street**

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7 WHEREAS, The Alemany Farmers' Market is located on certain real property at the  
8 corner of Alemany Boulevard and Putnam Street, Block 5731, Lot 002, (the "Property") owned  
9 by the City under the jurisdiction of the Real Estate Division ("RED") of the City and County of  
10 San Francisco (the "City"); and,

11 WHEREAS, The Property is ideally located for placement of cellular transmission sites,  
12 given the proximity of freeways and major roadways; and,

13 WHEREAS, Rental income generated from such cellular transmission sites on the  
14 Property would provide needed funds for improvements to the Property; now, therefore be it

15 RESOLVED, That the Director of Property is hereby authorized to solicit interest from  
16 telecommunication companies for potential leases on up to three cellular transmission sites on  
17 the Property, such leases in the form of the City's standard telecommunication leases and for  
18 initial terms of up to five years, with the tenants having the right to extend such leases for up  
19 to five additional years; and, be it

20 FURTHER RESOLVED, That following the receipt of all necessary Planning  
21 Commission approvals, the Director of Property shall be authorized, but not required, to enter  
22 into three leases consistent with the terms set forth in this Resolution; and, be it

23 FURTHER RESOLVED, That the Board of Supervisors hereby finds that it is in the  
24 best interests of the City to enter into such leases based upon direct negotiations without a  
25 competitive bid process because competitive bidding in this situation would be impracticable

1 or impossible, assufficient space exists for additional telecommunication companies to place  
2 transmitters or antennas on the Property; and, be it

3 FURTHER RESOLVED, That the beginning rent charged under the leases shall be fair  
4 market rent consistent with rent charged for the same use of comparable City-owned  
5 locations, with annual rent increases based upon the Consumer Price Index.

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7 RECOMMENDED:

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Director of Property

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