

1 [Revocable Permit to Enter and Use Property Agreement - Mission Neighborhood Centers,
2 Inc. - Children's Waiting Room - Hall of Justice, 850 Bryant Street - \$1 Annual Base Rent]

3 **Resolution approving and authorizing the Director of Property to enter into a**
4 **Revocable Permit to Enter and Use Property Agreement ("Permit") for 355 square feet**
5 **of City owned space at the Hall of Justice (HOJ) located at 850 Bryant Street with**
6 **Mission Neighborhood Centers, Inc., a California non-profit public benefit corporation,**
7 **for the operation of a waiting room for children of HOJ visitors, guests, and City**
8 **employees who are attending court at the Hall of Justice, for a term of five years**
9 **effective upon approval of this Resolution, at an annual permit fee of \$1; finding that**
10 **the Permit furthers a proper public purpose sufficient to meet the San Francisco**
11 **Administrative Code, Section 23, market value requirements; and authorizing the**
12 **Director of Property to execute documents, make certain modifications and take certain**
13 **actions in furtherance of entering into the Permit and this Resolution, as defined**
14 **herein.**

15
16 WHEREAS, The California Superior Court ("Court"), which operates court facilities at
17 the Hall of Justice ("HOJ"), operated a children's waiting room ("CRW") at HOJ for the last
18 eleven-plus years under a Revocable Permit to Enter and Use Property issued by the Real
19 Estate Division ("RED") in 2012; and

20 WHEREAS, The Court closed down the CRW at the onset of the COVID-19 pandemic
21 in 2020; and

22 WHEREAS, The Court desires to re-open a CRW and has contracted with a non-profit
23 organization, Mission Neighborhood Centers, Inc., to operate a children's waiting room within
24 the same space, Room 106, consisting of approximately 355 square feet, at the Hall of Justice
25 to: 1) provide a safe place for children accompanying their parents, guardians, caregivers,

1 etc., while tending to Court matters at the Hall of Justice; 2) protect children from the difficult
2 and often stressful atmosphere surrounding Court proceedings; and 3) to reduce noise
3 disruption in the courtroom; and

4 WHEREAS, The Permit provides for a \$1 annual permit fee without annual
5 adjustments; and

6 WHEREAS, The Director of Property has opined that the \$1 annual permit fee is below
7 the fair market rental value for the space and finds that the benefit of having a safe and caring
8 place for children to attend while the residents of the City and County of San Francisco and
9 those having to go to Court at the Hall of Justice is equal to or greater than the fair market
10 rental value of the space; and

11 WHEREAS, The Permittee will be responsible for all its own services and tenant
12 improvements; now, therefore, be it

13 RESOLVED, That in accordance with the recommendation of the Director of Property,
14 the Director of Property is hereby authorized to take all actions necessary to execute the
15 Permit (a copy of which is on file with the Clerk of the Board of Supervisors in File
16 No. 240151) at Hall of Justice for the children's waiting room with Permittee, at a base rent of
17 \$1 per year, for a five-year term; and, be it

18 FURTHER RESOLVED, That the below market rental rate of \$1 annually for the Permit
19 furthers a proper public purpose sufficient to meet the requirements of Administrative Code,
20 Section 23.33, by providing a free, safe and nurturing space at the Hall of Justice for parents
21 and City employees having to attend Court; and, be it

22 FURTHER RESOLVED, That commencing upon approval of this Resolution and
23 continuing for five years, the annual fee shall be \$1; and, be it

1 FURTHER RESOLVED, That all actions taken by any the Director of Real Estate and
2 other officers of the City with respect to entering into this Permit are hereby approved,
3 confirmed, and ratified; and, be it

4 FURTHER RESOLVED, That the Director of Property is authorized to take any actions
5 in furtherance of entering into, amending, or modifying the Permit, if said action is, determined
6 by the Director of Property, and in consultation with the City Attorney, to be in the best
7 interests of the City, does not decrease the permit fee or otherwise materially increase the
8 obligations or liabilities of the City, necessary or advisable to effectuate the purposes of the
9 Permit, or this Resolution, and in compliance with all applicable laws, including the City's
10 Charter; and, be it

11 FURTHER RESOLVED, That the Competitive Bidding Procedures would be impractical
12 in light of the Court's existing agreement with the Permittee and the prior use of the space as
13 a children's waiting room; and, be it

14 FURTHER RESOLVED, That within thirty (30) days of the Permit being fully executed
15 by all parties, the Director of Property shall provide the final Permit to the Clerk of the Board
16 for inclusion into the official file.

17
18 RECOMMENDED:

19
20
21
22 /S/ _____
23 Andrico Q. Penick
24 Director of Real Estate
25



City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 240151

Date Passed: May 21, 2024

Resolution approving and authorizing the Director of Property to enter into a Revocable Permit to Enter and Use Property Agreement ("Permit") for 355 square feet of City owned space at the Hall of Justice (HOJ) located at 850 Bryant Street with Mission Neighborhood Centers, Inc., a California non-profit public benefit corporation, for the operation of a waiting room for children of HOJ visitors, guests, and City employees who are attending court at the Hall of Justice, for a term of five years effective upon approval of this Resolution, at an annual permit fee of \$1; finding that the Permit furthers a proper public purpose sufficient to meet the San Francisco Administrative Code, Section 23, market value requirements; and authorizing the Director of Property to execute documents, make certain modifications and take certain actions in furtherance of entering into the Permit and this Resolution, as defined herein.


May 15, 2024 Budget and Finance Committee - RECOMMENDED

May 21, 2024 Board of Supervisors - ADOPTED


Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 240151

I hereby certify that the foregoing Resolution was ADOPTED on 5/21/2024 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board



London N. Breed
Mayor

5/31/24

Date Approved