



San Francisco Ethics Commission

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ethics.commission@sfgov.org . www.sfethics.org

Received On: 05-05-2025 | 17:48:36 PDT

File #: 250265

Bid/RFP #:

Notification of Contract Approval

SFEC Form 126(f)4

(S.F. Campaign and Governmental Conduct Code § 1.126(f)4)

A Public Document

Each City elective officer who approves a contract that has a total anticipated or actual value of \$100,000 or more must file this form with the Ethics Commission within five business days of approval by: (a) the City elective officer, (b) any board on which the City elective officer serves, or (c) the board of any state agency on which an appointee of the City elective officer serves. For more information, see: <https://sfethics.org/compliance/city-officers/contract-approval-city-officers>

1. FILING INFORMATION

TYPE OF FILING	DATE OF ORIGINAL FILING (for amendment only)
Original	
AMENDMENT DESCRIPTION – Explain reason for amendment	

2. CITY ELECTIVE OFFICE OR BOARD

OFFICE OR BOARD	NAME OF CITY ELECTIVE OFFICER
Board of Supervisors	Members

3. FILER'S CONTACT

NAME OF FILER'S CONTACT	TELEPHONE NUMBER
Angela Calvillo	415-554-5184
FULL DEPARTMENT NAME	EMAIL
Office of the Clerk of the Board	Board.of.Supervisors@sfgov.org

4. CONTRACTING DEPARTMENT CONTACT

NAME OF DEPARTMENTAL CONTACT	DEPARTMENT CONTACT TELEPHONE NUMBER
Andrico Penick	415-554-9850
FULL DEPARTMENT NAME	DEPARTMENT CONTACT EMAIL
ADM RED	realestateadmin@sfgov.org

5. CONTRACTOR	
NAME OF CONTRACTOR Hudson 1455 Market, LLC	TELEPHONE NUMBER 310-709-7041
STREET ADDRESS (including City, State and Zip Code) 1455 Market Street, San Francisco, CA 94103	EMAIL kdixon@hudsonppi.com

6. CONTRACT		
DATE CONTRACT WAS APPROVED BY THE CITY ELECTIVE OFFICER(S) 04/29/2025	ORIGINAL BID/RFP NUMBER 	FILE NUMBER (If applicable) 250265
DESCRIPTION OF AMOUNT OF CONTRACT \$1,853,576.27 Base Rent Initial Year plus \$42,611.10 Basement Storage Initial Year		
NATURE OF THE CONTRACT (Please describe) <p>This is a twenty-one (21) year office lease with two five (5) year lease extension options. The lease gives the City the right but not the obligation to lease additional space in the building on the same terms and conditions so long as the option(s) is exercised by December 31, 2027. Further, the lease has a purchase option that gives the City the right but not the obligation to buy the property at the then fair market value, not to fall below \$200 psf, as determined by appraisal so long as the sale occurs no later than December 31, 2027. Amount of contract: initial base year rent \$0.00. First two years rent credit, starting the 3rd year, rent is \$41.20 psf escalating 3% annually. Commencing in May 2024. Lease- Hudson 1455 Market, LLC and City and County of San Francisco.</p>		

7. COMMENTS

8. CONTRACT APPROVAL	
This contract was approved by:	
<input type="checkbox"/>	THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM
<input checked="" type="checkbox"/>	A BOARD ON WHICH THE CITY ELECTIVE OFFICER(S) SERVES Board of Supervisors
<input type="checkbox"/>	THE BOARD OF A STATE AGENCY ON WHICH AN APPOINTEE OF THE CITY ELECTIVE OFFICER(S) IDENTIFIED ON THIS FORM SITS

9. AFFILIATES AND SUBCONTRACTORS

List the names of (A) members of the contractor's board of directors; (B) the contractor's principal officers, including chief executive officer, chief financial officer, chief operating officer, or other persons with similar titles; (C) any individual or entity who has an ownership interest of 10 percent or more in the contractor; and (D) any subcontractor listed in the bid or contract.

#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
1	Hudson Pacific Properties	Publicly owned REIT 55% ow	Board of Directors
2	Coleman	Victor J.	Board of Directors
3	Coleman	Victor J.	CEO
4	Harout	Diramerian	CFO
5	Lammas	Mark	Other Principal Officer
6	Antenucci	Theodore R.	Other Principal Officer
7	Sholem	Barry	Board of Directors
8	Burnough	Ebs	Board of Directors
9	Harris	Roberts L.	Board of Directors
10	Glaser	Jonathan M.	Board of Directors
11	Haubegger	Christy	Board of Directors
12	Linehan	Mark D.	Board of Directors
13	Wong	Andrea	Board of Directors
14	Canada Pension Plan Invest	45% Ownership	Board of Directors
15	Graham	John	Other Principal Officer
16	Cass	Edwing	Other Principal Officer
17	Monroe-Blum	Heather	Board of Directors
18	Chrominska	Sylvia	Board of Directors
19	Conner	Dean	Board of Directors

9. AFFILIATES AND SUBCONTRACTORS

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#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
20	Evans	William "Mark"	Board of Directors
21	Everett	Ashleigh	Board of Directors
22	Hassan	Tahira	Board of Directors
23	Montalbano	John	Board of Directors
24	Perry	Barry	Board of Directors
25	Phibbs	Mary	Board of Directors
26	Sim	Boon	Board of Directors
27	Taylor	Kathleen	Board of Directors
28	Nash	Micheal	Board of Directors
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#	LAST NAME/ENTITY/SUBCONTRACTOR	FIRST NAME	TYPE
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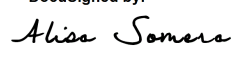
☐ Check this box if you need to include additional names. Please submit a separate form with complete information. Select "Supplemental" for filing type.

10. VERIFICATION

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information I have provided here is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SIGNATURE OF CITY ELECTIVE OFFICER OR BOARD SECRETARY OR CLERK

DocuSigned by:

 977FC12A02FF42D...
 Alisa Somera

DATE SIGNED

05-05-2025 | 17:48:36 PDT