

MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 221004-090

WHEREAS, The San Francisco Municipal Transportation Agency's (SFMTA) Transportation Management Center (TMC), provides real-time command and control functions, currently resides in leased space at 1455 Market Street building (Leased Space); and,

WHEREAS, The existing lease approved by the SFMTA Board of Directors on April 5, 2011, pursuant to Resolution No. 11-044 and adopted by the Board of Supervisors on June 7, 2011, pursuant to Resolution No. 247-11 includes 38,894 square feet of the Lease Space 7th floor, 679 square feet for a portion of the 1st floor and a Bike Storage area. The initial lease term was for ten years with two successive 10-year extension options; the current lease will expire on September 19, 2023; and,

WHEREAS, The TMC and other units including Transit Dispatch, Transit Scheduling, and Security and Enforcement are essential functions located within the Leased Space and those functions need to continue to provide their daily operations without interruption or interference; and,

WHEREAS, The annual rent for the extension term will be \$1,663,627 with three percent annual increases on July 1st, for a total of \$19,515,378 over ten years; the SFMTA will also pay its share of annual building operating expenses estimated to cost \$632,589 for the first year of the extended term and \$7,251,926 over ten years; and,

WHEREAS, On August 24, 2022, the SFMTA, under authority delegated by the Planning Department, determined that amending the lease for 1455 Market Street is not a "project" under the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b); and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and is incorporated herein by reference; and, therefore, be it

RESOLVED, That the SFMTA Board of Directors authorizes the Director of Transportation to exercise a Lease extension option and execute First Amendment to Lease between Hudson 1455 Market, LLC, as Landlord, and the San Francisco Municipal Transportation Agency (SFMTA), as Tenant, for that certain real property located at 1455 Market Street, including a portion of the 7th Floor, a portion of the 1st Floor, and a Bike Room in the 3rd Floor garage for the Transportation Management Center for an additional ten-year term, effective September 20, 2023, and, be it further

RESOLVED, That the SFMTA Board of Directors authorizes the Director of Transportation to exercise the second Lease extension option, at the Director of Transportation's discretion, if the rent for such extension term is no more than fair market value at that time, and, be it further

RESOLVED, That the SFMTA Board of Directors authorizes the Director of Transportation and SFMTA staff to collaborate with RED staff and submit this First Amendment to Lease to the Board of Supervisors for approval.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of October 4,, 2022.



Secretary to the Board of Directors
San Francisco Municipal Transportation Agency