FILE NO. 250990 RESOLUTION NO. 507-25

[Lease Amendment - Transbay Joint Powers Authority - Continued Muni Operations - Salesforce Transit Center at First and Mission Streets - Current Estimated Annual Operating Charge of $1,203,280]

Resolution approving a First Amendment to the Lease Agreement with the Transbay Joint Powers Authority for continued Muni operations at the Salesforce Transit Center, located at First and Mission Streets, for a term effective upon approval of this Resolution through December 31, 2050, with two ten-year extension options and a current estimated annual operating charge of $1,203,280; and to authorize the San Francisco Municipal Transportation Agency's Director of Transportation to enter into any extensions, amendments, or modifications to the Lease Amendment that do not materially increase the obligations or liabilities to the City or materially reduce the benefits and are necessary or advisable to effectuate the purposes of the Lease, as modified by the Lease Amendment or this Resolution.

WHEREAS, The Salesforce Transit Center (Transit Center), located at First and Mission Streets in San Francisco, was designed and constructed as a replacement for the former Transbay Terminal and as a premier transit hub connecting local and regional transit providers, including Muni, AC Transit, Golden Gate Transit, Amtrak, Greyhound, and WestCAT Lynx; and

WHEREAS, The Transit Center is a critical connection point for multiple Muni lines, including the 5/5R-Fulton, 7-Haight, 38/38R-Geary, 25-Treasure Island, and 714 BART Early Bird, as well as regional transit services such as AC Transit's transbay routes, Golden Gate Transit buses from Marin County, WestCAT buses from Contra Costa County, Amtrak buses from Emeryville, and Greyhound buses; and

WHEREAS, Muni operates from the Transit Center bus plaza under a Transit Center Lease (Lease) dated June 15, 2018, between the City and County of San Francisco (City), acting by and through the San Francisco Municipal Transportation Agency (SFMTA), and the Transbay Joint Powers Authority, a joint powers authority (TJPA), which was approved by the SFMTA Board of Directors under Resolution No. 180605-084, which are both on file with the Clerk of the Board of Supervisors in File No. 250990; and

WHEREAS, The Lease requires the SFMTA to pay an annual operating charge (Operating Charge) equal to a proportional share of the Transit Center's excess operating expenses each fiscal year based on SFMTA's exclusive use area under the Lease; and

WHEREAS, The current estimated annual Operating Charge of $1,203,280 is less than $45 per square foot per year, and the SFMTA has the right to terminate the Lease if its projected Operating Charge for an upcoming fiscal year exceeds $3,000,000; and

WHEREAS, The Lease is currently on a month to month basis, and the SFMTA wishes to enter into a First Amendment to Lease Agreement (Lease Amendment) to extend the Lease term to December 31, 2050, with two 10-year extension options subject to mutual approval by the SFMTA and the TJPA; a copy of the Lease Amendment is on file with the Clerk of the Board of Supervisors in File No. 250990; and

WHEREAS, The Lease Amendment will allow the SFMTA to continue Muni operations at the Transit Center bus plaza, preserving its strategic role as a central hub for Muni lines, improving service reliability, and strengthening multimodal connections with regional transit providers; and

WHEREAS, On June 4, 2025, the SFMTA, under authority delegated by the Planning Department, determined that the proposed Lease Amendment 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 Clerk of the Board of Supervisors in File No. 250990 and is incorporated herein by reference; and

WHEREAS, On July 15, 2025, the SFMTA Board of Directors adopted Resolution No. 250715-068, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 250990, to authorize the SFMTA Director of Transportation to request the Board of Supervisors to approve the Lease Amendment and to execute the Lease Amendment if approved by the Board of Supervisors; now, therefore, be it

RESOLVED, That the Board of Supervisors of the City and County of San Francisco authorizes the SFMTA Director of Transportation or their designee to execute the Lease Amendment in substantially the form on file with the Clerk of the Board of Supervisors in File No. 250990, to perform all City obligations and exercise all City rights under the Lease, as amended by the Lease Amendment, and to enter into any additions, amendments, or modifications to the Lease that the SFMTA Director of Transportation, in consultation with the City Attorney's Office, determines are in the best interest of the City, do not materially increase the obligations or liabilities of the City or materially reduce the benefits to the City, and are necessary or advisable to effectuate the Lease, as modified by the Lease Amendment, and the purpose and intent of this Resolution; and be it

FURTHER RESOLVED, That within thirty (30) days of the Lease Amendment being fully executed by all parties, the SFMTA shall provide a copy to the Clerk of the Board for inclusion into the official file.

City and County of San Francisco
Tails
Resolution

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

File Number: 250990 **Date Passed:** October 21, 2025

Resolution approving a First Amendment to the Lease Agreement with the Transbay Joint Powers Authority for continued Muni operations at the Salesforce Transit Center, located at First and Mission Streets, for a term effective upon approval of this Resolution through December 31, 2050, with two ten-year extension options and a current estimated annual operating charge of $1,203,280; and to authorize the San Francisco Municipal Transportation Agency's Director of Transportation to enter into any extensions, amendments, or modifications to the Lease Amendment that do not materially increase the obligations or liabilities to the City or materially reduce the benefits and are necessary or advisable to effectuate the purposes of the Lease, as modified by the Lease Amendment or this Resolution.

October 15, 2025 Budget and Finance Committee - RECOMMENDED

October 21, 2025 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

File No. 250990

I hereby certify that the foregoing Resolution was ADOPTED on 10/21/2025 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

OCT 24, 2025

Date Approved