

1 [Lease Amendment - Gleneagles Golf Partners, LP - Estimated Annual Income \$40,000]

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3 **Resolution authorizing the Recreation and Park Department General Manager to enter**  
4 **into a first lease amendment with Gleneagles Golf Partners, LP, for the operation of the**  
5 **Gleneagles Golf Course in McLaren Park for the period of November 14, 2013, through**  
6 **November 13, 2022, for an estimated annual rental income of \$40,000.**

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8 WHEREAS, The City owns the land and improvements commonly known as the  
9 McLaren Park, including the golf course known as Gleneagles Golf Course; and

10 WHEREAS, On November 29, 2004 the City and County of San Francisco (the "City"),  
11 acting by and through its Recreation and Park Commission (the "Commission") entered into a  
12 9-year lease with Gleneagles Golf Partners, LP (the "Partners") by order of the Commission's  
13 Resolution No. 0411-101 for the operation of the 9-hole golf course in McLaren Park  
14 ("Gleneagles"); and

15 WHEREAS, The Lease contains a 9-year extension provided that the Partners have  
16 completed all capital improvements proposed in the lease and operated the property and  
17 business in a satisfactory manner; and,

18 WHEREAS, The Partners have completed over \$250,000 in required capital  
19 improvement including;

- 20 (a) Renovations to the clubhouse, kitchen, restrooms and adjacent patio.  
21 (b) Reovations to the maintenance building  
22 (c) Purchasing course maintenance equipment and 7 golf carts  
23 (d) Making extensive fencing repairs and installing a new front gate  
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1 (e) Performing extensive deferred tree work to eliminate safety hazards, to stem  
2 the spread of turf diseases and to bring needed sunlight and air to the  
3 playing surfaces; and

4 WHEREAS, In addition to the above required capital improvements, the Partners  
5 undertook a \$150,000 greens renovation project in 2010 after the greens at Gleneagles were  
6 severely compromised by a variety of turf diseases; and

7 WHEREAS, Gleneagles was rated in the top 20 9-hole courses in the United States by  
8 Golf World in 2009; and

9 WHEREAS, The Partners have collaborated with Visitacion Valley Middle School and  
10 the Visitacion Valley branch of the San Francisco First Tee program to provide hundreds of  
11 students and First Tee participants access to the golf course; and

12 WHEREAS, On June 20, 2013, by Recreation and Park Commission Resolution No.  
13 1306-009, on file with the Clerk of the Board of Supervisors in File No.130702, the  
14 Commission recommended that the Board of Supervisors approve the Amendment, on file  
15 with the Clerk of the Board of Supervisors in File No. 130702 (“Amendment”), between the  
16 City and Partners for the lease and operation of the Gleneagles Golf Course for a nine year  
17 extension term, and a total term, including the original term of over ten years; and

18 WHEREAS, Pursuant to San Francisco Charter, Article IX, Section 9.118, Subsection  
19 (b), the Board of Supervisors must approve the Lease by resolution; now, therefore, be it

20 RESOLVED, That the Board of Supervisors hereby approves and authorizes the  
21 execution of the Amendment in substantially the form on file with the Clerk of the Board of  
22 Supervisors in File No.130702, for the lease and operation of the Gleneagles Golf Course  
23 commencing on November 14, 2013, through November 13, 2022; and be it

24 FURTHER RESOLVED, That the Board of Supervisors authorizes the General  
25 Manager to enter into additions, amendments, or other modifications to the Lease (including,

1 without limitation, preparation and attachment of, or charges to, any or all of the exhibits) that  
2 the General Manager, in consultation with the City Attorney, determines are in the best  
3 interest of the City, do not materially decrease the benefits of the Lease to the City, do not  
4 materially increase the obligations or liabilities of the City, do not authorize the performance of  
5 any activities without pursuing all required regulatory and environmental review and  
6 approvals, and are necessary or advisable to complete the transactions which the Lease  
7 contemplates and effectuate the purpose and interest of this resolution, such determination to  
8 be conclusively evidenced by the executions and delivery by the General Manager of the  
9 Lease and any such additions, amendments, or other modifications that that document; and  
10 be it

11 FURTHER RESOLVED, That the Board of Supervisors approves, confirms, and ratifies  
12 all prior actions taken by the officials, employees, and agents of the City with respect to the  
13 Lease, and, be it

14 FURTHER RESOLVED, That within thirty (30) days of the lease amendment being fully  
15 executed by all parties, the Recreation and Park Department General Manager shall provide  
16 the final lease amendment to the Clerk of the Board for inclusion into the official file (File No.  
17 130702).

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