

1 [Sale of City Property - 30 Van Ness Holdings LLC - 30 Van Ness Avenue - \$80,000,000]

2 **Resolution ratifying the purchase and sale agreement by and between City and 30 Van**
3 **Ness Holdings LLC, for the sale of City-owned property located at 30 Van Ness Avenue**
4 **for \$80,000,000.**

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6 WHEREAS, The City and County of San Francisco owns certain real property located
7 at Assessor's Block No. 0835, Lot No. 004, commonly known as 30 Van Ness Avenue, San
8 Francisco (the "Property"); and

9 WHEREAS, The City selected Newmark Cornish & Carey through a competitive bid
10 process to competitively bid the sale of the Property as the listing broker for the City; and

11 WHEREAS, The Director of Property executed an agreement, including all exhibits,
12 dated November 25, 2015 ("Purchase Agreement") to sell the Property, on behalf of the City,
13 to 30 Van Ness Holdings LLC, for the price of \$80,000,000, a copy of which is on file with the
14 Clerk of the Board of Supervisors in File No. 151182, which is hereby declared to be a part of
15 this resolution as if set forth fully herein; and

16 WHEREAS, The Board of Supervisors adopted Ordinance No. 153-15, on file with the
17 Clerk of the Board of Supervisors in File No. 150728, authorizing the use of a portion of the
18 proceeds from the sale for the defeasance of up to \$25,870,000 outstanding principal amount
19 of Certificates of Participation (30 Van Ness Property) Series 2001A and up to \$5,900,000
20 outstanding principal amount of Certificates of Participation (City Office Buildings – Multiple
21 Properties Project) Series 2007A and appropriating funds for such defeasance; and excluded
22 the sales from the requirements of the Surplus Property Ordinance; and affirmed the Planning
23 Department's determination under the California Environmental Quality Act; and adopted
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1 findings that the sale is consistent with the General Plan, and the eight priority policies of
2 Planning Code, Section 101.1; and

3 WHEREAS, The Purchase Agreement includes a holdover lease of the Property, to
4 commence immediately upon consummation of the sale, allowing for continued occupancy by
5 the City; and

6 WHEREAS, The Purchase Agreement includes a conveyance deed effectuating
7 affordable housing requirements upon any future residential redevelopment of the Property in
8 excess of the minimum affordable housing provisions and obligations set forth in the Market
9 Octavia Area Plan, as set forth in Planning Code, Section 416; and

10 RESOLVED, This Board ratifies the Purchase Agreement and authorizes the Director
11 of Property to enter into any additions, amendments or other modifications to the Purchase
12 Agreement (including in each instance, without limitation, the attachment of exhibits) for the
13 sale of the Property, commonly known as 30 Van Ness Avenue, that the Director of Property,
14 in consultation with the City Attorney, determine are in the best interests of the City, do not
15 otherwise materially increase the obligations or liabilities of the City beyond those
16 contemplated in this resolution, and are in compliance with all applicable laws, including the
17 City's Charter; and, be it

18 FURTHER RESOLVED, This Board authorizes the Director of Property to take all
19 reasonable and necessary actions for closing an escrow for the sale of 30 Van Ness Avenue
20 and to credit into escrow typical seller expenses, including approximately \$440,000 for
21 brokerage commissions and fees, pursuant to escrow instructions to be approved by the City
22 Attorney; and, be it

23 FURTHER RESOLVED, That within thirty (30) days after the close of escrow finalizing
24 the sale of the Property, the Director of Real Estate shall provide the executed Purchase
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1 Agreement and relevant closing documents to the Clerk of the Board for inclusion into the
2 official file.

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4 \$1,300,000 Available for Fiscal Year 2015-16
5 Index Code: 70RE30VN
6 Subobject: 03011

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8 _____
9 Controller

10 RECOMMENDED:

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13 John Updike
14 Director of Property
15 Real Estate Division
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