

1 [Lease Amendment - Increasing City Allowance Provided for Tenant Improvements -
2 Volunteers in Medicine - 35 Onondaga Avenue - Reimbursement of Up to \$1,410,000]

3 **Resolution authorizing the Director of Property to execute an amended and restated**
4 **ten-year commercial lease, with two, five-year extension options, between the City and**
5 **County of San Francisco, as Landlord, and Volunteers in Medicine, DBA Clinic By the**
6 **Bay, as Tenant, for the City-owned property located at 35 Onondaga Avenue;**
7 **authorizing the reimbursement of up to a total of \$1,410,000 for tenant improvements,**
8 **to commence following Board approval upon execution of the lease.**

9
10 WHEREAS, The Board of Supervisors adopted on December 11, 2018, and the Mayor
11 approved on December 21, 2018, Resolution No. 431-18 authorizing the Director of Property
12 to execute a ten-year commercial lease dated June 18, 2019 (the "Original Lease"), with two
13 five year extensions, between City and County of San Francisco ("City" or "Landlord") and
14 Volunteers in Medicine DBA Clinic By the Bay ("Tenant"), with the purpose of rehabilitating
15 adjoining City owned buildings located at 35 and 45 Onondaga Avenue (the "Project") and
16 establishing use of a portion of the Project as a medical clinic, a copy of the Original Lease is
17 on file with the Clerk of the Board of Supervisors in File No. 190739; and

18 WHEREAS, The Original Lease provided that City shall reimburse up to \$410,000 of
19 Tenant's costs for rehabilitation of the building shell and systems component of the Project
20 (the "Initial Allowance"); and

21 WHEREAS, Following investigation after the passage of Resolution No. 431-18, it has
22 been determined that the cost of building shell and systems rehabilitation is more extensive,
23 and thus, the City and Tenant have negotiated an Amended and Restated Lease (the
24 "Amended Lease"), increasing the Initial Allowance by \$1,000,000, to a total of \$1,410,000

1 ("Total Allowance"), the Amended Lease is on file with the Clerk of the Board of Supervisors in
2 File No. 190739; and, now, therefore, be it

3 RESOLVED, That the Director of Property is hereby authorized to take all actions, on
4 behalf of the City, to execute the Amended Lease on the terms and conditions herein; and, be
5 it

6 FURTHER RESOLVED, The Real Estate Division ("RED") is authorized to expend the
7 Total Allowance for the purposes contemplated in this Resolution, under the terms and
8 conditions specified in the Amended Lease; and, be it

9 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
10 Property to enter into any amendments or modifications to the Amended Lease (including in
11 each instance, without limitation, the attachment of exhibits) that the Director of Property, in
12 consultation with the City Attorney, determine are in the best interests of the City, do not
13 otherwise materially increase the obligations or liabilities of, or materially decrease the
14 benefits to, the City beyond those contemplated in this resolution, and are in compliance with
15 all applicable laws, including the City's Charter; and, be it

16 FURTHER RESOLVED, That any action taken by the Director of Property and other
17 officers of the City with respect to the Amended Lease is hereby approved, confirmed and
18 ratified by this Board of Supervisors; and, be it

19 FURTHER RESOLVED, That within thirty (30) days of the Amended Lease being fully
20 executed by all parties, RED shall provide the fully executed Amended Lease to the Clerk of
21 the Board for inclusion into the official file.


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Funds Available for
Fiscal Year 2019-20: \$410,000

Fund ID: 14300
Department ID: 228875
Project ID: 100001302
Authority ID: 17375
Account ID: 528000

Funds Available for
Fiscal Year 2019-20: \$1,000,000

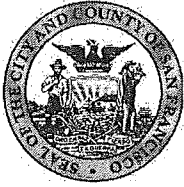
Fund ID: 10020
Department ID: 228875
Project ID: 100001291
Authority ID: 15754
Account ID: 56700


Controller:

Subject to enactment of the Annual
Appropriation Ordinance for Fiscal Year
2019/2020

RECOMMENDED:


Andrico Q. Penick
Director of Property



City and County of San Francisco

Tails
Resolution

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

File Number: 190739

Date Passed: July 23, 2019

Resolution authorizing the Director of Property to execute an amended and restated ten-year commercial lease, with two, five-year extension options, between the City and County of San Francisco, as Landlord, and Volunteers in Medicine, DBA Clinic By the Bay, as Tenant, for the City-owned property located at 35 Onondaga Avenue; authorizing the reimbursement of up to a total of \$1,410,000 for tenant improvements, to commence following Board approval upon execution of the lease.


July 17, 2019 Budget and Finance Sub-Committee - RECOMMENDED

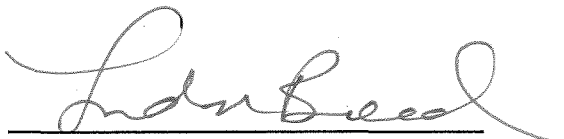
July 23, 2019 Board of Supervisors - ADOPTED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190739

I hereby certify that the foregoing Resolution was ADOPTED on 7/23/2019 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


London N. Breed
Mayor

8-2-19
Date Approved