

File No. 190855

Committee Item No. 5

Board Item No. 13

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date October 23, 2019

Board of Supervisors Meeting

Date October 29, 2019

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Completed by: Linda Wong Date October 18, 2019

Completed by: Linda Wong Date October 23, 2019

1 [Waiver of Base Rent - Volunteers in Medicine, DBA Clinic By the Bay and ArtSpan - 35 and
2 45 Onondaga Avenue - Up to Six Months for \$49,224]

3 **Resolution authorizing the Director of Property to waive up to six months base rent for**
4 **a total of \$49,224 for existing leases between the City and County of San Francisco, as**
5 **landlord, and Volunteers in Medicine, DBA Clinic By the Bay and ArtSpan, as tenants,**
6 **for the City-owned properties located at 35 and 45 Onondaga Avenue.**

7
8 WHEREAS, The City owns the real property and improvements located on Assessor's
9 Parcel Block No: 6959, Lot Nos. 016 & 017, at 35 and 45 Onondaga Avenue in the City and
10 County of San Francisco; and

11 WHEREAS, The Board of Supervisors adopted on December 11, 2018, and the Mayor
12 approved on December 21, 2018, Resolution No. 430-18 authorizing the Director of Property
13 to execute a 10-year commercial lease dated November, 2019 (the "45 Onondaga Lease"),
14 between City and County of San Francisco ("City" or "Landlord"), and ArtSpan ("45 Onondaga
15 Tenant"), a copy of the 45 Onondaga Lease is on file with the Clerk of the Board of
16 Supervisors in File No. 181094; and

17 WHEREAS, The Board of Supervisors adopted on December 11, 2018, and the Mayor
18 approved on December 21, 2018, Resolution No. 431-18 authorizing the Director of Property
19 to execute a 10-year commercial lease dated June 18, 2019 (the "Original 35 Onondaga
20 Lease"), between City (as Landlord) and Volunteers in Medicine DBA Clinic By the Bay ("35
21 Onondaga Tenant"), a copy of the Original 35 Onondaga Lease is on file with the Clerk of the
22 Board of Supervisors in File No. 181095; and

23 WHEREAS, The Board of Supervisors adopted on July 23, 2019, a resolution
24 authorizing the Director of Property to amend and restate the Original 35 Onondaga Lease (as
25

1 amended and restated, the "35 Onondaga Lease") a copy of the 35 Onondaga Lease is on file
2 with the Clerk of the Board of Supervisors in File No. 190739; and

3 WHEREAS, The 35 Onondaga Tenant is obligated to pay \$3,960 per month under the
4 35 Onondaga Lease and the 45 Onondaga Tenant is obligated to pay \$4,244 per month
5 under the 45 Onondaga Lease (the 35 Onondaga Lease and 45 Onondaga Lease are
6 collectively, the "Leases"), totaling \$8,204 per month; and, now, therefore, be it

7 RESOLVED, That the City desires to authorize the Director of Property to waive base
8 rent for up to six months under each Lease, for a total authority to waive \$49,224 in base rent;
9 and, be it

10 FURTHER RESOLVED, That this Board of Supervisors, through a finding of public
11 purpose determine that the rent waiver will greatly increase the likelihood of the nonprofit
12 tenants to complete their interior improvements; and, be it

13 FURTHER RESOLVED, That this rent waiver will expedite the ability for the nonprofit
14 tenants to provide their community services at the earliest date possible; and, be it

15 FURTHER RESOLVED, That this Board of Supervisors authorizes the Director of
16 Property to waive base rent until the completion of interior tenant improvements, for up to six
17 months, whichever comes first, under each Lease, for a total of \$49,224.

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2019 JUL 30
Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [redacted] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [redacted] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [redacted]
- 9. Reactivate File No. [redacted]
- 10. Topic submitted for Mayoral Appearance before the BOS on [redacted]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Safai

Subject:

Waiver of Base Rent – for up to 6 months in the total of \$49,224 – for City Property at 35 & 45 Onondaga Avenue

The text is listed:

Resolution authorizing the Director of Property to waive up to 6 months base rent in a total of \$49,224 for existing leases between City and County of San Francisco, as Landlord, and Volunteers in Medicine, DBA Clinic By the Bay and ArtSpan, as Tenants, for the City-owned properties located at 35 and 45 Onondaga Avenue.

Signature of Sponsoring Supervisor: [redacted signature]

For Clerk's Use Only