

RESOLUTION NO. 26-2003

Adopted February 25, 2003

AUTHORIZING A LEASE AGREEMENT WITH WEST BAY LOCAL DEVELOPMENT CORPORATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, IN AN AMOUNT NOT TO EXCEED \$25,200 FOR OFFICE SPACE AT 1286 FILLMORE STREET FOR A ONE-YEAR TERM AND WITH TWO ONE-YEAR OPTIONS, SUBJECT TO APPROPRIATION OF FUNDS; WESTERN ADDITION AREA A-2 REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. The economic revitalization of the Fillmore Jazz Preservation District ("District") is a significant component of the Redevelopment Agency of the City and County of San Francisco's ("Agency") completion of the Western Addition A-2 Redevelopment Plan ("Plan"). The District is the area generally located along Fillmore Street between Post and McAllister Streets, in the Western Addition Redevelopment Project Area A-2 ("Project Area").
2. The Agency by Resolution No. 25-2003 dated February 25, 2003 authorized a Personal Services Contract ("PSC") with Cultural ID, a sole proprietor ("Cultural ID"), for a Promotions Office consultant, who will operate in space located in the District, to coordinate economic development activities, and actively market and promote the District.
3. The Agency by Resolution No. 27-2003 dated February 25, 2003 authorized a Promotions Office operating budget in an amount not to exceed \$148,000 to cover the first year of operations.
4. Based on community feedback and successful revitalization efforts in other neighborhoods and cities, establishing a Promotions Office in the District is vital to the success of the revitalization effort.
5. On February 11, 2003, Agency staff received Commission authorization to negotiate rental terms with West Bay Local Development Corporation ("West Bay") for a 1,390-square-foot space, located at 1286 Fillmore Street, to house the Promotions Office.
6. Agency staff and West Bay have negotiated a Lease Agreement for a period of 12 months commencing on March 1, 2003, with an Agency option to renew for up to two additional one-year periods. The annual lease amount for the first year is \$25,200 ("Annual Lease Amount").

7. The Executive Director may exercise up to two one-year options to renew the term, in an amount not to exceed Annual Lease Amount plus the percentage increase in the San Francisco-Oakland Consumer Price Index for All Urban Consumers ("CPI-U"), subject to appropriation of funds for the optional second and third years.
8. The Agency desires to enter into a Lease Agreement with West Bay Local Development Corporation.

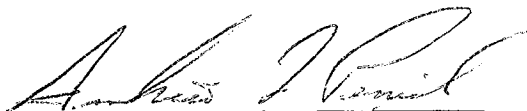
RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco, that the Executive Director is authorized to:

(1) Enter into a one-year Lease Agreement with West Bay Local Development Corporation in an amount not to exceed \$25,200 ("Annual Rent") for office space at 1286 Fillmore Street in the Fillmore Jazz Preservation District which Lease Agreement is substantially in the form lodged with Agency General Counsel.; and

(2) Exercise two one-year options, in an amount not to exceed Annual Rent plus the percentage increase in the San Francisco-Oakland Consumer Price Index for All Urban Consumers ("CPI-U"), subject to appropriation of funds for the optional second and third years.

APPROVED AS TO FORM:


for. Bertha A. Ontiveros 2/20/03
Agency General Counsel