

Subject: Resolution No. 32-25A12

Entering into a Long Term Ground Lease with City College of San Francisco for the Property Located at 106 and 110 Bartlett Street

- Commissioners Emilio B. Cruz and Mark Sanchez

WHEREAS: San Francisco Unified School District promotes and encourages our students to consider higher education, and

WHEREAS: The City College of San Francisco has been actively attempting to build a new Mission Campus, and

WHEREAS: The San Francisco Unified School District staff and City College of San Francisco staff have been in negotiations over the long-term ground lease of the property located at 106 and 110 Bartlett Street, which is owned by SFUSD, and

WHEREAS: The creation of this campus will benefit the members of that community by making higher education more immediately accessible.

THEREFORE BE IT RESOLVED: That the Board of Education authorizes the Superintendent of Schools to enter into a long-term ground lease agreement with City College of San Francisco for the site located at 106 and 110 Bartlett Street with the following minimum provisions:

- a) City College will pay, upon execution of the agreement, \$7,500,000 to SFUSD,
 - b) The term of the lease shall be a ground lease for 75 years. ~~with a 25-year option,~~
 - c) The SFUSD Downtown High School shall be housed at the site for 30 years at no cost to SFUSD,
 - d) SFUSD will have the option to extend the Downtown High School use of the property for an additional 30 years under a lease agreement which would be 50% of the market rental rate,
 - e) Phoenix High School shall be housed at a Field Act compliant site owned or operated by the City College of San Francisco for 15 years at no cost to SFUSD, and
 - f) SFUSD will have access to programming and air-time of the City College Television network for the purposes of promoting education and District Programs and Policies.
- g. City College would, whenever possible, give preference in filling its available child-care slots to children referred by the SFUSD, or to children whose parents work for the SFUSD.*
- h. City College would agree to grant SFUSD "a right of first refusal" at a fair and equitable price with respect to any proposed sale of the 33 Gough Street property, currently owned by City College, for a period of five years, commencing with the starting date of City College's ground lease for the Bartlett/22nd Street property.*

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Page 2

- i. City College and SFUSD would seek to jointly develop the 33 Gough Street property to provide space for City College's current administrative functions as well as sufficient space for a SFUSD academic/administrative program. The window of opportunity for this joint development effort would begin when the SFUSD's "right of first refusal" expires, and it would terminate after a period of five years.*
- j. City College will provide the SFUSD with an option to acquire the 33 Gough Street property after the joint development period expires, and said option will continue for five years thereafter. This option would be at a fair and equitable price, and said option when exercised would be at a price that would not exceed the then-current appraised value. Should SFUSD exercise its option to purchase, it would provide City College with reasonable advance notice.*

FURTHER BE IT RESOLVED: That the Board of Education commends the

Superintendent and her staff, as well as the staff of City College, for working diligently to come to terms and reaching an agreement which will benefit not only the San Francisco Unified School District and City College of San Francisco, but more importantly, benefit the communities that we serve.

2/25/03

3/25/03

Please Note:

- Referred to the Buildings, Grounds, and Services Committee, Budget and Business Services Committee, and Rules, Policy, and Legislation Committee by order of the Chair on 2/25/03.
- Taken up by the Budget and Business Services on 3/6/03. Consensus to forward to the Board, as amended, without recommendation.
- Taken up by the Rules, Policy, and Legislation Committee on 3/10/03. Forwarded to the Board without recommendation.
- Taken up by the Buildings, Grounds, and Services Committee on 3/24/03. Forwarded with a positive recommendation to the Board of Education by a vote of 2 ayes, 1 nay.
- Adopted, as amended, by the Board of Education on 3/25/03.

New Language in bold and italics. Old language ~~stricken out.~~