

[Real Property Lease - Everett & Jones BBQ SF International, LLC - 300 Jefferson Street - Year 1 Monthly Base Rent 5% of Gross Revenues, No Less Than \$10,000]

Resolution approving Port Commission Lease L-17180 with Everett & Jones BBQ SF International, LLC, a California limited liability company, for approximately 4,363 square feet of a two-story restaurant space located at 300 Jefferson Street for a term of 10 years with two five-year options to renew, with a free rent period of lesser of 180 days or date site opens to the public, rent for the first year is 5% of gross revenues, no less than \$10,000 per month, rent for the second year is \$13,000 per month, rent for the third year is \$15,400 per month, with 3% increases thereafter, percentage rent is equal to 5% of gross revenue in first year and 6% thereafter, to commence after the restaurant opens; and to authorize the Port Executive Director to enter into amendments or modifications to the Lease that do not materially increase the obligations or liabilities to the City and are necessary to effectuate the purposes of the Lease or this Resolution.

WHEREAS, California Statutes of 1968, Chapter 1333 (as amended, the "Burton Act") and Charter, Sections 4.114 and B3.581 empower the San Francisco Port Commission ("Port" or "Port Commission") with the power and duty to use, conduct, operate, maintain, manage, regulate and control the lands within Port Commission jurisdiction in the City and County of San Francisco; and

WHEREAS, The Port Commission adopted Resolution Nos. 23-28 and 23-29 on June 13, 2023, which authorized the payment of Broker Commissions under the Broker Payment Policy ("Policy") and authorized Port staff to pursue tenants for certain space in a broker-assisted competitive bidding process respectively; and

1 WHEREAS, Port hired Maven Commercial in November 2023 to pursue a new tenant
2 for 300 Jefferson Street under a broker-assisted competitive bidding process; and

3 WHEREAS, The broker assisted competitive bidding process was completed in May
4 2024, and a Port constituted panel selected Everett & Jones BBQ SF International, LLC, a
5 California limited liability company ("Everett & Jones") as the top prospect for 300 Jefferson
6 Street; and

7 WHEREAS, Everett & Jones is a proven BBQ purveyor in Oakland and has experience
8 with multi-site operations known for serving delicious smoked brisket, ribs, chicken and links
9 along with Southern sides like collard greens and baked beans; and

10 WHEREAS, The Everett & Jones location near Jack London Square in Oakland is well
11 known as a community gathering point that offers music in the evenings and their new offering
12 for Fisherman's Wharf will draw locals and tourists; and

13 WHEREAS, At its February 25, 2025 meeting, the Port Commission authorized the
14 Executive Director of the Port, or the Executive Director's designee, to enter into Lease No. L-
15 17180 with Everett & Jones for approximately 4,363 square feet of a two-story restaurant
16 space located at 300 Jefferson Street for a 10 year term, with two tenant options to extend the
17 term for five additional years each ("Lease No. L-17180"); and

18 WHEREAS, San Francisco Charter, Section 9.118, requires Board of Supervisors'
19 approval of non-maritime leases that either have a term in excess of 10 years or have
20 anticipated revenue to the City of \$1,000,000 or more; and

21 WHEREAS, The term of Lease No. L-17180 exceeds 10 years and Port anticipates
22 revenues to exceed \$1,000,000; now, therefore, be it

23 RESOLVED, That the Board of Supervisors hereby approves Port Commission Lease
24 No. L-17180 and authorizes the Executive Director of the Port, or the Executive Director's
25 designee, to execute such Lease No. L-17180 in a form approved by the City Attorney and in

1 substantially the same form on file with the Clerk of the Board of Supervisors in File
2 No. 250213; and, be it

3 FURTHER RESOLVED, That the Board of Supervisors authorizes the Port Executive
4 Director to enter into any additions, amendments, or other modifications to Lease No. L-17180
5 that the Port Executive Director, in consultation with the City Attorney, determines, when
6 taken as a whole, to be in the best interest of the Port, do not materially increase the
7 obligations or liabilities of the City or the Port, and are necessary or advisable to complete the
8 transactions which this Resolution contemplates and effectuate the purpose and intent of this
9 Resolution, such determination to be conclusively evidenced by the execution and delivery by
10 the Port Executive Director of such documents; and, be it

11 FURTHER RESOLVED, That within thirty (30) days of Lease No. L-17180 being fully
12 executed by all parties, the Port shall provide a copy of the lease to the Clerk of the Board for
13 inclusion into the official file.



City and County of San Francisco

Tails Resolution

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

File Number: 250213

Date Passed: April 08, 2025

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March 26, 2025 Budget and Finance Committee - RECOMMENDED

April 08, 2025 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sherrill and Walton
Excused: 1 - Sauter

File No. 250213

**I hereby certify that the foregoing
Resolution was ADOPTED on 4/8/2025 by
the Board of Supervisors of the City and
County of San Francisco.**

f Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

4.15.25

Date Approved