

GOLDEN GATE BRIDGE, HIGHWAY AND TRANSPORTATION DISTRICT

RESOLUTION NO. 2011-062

**AUTHORIZE EXECUTION OF LEASES WITH LOUKAS PAPANASTASIOU
FOR CAFÉ SALUTE AND BUSBOAT
AT THE SAN RAFAEL C. PAUL BETTINI
TRANSPORTATION CENTER**

June 24, 2011

WHEREAS, in 1992, the Golden Gate Bridge, Highway and Transportation District (District) completed construction of the C. Paul Bettini Transportation Center, also known as the San Rafael Transit Center (SRTC), located in downtown San Rafael, bounded by Hetherton, Third, Tamalpais and Second Streets; and,

WHEREAS, the SRTC is the primary transit center in Marin County; and,

WHEREAS, Café Salute located at 890 Tamalpais at the 3rd Street corner, and BusBoat located at 800 Tamalpais at the 2nd Street corner, each occupy two separate 208-square-foot buildings at the SRTC, where food and beverages are sold, as well as Marin Transit value cards and passes and Sonoma Airporter tickets; and,

WHEREAS, the District has leased the Café Salute space to Loukas Papanastasiou since February 1, 2002, and has leased the BusBoat space to Loukas Papanastasiou since August 15, 2004; and,

WHEREAS, Loukas Papanastasiou has requested new lease terms for each of the two buildings, with matching effective dates and terms, and a fair market rental amount, to allow the lessee to secure financing to remodel both spaces; and,

WHEREAS, the District has secured a fair market rent appraisal of the SRTC rentable spaces; and,

WHEREAS, the Building and Operating Committee, at its meeting of June 23, 2011, has so recommended; now, therefore, be it

RESOLUTION NO. 2011-062
BOARD OF DIRECTORS MEETING OF JUNE 24, 2011
PAGE 2

RESOLVED that the Board of Directors of the Golden Gate Bridge, Highway and Transportation District (District) hereby authorizes the execution of leases with Loukas Papanastasiou for the use of the two buildings located at the District's C. Paul Bettini Transportation Center in San Rafael, CA, for the operation of Café Salute and BusBoat, each at \$880.00 per month, for a base term of five years, with two three-year renewals, exercisable by the District, with annual rent increases to be based on the Consumer Price Index and rent to be reappraised at fair market value at the end of the five-year base term, effective July 1, 2011.

ADOPTED this 24th day of June 2011, by the following vote of the Board of Directors:

AYES (12): Directors Arnold, Boro, Cochran, Elsbernd, Mar, Moylan, Rabbitt, Renée, Snyder, Sobel and Stroeh; Acting President and Second Vice President Grosboll

NOES (0): None

ABSENT (7): Directors Brown, Campos, Chu, Pahre and Theriault; First Vice President Eddie; President Reilly



Richard Grosboll
Acting President, Board of Directors

ATTEST:



Janet S. Tarantino
Secretary of the District