

(RA-2000-91)

REDEVELOPMENT AGENCY OF  
THE CITY OF SAN DIEGO  
RESOLUTION NO. R-03089  
ADOPTED ON JANUARY 31, 2000

WHEREAS, on November 3, 1998, the electorate of the City of San Diego [City] approved Ordinance No. O-18613 [Ordinance] which authorized the City to enter into a Memorandum of Understanding [MOU] with the San Diego Padres [Padres], the Redevelopment Agency of the City of San Diego [Agency], and the Centre City Development Corporation [CCDC] Concerning a Ballpark District, Construction of a Baseball Park, and a Redevelopment Project within the Centre City East (East Village) Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project; and

WHEREAS, the Ordinance provided that it was the intent of the electorate that the Ordinance and the MOU constitute the legislative acts establishing policy for the City on those matters, and provided for the ways and means for the implementation of that policy by such administrative and non-legislative acts as may be necessary and appropriate to carry out the purpose and intent of the Ordinance; and

WHEREAS, the MOU has been executed by all parties thereto; and

WHEREAS, the MOU reflects the basic business deal between the parties, and contains certain general terms for the planning, construction and financing of the proposed ballpark and redevelopment project [Project]; and

WHEREAS, the City and San Diego Unified Port District [Port] have worked cooperatively together to cause the development, construction and successful operation of the

San Diego Convention Center [Convention Center]; and

WHEREAS, the City and Port have worked cooperatively together to cause the expansion of the Convention Center [Expansion] to enhance the capabilities of the Convention Center and to meet the increased demand for convention facilities in the San Diego region; and

WHEREAS, the Convention Center and the Expansion provide benefits to the tidelands of the State of California [Tidelands], held in trust by the Port, by making beneficial public use of the Tidelands in a manner consistent with the Tidelands trust, and by increasing revenue to the Port through the increased use by visitors to the San Diego region of hotels, restaurants, and other facilities and amenities located on the Tidelands; and,

WHEREAS, the development of another “headquarters” type hotel on the Tidelands near the Expansion is required to serve the needs of the expanded Convention Center and its increased use; and

WHEREAS, a headquarters type hotel, consisting of at least 1000 guest rooms and other amenities, has long been planned to be located on the site of the Campbell Shipyard [Hotel], which site is on the Tidelands adjacent to the Expansion; and

WHEREAS, on November 30, 1999, the Port entered into an Option Agreement with Manchester Resorts, L.P. for development of such Hotel; and

WHEREAS, studies have shown that a demand exists for the construction of a significant number of new hotel rooms in the City to serve the needs of visitors to the San Diego region; and

WHEREAS, the Tidelands will benefit from the development of additional hotel rooms beyond those provided by the Hotel because enhancing the ability of the San Diego region to meet the needs of increased tourism will result in the increased use of the Convention Center, the Expansion, airport and car rental facilities, restaurants and other facilities and amenities located

on the Tidelands; and

WHEREAS, the development of additional public parking is needed to serve the needs of the Convention Center and the Expansion; and

WHEREAS, the City, Agency and CCDC are planning and attempting to finance the Project, which is also adjacent to the Convention Center and Expansion; and

WHEREAS, the Project will include the development of approximately 850 new hotel rooms, a ballpark suitable and available for convention related events, a significant number of new public and private parking spaces, restaurants, retail stores, and other facilities and amenities suitable to serve the needs of tourists and convention goers in the region; and

WHEREAS, the construction of the Project will provide for the recreational needs of tourists and visitors to the Tidelands, in which there is a general statewide purpose, and is incidental, necessary, or convenient for the promotion and accommodation of commerce, navigation, fisheries and recreation on the Tidelands; and

WHEREAS, new and additional revenue will accrue to the Port from the development of the Project as a result of the increased use of hotels, restaurants, airport and car rental facilities, and other facilities and amenities located on the Tidelands by persons visiting the Project and experiencing a new and revitalized downtown area of the City; and

WHEREAS, in order for the Project to proceed as authorized by the City's electorate, it is desirable that the Hotel be developed concurrently with the Project because the revenue accruing to the City from the Hotel, in the form of Transient Occupancy Taxes, can be an important component of the City's plan of finance for the Project in that such revenue will accrue to the City's General Fund from which any finance payments by the City will be made; and

WHEREAS, the Port, City, Agency and CCDC desire to facilitate the concurrent development of the Hotel and the Project for the mutual benefit of the parties, the Tidelands, and

the citizens of the San Diego region; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of The City of San Diego, that the Executive Director of the Agency be and he is hereby authorized and directed to execute for and on behalf of the Agency an Agreement Concerning The Development Of A Convention Center Expansion Related Hotel, And The Financing Of The Proposed Ballpark And Redevelopment Project, in form and substance consistent with Exhibit 1 to this resolution. When the Agreement is fully executed it will be kept on file in the Office of the Secretary to the Agency as Document No. D-03089.

BE IT FURTHER RESOLVED, that the Executive Director of the Agency be and he is hereby authorized to take such other and further actions as may be necessary or appropriate to implement the intent and purposes of this resolution, consistent with the rights and obligations of the Agency pursuant to the Ordinance and MOU.

APPROVED: CASEY GWINN, General Counsel

By  
Douglas K. Humphreys  
Deputy Counsel

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