

(R-83-521)

RESOLUTION NUMBER R- 257336

Adopted on OCT 12 1982

BE IT RESOLVED, by the Council of The City of San Diego, as follows:

That the City Manager is hereby authorized and empowered to execute an Option Agreement with MISSION PACIFIC ASSOCIATES (MPA) pursuant to which MPA shall have a nine- (9) month option to enter into a lease agreement for approximately 35 acres of City-owned property in the southeast corner of Mission Bay Park adjacent to Sea World Drive, which option shall provide consideration to the City of \$10,000 per month for the first six months, \$20,000 for the seventh month, \$22,500 for the eighth month, and \$25,000 for the ninth month, under the terms and conditions set forth in that Option Agreement on file in the office of the City Clerk as Document No. RR- 257336- / .

BE IT FURTHER RESOLVED, that upon satisfactory completion of the conditions of the Option Agreement, and upon exercise of the option by MPA, the City Manager is hereby authorized and empowered to execute a Lease Agreement, with a term of fifty (50) years, of said approximately 35 acres for the purpose of development and operation of a hotel and related facilities, with a construction period rent of \$12,500 per month and an initial minimum rent upon commencement of operations of \$50,000 per month against various percentages of gross income, with minimum rent adjustments every three years and percentage rate adjustments after 17 years and each 10 years thereafter, under

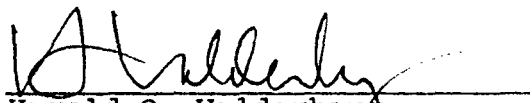
the terms and conditions set forth in that Lease Agreement on file in the office of the City Clerk as Document No. RR-

257336-2.

BE IT FURTHER RESOLVED, that as additional consideration to the City the City Manager is authorized and empowered to execute an Operating Agreement providing for the development and maintenance by MPA of the approximately 20-acre parcel adjacent to the lease parcel as and for a passive public park and which operating agreement provides for repair and maintenance of the park improvements for the entire term of the hotel lease by Park and Recreation Department, or by contract, with annual reimbursement to the City from MPA for all maintenance and repair costs, and which operating agreement and hotel lease provide for reimbursement to MPA for MPA's actual costs of constructing a public restroom within the 20-acre park, which reimbursement shall be in the form of credits against hotel rents payable to City, under the terms and conditions set forth in that Operating Agreement on file in the office of the City Clerk as Document No. RR- 257336-3.

APPROVED: John W. Witt, City Attorney

By


Harold O. Valderhaug
Deputy City Attorney

HOV:ps
9/28/82
Or.Dept: Prop.
Form=r.none

Passed and adopted by the Council of The City of San Diego on OCT 12 1982,
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Barbara Berridge*, Deputy.

Office of the City Clerk, San Diego, California

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