

RESOLUTION NUMBER R- 285222

ADOPTED ON JAN 17 1995

BE IT RESOLVED, by the Council of The City of San Diego, that the City Manager is hereby authorized to purchase property needed for the relocation of the USO to allow the City to proceed with Convention Center expansion which purchase is more particularly described in attached City Manager Report No. 94-374

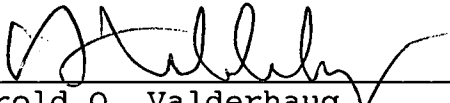
BE IT FURTHER RESOLVED, that the expenditure of an amount not to exceed \$2,100,000 for acquisition of property rights and related costs from Convention Center Expansion Fund 102212, is hereby authorized with the provision that such funds are to be paid by the San Diego Unified Port District ("Port District") or reimbursed to the City by the Port District pursuant to the Memorandum of Understanding dated June 21, 1994 (Council Resolution No. R-284126).

BE IT FURTHER RESOLVED, that the City Auditor and Comptroller is hereby authorized to advance funds as required from the Transient Occupancy Fund to the Convention Center Expansion Fund, based on earned revenue receivable, in the event such funds as necessary have not yet been received from the Port

District at the time they are required to be paid. Advances will be returned upon the receipt of earned revenue.

APPROVED: JOHN W. WITT, City Attorney

By

  
\_\_\_\_\_  
Harold O. Valderhaug  
Chief Deputy City Attorney

HOV:pev  
11/17/94  
Aud.Cert:9500554  
Or.Dept:REA  
R-95-842  
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**The City of San Diego  
CERTIFICATE OF CITY AUDITOR AND COMPTROLLER**

**CERTIFICATE OF UNALLOTTED BALANCE** AC 9500554

ORIGINATING DEPT. NO.: 070

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount \$ 2,100,00.00 Fund 102212

Purpose Authorizing the expenditure of an amount not to exceed \$2,100,000 for acquisition of property rights and related costs from Convention Center Expansion Fund 102212 contingent on reimbursement from the San Diego Port District.

Date November 16, 1994 By: Carole O'Hendon

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
1	0	102212	102212	100	4638	000100				\$2,100,000.00
TOTAL AMOUNT										\$2,100,000.00

FUND OVERRIDE

**CERTIFICATION OF UNENCUMBERED BALANCE**

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed \$ \_\_\_\_\_

Vendor \_\_\_\_\_

Purpose \_\_\_\_\_

Date \_\_\_\_\_ By: \_\_\_\_\_

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA										
ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
TOTAL AMOUNT										

FUND OVERRIDE

*R*-285222 JAN 17 1995



The City of San Diego

# MANAGER'S REPORT

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CITY CLERKS OFFICE  
SAN DIEGO, CA

DATE ISSUED: November 22, 1994 REPORT NO.: 94-374

ATTENTION: Honorable Mayor and City Council, Docket of  
November 28, 1994

SUBJECT: U.S.O. RELOCATION

SUMMARY:

ISSUES:

Should the City Council:

1. Authorize the City Manager to purchase property for the relocation of the U.S.O.
2. Authorize the expenditure of an amount not to exceed \$2,100,000 for the acquisition of property rights and related costs from the Convention Center Expansion Fund No. 102212, contingent on reimbursement from the San Diego Port District
3. The City Auditor and Comptroller is authorized to advance funds as required from the Transient Occupancy Tax Fund to the Convention Center Expansion Fund, based on earned revenue receivable. Advances will be returned upon the receipt of earned revenue.

R-285222

Managers Recommendation:

1. Authorize the acquisition of the property.
2. Authorize the expenditure of funds for property acquisition and related costs from the Convention Center Expansion Fund No. 102212, contingent on reimbursement from the San Diego Port District
3. Authorize the City Auditor and Comptroller to advance funds, as required, from the Transient Occupancy Tax Fund to the Convention Center Expansion Fund based on earned revenue receivable. Advances will be returned upon receipt of earned revenue.

FISCAL IMPACT:

The funds required for the acquisition of the property for the relocation of the U.S.O. will be advanced, as required, from the Transient Occupancy Tax Fund to the Convention Center Expansion Fund No. 102212, based on earned revenue receivable, in an amount not to exceed \$2,100,000, and will be expended as follows;

1. On or before 12/15/94, for property purchase and related costs, \$1,212,000.
2. On or before 01/31/95, for tenant improvements, "Cost to Cure" deferred maintenance, and miscellaneous costs, \$888,000.

The advances from the Transient Occupancy Tax Fund will be returned upon receipt of earned revenue.

BACKGROUND:


In order for the City to proceed with the Convention Center Expansion, it is necessary to relocate the U.S.O. to a facility, in the Downtown area, that is acceptable to the U.S.O., so they may continue to provide their services to the area.

The U.S.O. subleases space from the City at 433 East Harbor Drive and 36 years remain on the lease term. When the City proposed to cancel this lease it was necessary to offer to purchase the U.S.O.'s interest in the lease improvements and furniture, fixtures and equipment (F.F.& E.) for \$1,282,000, which the U.S.O. accepted.

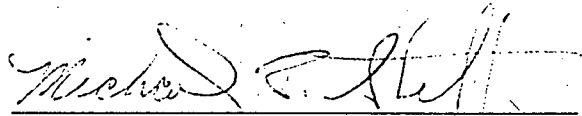
The City proposes to acquire a facility to relocate the U.S.O. to, using all the proceeds due U.S.O. for the purchase of their lease improvements and F.F.& E. and enter into lease with the U.S.O. for the space they require for their facility.

An extensive search by the Real Estate Assets Department of both vacant and improved properties in the Downtown area has resulted in the proposed acquisition of the Crabtree Building located at 303 "A" Street, for \$1,200,000. The building has an excellent location and is more than adequate in size (30,000 rentable sq. ft.) for the U.S.O. It has four floors and 31 spaces of underground parking. The U.S.O. will lease the first and second floors for one dollar (\$1.00) per year for a term of fifty (50) years and the space will require Tenant Improvements at a cost of \$700,000. The third and fourth floors will be leased to existing and future tenants.

Respectfully submitted,



Approved: Coleman Conrad  
Deputy City Manager



Submitted by: Michael R. Steffen  
Deputy Director  
236-6725

SPOTTS:MRS:RAG:rc  
11-16-94

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