

RESOLUTION NUMBER R- 296349

ADOPTED ON APR 15 2002

RESOLUTION APPROVING A THIRTY-YEAR LEASE
WITH YMCA OF SAN DIEGO COUNTY FOR 4-ACRE
PORTION OF TORREY HILLS NEIGHBORHOOD PARK

WHEREAS, Torrey Hills Neighborhood Park [the Park] is a new City park being developed on fifteen acres south of Carmel Mountain Road; and

WHEREAS, a YMCA community and recreational center [YMCA Center] is planned for approximately four acres of the Park in accordance with that certain Park Agreement between the City and the subdivider, Westbrook Torrey Hills, LP dated January 21, 1998 and on file in the Office of the City Clerk as Document No. C-08540; and

WHEREAS, the YMCA Center will be constructed at the YMCA's expense at a cost of about \$7.25 million; and

WHEREAS, the fair market value of the property is \$3,600,000 to \$4,000,000, as determined by City staff; and

WHEREAS, the City and YMCA have negotiated a thirty-year ground lease agreement at the initial rental rate of \$1.00 per year, plus a yearly fee of \$2,500.00 to reimburse the City for administrative costs; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the City Manager is authorized to execute, for and on behalf of the City of San Diego, a thirty-year lease agreement, with two ten-year options, with YMCA of San Diego County, a California nonprofit corporation, to construct, operate, and maintain a community and recreational center on approximately four

acres of Torrey Hills Neighborhood Park at an annual rental of \$1.00 per year, plus a \$2,500 per year administrative fee adjusted annually, to reimburse the City for administrative costs, under the terms and conditions set forth in that nonprofit lease agreement on file in the office of the City Clerk as Document No. RR- 296349.

APPROVED: CASEY GWINN, City Attorney

By Prescilla Dugard
Prescilla Dugard
Deputy City Attorney

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Or.Dept:REA
Aud.Cert:N/A
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