

RESOLUTION NUMBER R- 296350

ADOPTED ON APR 15 2002

RESOLUTION APPROVING A TWENTY-FIVE YEAR LEASE  
AND 15-YEAR OPTION WITH YMCA OF SAN DIEGO COUNTY  
FOR AN APPROXIMATELY 5.25 ACRE SITE PARK LOCATED  
AT 8355 CLIFFRIDGE AVENUE

WHEREAS, the La Jolla YMCA located at 8355 Cliffridge Avenue consists of 26,360-square feet of improvements, paved parking, swimming pool, gymnasium, sports fields, and other minor site improvements on a 5.25 acre site currently leased from the City until 2014 at a nominal rental of \$1 per year; and

WHEREAS, pursuant to Council direction, the City Manager has negotiated a proposed lease between the City and the YMCA for a term of twenty-five years with one fifteen-year option, which will replace the existing lease with annual rent of \$1 per year plus an annual fee to reimburse the City for administrative costs of \$2,500 the first year with an annual adjustment; and

WHEREAS, the fair market value of the leasehold property is \$4,200,000 to 4,725,000 as determined by City Staff; and

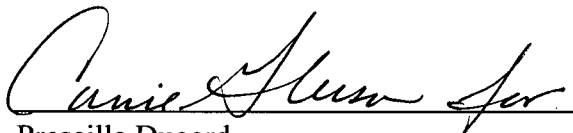
WHEREAS, the proposed lease, if approved, will facilitate the YMCA's capital campaign for the project, the goal of which is to raise \$7.25 million dollars, for remodeling and expansion of the facilities;

NOW, THEREFORE, the proposed lease requires the YMCA, within seven years of lease commencement, to submit a complete General Development Plan for the first phase of the

project for review by the City and the community planning group.

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 twenty five-year lease agreement, with a fifteen-year option, with YMCA of San Diego County, a California nonprofit corporation, to construct, operate, and maintain a community and recreational center on approximately 5.25 acres located at 8355 Cliffridge Avenue at an annual rental of \$1 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- 296350.

APPROVED: CASEY GWINN, City Attorney

By   
Prescilla Dugard  
Deputy City Attorney

PD:cdk:cw  
04/02/02  
Or.Dept:REA  
Aud.Cert:N/A  
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