

RESOLUTION NUMBER R- 299314

ADOPTED ON JUN 07 2004

A RESOLUTION AUTHORIZING NEGOTIATIONS FOR AN  
EXCLUSIVE NEGOTIATING AGREEMENT WITH PARAGON  
PRACTICE PARK, LLC, FOR A BASEBALL / GOLF  
LEARNING CENTER AT THE SOUTH CHOLLAS LANDFILL

WHEREAS, Paragon Practice Park, LLC, [Paragon] submitted to the City an unsolicited proposal for recreational development at the South Chollas Landfill, as discussed in Manager's Report No. 04-088;

WHEREAS, the unsolicited proposal was considered by the Natural Resources & Culture Committee on April 28, 2004, after which the Committee, by a unanimous vote, recommended the City Manager negotiate and enter into an exclusive negotiating agreement with Paragon upon Council approval;

WHEREAS, Paragon's proposal has received strong community support, including approval by the Oak Park Community Council and the Chollas Lake Recreation Council;

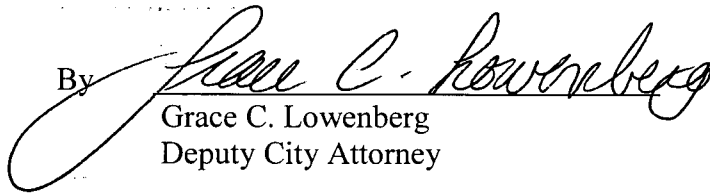
WHEREAS, one of Paragon's partners is very experienced in and knowledgeable of the challenges involved in developing former landfill sites, and has intimate knowledge of the South Chollas Landfill site as a result of having installed the current landfill gas control system at the site; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council waives Council Policy 700-10E, Disposition of City Owned Real Property – Marketing, and Council

Policy 700-41, Use of the RFP Process for Lease of City Owned Land, for purposes of negotiating with Paragon in connection with the above proposal.

BE IT FURTHER RESOLVED, by the Council of the City of San Diego, that the City Manager is authorized to negotiate an exclusive negotiating agreement with Paragon Practice Park, LLC, for a period of ninety days, for the development of a baseball and golf learning center at the South Chollas Landfill and based upon the "Conditions for Future Development" outlined in City Manager's Report No. 04-088.

APPROVED: CASEY GWINN, City Attorney

By   
Grace C. Lowenberg  
Deputy City Attorney

GCL:mb  
05/17/04  
Or.Dept: ESD  
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