

RESOLUTION NUMBER R- 308371

DATE OF FINAL PASSAGE JUL 30 2013

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE FIRST AMENDMENT TO THE LEASE WITH SAN DIEGO INDOOR SOCCER, INC. FOR A SOCCER COMPLEX ON THE ROOFTOP AREA OF THE UNIVERSITY HEIGHTS RESERVOIR PROPERTY LOCATED AT 2720 HOWARD AVENUE, SAN DIEGO, CALIFORNIA

WHEREAS, the City of San Diego (City) owns the University Heights Reservoir, a 12 million gallon enclosed reservoir building on a 2.47 acre site, located at 2720 Howard Avenue, San Diego (Reservoir); and

WHEREAS, the rooftop area of the Reservoir encompasses approximately 92,500 square feet (Property); and

WHEREAS, pursuant to a lease with the City, San Diego Indoor Soccer, Inc., a California corporation, (Lessee) has constructed a unique soccer complex on the Property that comprises a clubhouse, administrative offices, two soccer fields, a training area, bleacher seats, and an elevator from ground level to provide ADA access; and

WHEREAS, this lease agreement, which is on file as Document No. RR-298552 with the Office of the City Clerk, (Lease) has a term that currently extends until November 2018; and

WHEREAS, Lessee wishes to reconfigure and upgrade the improvements to accommodate an additional soccer field as well as a small training field on the Property at an approximate cost to Lessee of \$300,000; and

WHEREAS, in order to help amortize these costs over a reasonable time frame, Lessee has proposed extending the existing Lease by nine years from the current expiration date in 2018 to 2027; and

WHEREAS, in return for such a Lease extension, Lessee will agree to a rent increase from the present monthly rate of \$3,727 to a new monthly rate of \$5,600; and


WHEREAS, in a memorandum dated March 27, 2013, an MAI certified appraiser on City staff performed an appraisal of the Property and determined that the market value of the Property is \$5,600 per month, which would result in over \$350,000 in additional revenue to the City over the Lease term; and

WHEREAS, on June 19, 2013, the Council Committee on Land Use and Housing (LU&H) unanimously recommended forwarding the approval of the Lease to the full Council with further information to be provided at the full Council hearing on the organization and further clarification to be given on various issues involving the Lease Amendment; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the Mayor is authorized and directed to execute, for and on behalf of the City, the amendment of the Lease with San Diego Indoor Soccer Inc., a California corporation, for the Property located at 2720

Howard Avenue, San Diego, on the terms and conditions set forth in the First Amendment to Flat Rate Lease which is on file with the City Clerk as Document Number ^{RR} 308371


APPROVED: JAN I. GOLDSMITH, City Attorney

By 
Kenneth R. So
Deputy City Attorney

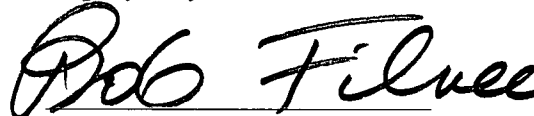
KRS:nja
06/28/13
Or. Dept: READ
Doc. No.: 586673_2
Comp. R-2013-810

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of 7/23/13.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 7/26/13
(date)


BOB FILNER, Mayor

Vetoed: _____
(date)

BOB FILNER, Mayor

This resolution is effective July 30, 2013, which represents the day this resolution was returned to the Office of the City Clerk with the Mayor's signature of approval.

Passed by the Council of The City of San Diego on JUL 23 2013, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

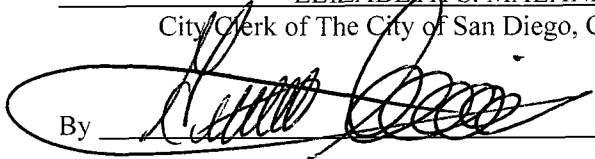
Date of final passage JUL 30 2013.

AUTHENTICATED BY:

BOB FILNER
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 308371