

RESOLUTION NUMBER R- 309650

DATE OF FINAL PASSAGE MAY 12 2015

ITEM #102

SVB-A

4/28/15

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING AND DIRECTING THE EXECUTION OF A NEW LEASE WITH BARRIO STATION FOR THE LEASE OF CITY-OWNED PROPERTY LOCATED AT 2175 NEWTON AVENUE, SAN DIEGO, CALIFORNIA, FOR THE PURPOSE OF OPERATING A NEIGHBORHOOD YOUTH CENTER.

WHEREAS, the City of San Diego (City) owns the real property located at 2175 Newton Avenue, San Diego, California, that is improved with a recreation center and related amenities (Property); and

WHEREAS, the Property was leased in 1980 to Barrio Station, a California nonprofit corporation (Barrio Station), for the purpose of operating a neighborhood youth facility to provide recreational, educational, and cultural activities to the community. The term of that lease, after amendment and extension, expired and the lease is now on holdover status; and

WHEREAS, Barrio Station has well-provided a public purpose through the continued operation of the facility at the Property; and

WHEREAS, City staff has negotiated a proposed twenty (20) year lease (New Lease) with Barrio Station for operation of a neighborhood youth center and the provision of healthy living, fitness, social services, recreation, education and culture programs to be enjoyed by the neighborhood and general public at the Property. The New Lease, among other things, includes updated City lease provisions and requires Barrio Station to annually pay the City \$3,412.50, adjusted annually for Consumer Price Index increases, reflecting the City's annual administrative costs involving the New Lease; and

WHEREAS, Council Policy 700-12 provides that fair market value shall be obtained for leases of City-owned property to non-profit entities and that the only discount should be for direct offsets to City expenditures; and

WHEREAS, the market value of the subject real estate is \$244,000 per year; NOW,
THEREFORE,

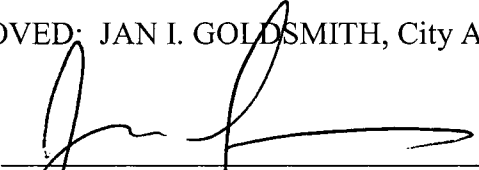
BE IT RESOLVED, that the Mayor, or his designee, is authorized and directed to execute that certain twenty (20) year "City of San Diego Lease," which is on file with the Office of the City Clerk as Document No. 309650, with Barrio Station, a California nonprofit corporation, for the continued operation of a neighborhood youth center at 2175 Newton Avenue, San Diego, California, to provide healthy living, fitness, social services, recreation, education and culture programs and benefits to the neighborhood and the general public.

BE IT FURTHER RESOLVED, that the Mayor, or his designee, is authorized to execute and deliver all such agreements and all other instruments to effect and complete the transaction contemplated by this Resolution.

BE IT FURTHER RESOLVED, that given the recreational, health, social, educational, cultural and other benefits to be derived by the public from the neighborhood youth center and programming that are contemplated by the lease, Council Policy 700-12 is hereby waived to the extent that the subject property shall be leased at less than fair market value as authorized hereby.

APPROVED: JAN I. GOLDSMITH, City Attorney

By



Jeremy M. Fonseca
Deputy City Attorney

JMF:meb:als
04/10/2015
Or.Dept: Real Estate Assets
Doc. No.: 992233

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of APR 28 2015.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 5/8/15
(date)


KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on APR 28 2015 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"/>
Lorie Zapf	<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"/>
Chris Cate	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAY 12 2015

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

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

(Seal)

By *Hy Macy*, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- <u>309650</u>