

RESOLUTION NUMBER R- 312451

DATE OF FINAL PASSAGE MAY 17 2019

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A 10-YEAR FLAT RATE LEASE BETWEEN THE CITY OF SAN DIEGO AND THE AMERICAN INSTITUTE OF ARCHITECTS SAN DIEGO CHAPTER, A NON-PROFIT 501(C)(6) FOR THE REAL PROPERTY LOCATED AT 1220 THIRD AVENUE, SAN DIEGO, CALIFORNIA.

WHEREAS, the City of San Diego (City) owns that certain real property located at 1220 Third Avenue, San Diego, California, 92101 which is improved with an approximately 3,424 square feet building that was previously operated as a restaurant, and approximately 1,620 square feet of patio space (Property); and

WHEREAS, following the termination of the previous lease in May 2016, the City issued a Request for Proposals to lease the property and did not receive any responses; and

WHEREAS, the City selected Chris Roberson to market the Property after soliciting bids from real estate brokers to market the Property and receiving only two proposals; and

WHEREAS, following the marketing of the Property, the American Institute of Architects San Diego Chapter, a Non-profit 501(c)(6) (AIA) was the only party that desired to move forward with negotiating a lease after viewing the Property and completing the initial due diligence; and

WHEREAS, AIA has requested a lease with a term of ten (10) years, with two options to extend the lease for a period of five (5) years each, and initial monthly rent of \$1,370 which will be increased annually at the rate of 3%; and

WHEREAS, the market value of the Property subject to this Lease was determined to be \$143,500 based on estimated market value and income approach appraisals; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Mayor, or his designee, is authorized and directed to execute that certain City of San Diego Flat Rate Lease by and between the City of San Diego, a California Municipal Corporation and American Institute of Architects San Diego Chapter, a non-profit 501(c)6, more fully set forth in the Lease on file in the Office of the City Clerk as Document No. RR:312451.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to appropriate and expend the amount \$11,307.97 for the purpose of paying a one-time real estate broker's commission to Chris Roberson dba Real Investment Advisors for assistance in marketing the property for leasing, contingent upon the Chief Financial Officer furnishing one or more certificates certifying that the funds necessary for expenditure are, or will be, on deposit with the City Treasurer.

APPROVED: MARA W. ELLIOTT, City Attorney

By Melissa Ables  
Melissa Ables  
Deputy City Attorney

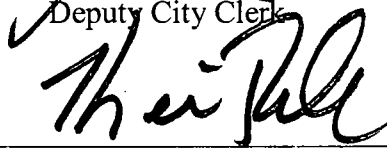
MDA:nja  
04/25/19  
Or. Dept: READ  
Doc. No.: 1994921

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of MAY 14 2019.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 5.17.19  
(date)

  
KEVIN L. FAULCONER, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on MAY 14 2019, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery	<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"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAY 17 2019.

(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.

(Seal)

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

By , Deputy

Office of the City Clerk, San Diego, California

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