

RESOLUTION NUMBER R- 313508

DATE OF FINAL PASSAGE APR 29 2021

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE MAYOR OR DESIGNEE TO EXECUTE A FORTY-YEAR FLAT RATE GROUND LEASE WITH MYF PROPERTIES, LLC, FOR APPROXIMATELY 26.2 ACRES OF IMPROVED LAND LOCATED AT THE REAL PROPERTY COMMONLY KNOWN AS MONTGOMERY-GIBBS EXECUTIVE AIRPORT.

WHEREAS, the City of San Diego (City) owns certain parcels of real property consisting of approximately 26.2 acres of improved land (Property) located at 3750 John J. Montgomery Drive, San Diego, California 92123, and commonly known as Montgomery-Gibbs Executive Airport (Airport); and

WHEREAS, on April 22, 2020, the City issued a Request for Proposals for a fixed-base operator (FBO) to lease the Property and provide full-service FBO services such as aircraft hangar rentals, maintenance, full-line services, and fuel services; and

WHEREAS, after reviewing the proposals received, MYF Properties, LLC, doing business as Executive Air Park (MYF) was determined to be the successful proposer; and

WHEREAS, City and MYF have negotiated the terms of a proposed Flat Rate Lease, a copy of which is included in the backup materials accompanying this Resolution; and

WHEREAS, the proposed lease is a flat rate forty-year lease, with an initial annual rent of \$579,000, which requires MYF to provide full-service FBO services; and

WHEREAS, the proposed lease also requires that MYF invest a minimum of \$16 million to construct improvements, after completing all required environmental review and obtaining all required permits. The proposed lease provides that the lease shall not be interpreted as mandating

approval for any additional governmental approvals required for the proposed development and provides for termination of the lease, if MYF is unable to obtain the required permits; and

WHEREAS, the Property is needed for the City's use as a general aviation airport as set forth in the Montgomery Field Airport Master Plan approved by the City Council on July 7, 1984 and as such the Property is not subject to the Surplus Land Act as set forth in California Government Code sections 54220 through 54234; and

WHEREAS, as appraised by an independent fee appraiser, the market value of the Property is \$7,180,000; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the Mayor, or designee, is authorized to execute that certain Flat Rate Lease between the City of San Diego and MYF Properties, LLC, doing business as Executive Air Park, as more fully set forth in Document No. RR- **313508** on file with the City Clerk.

APPROVED: MARA W. ELLIOTT, City Attorney

By /s/ Melissa Ables
Melissa Ables
Deputy City Attorney

MDA:nja
04/01/21
Or. Dept: READ
Doc. No.: 2624992_2

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of 04/27/2021

ELIZABETH S. MALAND
City Clerk

By /s/ Connie Patterson
Deputy City Clerk

Approved: 4/29/21
(date)


TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on APR 27 2021, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<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"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<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"/>
Raul A. Campillo	<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"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage APR 29 2021.

(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:

(Seal)

TODD GLORIA
Mayor of The City of San Diego, California.

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

By Connie Peterson, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 313508