

#601
05/23/2022

(R-2022-474)

RESOLUTION NUMBER R- **314119**

DATE OF FINAL PASSAGE MAY 31 2022

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO EXPRESSING THE COUNCIL'S PREFERENCE THAT THE CITY CONDUCT DETAILED DUE DILIGENCE AND ECONOMIC ANALYSIS ON ONLY THE RESPONSES FROM HOMETOWN SD, MIDWAY RISING, AND MIDWAY VILLAGE + RECEIVED IN RESPONSE TO THE CITY'S "MIDWAY NOTICE OF AVAILABILITY" UNDER THE SURPLUS LAND ACT.

WHEREAS, the City of San Diego (City) owns several parcels of real property located at 3500, 3250, 3220, and 3240 Sports Arena Boulevard in the "Midway" area the City, which collectively consist of approximately 48.5 acres (Property); and

WHEREAS, the Council of the City of San Diego (City Council) adopted Resolution R-313718, effective September 23, 2021, declaring the Property surplus land under the California Surplus Land Act (SLA), Government Code sections 54220-54234; and

WHEREAS, in Resolution R-313718, the City Council approved placing a condition on the City's leasing of the Property that future development of the Property include renovation or replacement of the City's current sports arena on the Property as a regional entertainment venue and operation of that venue for concerts, sports, and other events, consistent with similar arenas in large cities in the United States; and

WHEREAS, the California Department of Housing and Community Development (HCD) approved the form of the City's notice of availability of the Property for lease (NOA), including the development condition about the sports arena facility; and

WHEREAS, on October 4, 2021, the City issued the NOA in compliance with the SLA; and

WHEREAS, the City also posted the NOA on its Department of Real Estate and Airport Management website; and

WHEREAS, in compliance with the SLA, the City provided 60 days for submittal of responses to the NOA; and

WHEREAS, on December 3, 2021, the City received five responsive submittals to the NOA from the following development teams: (a) Discover Midway; (b) HomeTown SD; (c) Midway Rising; (d) Midway Village +; and (e) Neighborhood Next; and

WHEREAS, the City then entered into preliminary negotiations with each of the five responsive development teams; and

WHEREAS, the SLA and related guidelines promulgated by HCD require the City to give negotiating priority among competing development proposals based on which proposal will produce the most qualifying affordable housing units; and

WHEREAS, City staff recommends that the City proceed with detailed due diligence and economic analysis on only the proposals from Hometown SD, Midway Rising, and Midway Village +, at this time, to achieve both efficient use of City resources and consistency with the negotiating priority in the SLA and related guidelines; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council prefers the Mayor or designee proceed with detailed due diligence and economic analysis on only the proposals from Hometown SD, Midway Rising, and Midway Village +, at this time, with respect to the proposed lease and redevelopment of the Property.

APPROVED: MARA W. ELLIOTT, City Attorney

By: /s/ Delmar G. Williams
Delmar G. Williams
Deputy City Attorney

DGW:cc
05/02/2022
Or. Dept.: DREAM
Doc. No.: 2968933

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of MAY 23 2022.

ELIZABETH S. MALAND
City Clerk

By: Connie Patterson
Deputy City Clerk

Approved: 5/31/22
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on MAY 28 2022, 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 MAY 31 2022.

(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:

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

(Seal)

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

By Cennie Patterson Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 314119