

RESOLUTION NUMBER R- 314366
DATE OF FINAL PASSAGE OCT 12 2022

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO AUTHORIZING THE EXECUTION OF A CITY
OF SAN DIEGO NON-PROFIT LEASE WITH NEIGHBORHOOD
HOUSE ASSOCIATION, INC. FOR CITY OWNED
REAL PROPERTY LOCATED AT 3795-B FAIRMOUNT
DRIVE IN SAN DIEGO AND AUTHORIZING A WAIVER
OF CERTAIN PORTIONS OF COUNCIL POLICY 700-12.

WHEREAS, the City of San Diego (City) owns certain improved real property consisting of an approximately 5,400 square foot building with an approximately 2,190 square foot outside play area, located at 3795-B Fairmount Avenue, San Diego, California 92105 (Property); and

WHEREAS, the Neighborhood House Association, Inc. (NHA), a California nonprofit corporation was established in 1914 as a 501(c)(3) non-profit, public benefit corporation; and

WHEREAS, Head Start is a federally funded comprehensive child development program designed to break the cycle of poverty by providing infants, toddlers, and preschool-aged children of low-income families with a comprehensive program to meet their educational, emotional, social, health, nutritional and psychological needs; and

WHEREAS, NHA was awarded the entire yearly Federal funded grant amount of \$88 million for their Head Start program which will service over 60 San Diego County Head Start locations south of the 56 Freeway, including the Property; and

WHEREAS, NHA provides education and health needs, as well as serves each child breakfast, lunch, and a snack every day; and

WHEREAS, the City directly negotiated a public benefit lease for the Property with NHA (Lessee) to provide the San Diego community with quality day care services and recreation for 80 children from low-income families; and

WHEREAS, under the Lease, NHA will operate and maintain the Property as a childcare and recreation center; and

WHEREAS, the Lease will have a term of ten years; and

WHEREAS, the initial annual fee payable to the City will be \$4,082.50, which is subject to annual Consumer Price Index adjustments, as set forth in the Lease; and

WHEREAS, Council Policy 700-12 requires that Council of the City of San Diego's (Council) approval of a prospective non-profit organization's use of City-owned property be obtained prior to commencement of lease negotiations, and that fair market value shall be obtained for leases of City-owned property to non-profit organizations; and

WHEREAS, staff is requesting that Council waive certain portions of Council Policy 700-12 regarding leasing City property at fair market value and commencing lease negotiations because the Lease will provide a benefit to the public; and

WHEREAS, the market value of the Property, as appraised by qualified City staff, is \$3,882,000; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego (Council), that the Mayor, or his designee, is authorized to execute the City of San Diego Non-Profit Lease with Neighborhood House Association, Inc., on file with the City Clerk as Document No.

RR-314366

BE IT FURTHER RESOLVED, that Council waives the requirements set forth in Council Policy 700-12 regarding leasing City Property at fair market value and obtaining

approval prior to the commencement of lease negotiations.

BE IT FURTHER RESOLVED, that the Chief Financial Officer is authorized to accept and deposit all lease revenues into General Fund 100000.

APPROVED: MARA W. ELLIOTT, City Attorney

By /s/ Jane M. Boardman
Jane M. Boardman
Deputy City Attorney

JMB:nja
08/09/22
Or. Dept: READ
Doc. No. 3074386

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of OCT 03 2022

ELIZABETH S. MALAND
City Clerk

By [Signature]
Deputy City Clerk

Approved: 10/12/22
(date)

[Signature]
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on OCT 03 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 OCT 12 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 , Deputy

Office of the City Clerk, San Diego, California

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