

#100
06/14/2022

(R-2022-543)

RESOLUTION NUMBER R- **314156**

DATE OF FINAL PASSAGE JUN 22 2022

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING A CONSULTING CONTRACT FOR UP TO FIVE YEARS AND UP TO \$250,000 PER FISCAL YEAR WITH JONES LANG LASALLE AMERICAS, INC., FOR DUE DILIGENCE AND ECONOMIC ANALYSIS OF PROPOSALS 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 of the City that, 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 through 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, the City intends to proceed with detailed due diligence and economic analysis of 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; and

WHEREAS, the City issued its Request for Proposals for Consulting Services for Sports Arena Development and Lease Negotiations, No. 10089898-22-V, on March 22, 2022 (RFP); and

WHEREAS, the City received three responsive proposals to the RFP; and

WHEREAS, the City evaluated each of the proposals and based upon the criteria established in the RFP, determined Jones Lang LaSalle Americas, Inc., to be the preferred provider for real property development and leasing consulting services for the proposals received under the NOA; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that:

1. The Mayor or his designee is authorized, on the City's behalf, to enter into a consultant contract with Jones Lang LaSalle Americas, Inc., to provide consulting services to the City for real property development and leasing negotiations under the NOA for an amount not to exceed \$250,000 per fiscal year and a maximum total not-to-exceed amount of \$1,250,000 if the City annually elects to extend the contract for the maximum five-year term.

2. The Chief Financial Officer is authorized to expend an amount not to exceed \$250,000 per fiscal year for up to a maximum total not-to-exceed amount of \$1,250,000 over five fiscal years, for the purpose of funding a consulting contract with Jones Lang LaSalle Americas, Inc., to provide consulting services to the City for real property development and leasing negotiations under the NOA, contingent upon the Council appropriating funds for payments under the contract in each applicable fiscal year and the Chief Financial Officer furnishing one or more certificates certifying that funds necessary for payments under the contract are, or will be, on deposit with the City Treasurer in each applicable fiscal year.

APPROVED: MARA W. ELLIOTT, City Attorney

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

DGW:cc
05/31/2022
Or. Dept.: DREAM
Doc. No. 2993349

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JUN 14 2022.

ELIZABETH S. MALAND
City Clerk

By Connie Patterson
Deputy City Clerk

Approved: 6/22/22
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on JUN 14 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 JUN 22 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 Carrie Patterson, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- **314156**