



EXCLUSIVE NEGOTIATING AGREEMENT

Brown Field International Airport

Presented To:

Land Use & Housing Committee

Meeting of September 14, 2011



ITEM

Extend the Exclusive Negotiating Agreement Brown Field International Business Park LLC, dba DPC Brown Field, by 18 Months From Two (2) Years to Three (3) Years, six (6) Months



ITEM BACKGROUND

City Council Authorized City to Enter Into ENA
(RR-305157)

\$100,000 Paid by DPC to Airport Enterprise Fund For
ENA Consideration

ENA Allows City and DPC to Negotiate Long Term
Lease Development Agreement



3100 PLEASANT VALLEY ROAD
SAN DIEGO, CA 92110
SAN DIEGO COUNTY
3100 PLEASANT VALLEY ROAD

0 50 100
GRAPHIC SCALE: 1" = 300'

ENGL/ARNA/MADEY/MAVCH/080



THE PROJECT

Four Phase project of 2.9 Million Sq. FT.

Will Revitalize the Airport Encouraging Further Development in the Otay Mesa Area

Phase 1 Aviation Related Per FAA

Phase 1 Estimated To Create 1300 Jobs

The City of
San Diego
America's Finest City





ENA EXTENSION

Federal Court Injunction (Brewster Injunction)
Precluded City From Processing Projects Under City
Jurisdiction For Properties containing Vernal Pools
Otay Mesa Community Plan Traffic Modeling
Delayed Project Traffic Impact Analysis Required
by DPC to Complete Project
Project Processing Delayed 18 Months Due to
Circumstances Beyond Control of DPC and City



DPC Invested \$10M YTD Estimating Additional \$1M Investment in the Next 18 Months

DPC Not Responsible For Project Delays

ENA Extension Allows DPC to Continue Project Entitlement Process



SCHEDULED COUNCIL APPROVAL

November 2012 Submit to City Council For
Approval the Environmental Impact Report (EIR),
Site Development Permit (SDP), and Leasehold
Development Agreement (LDA)



ACTION REQUESTED

Approve and Forward to City Council For Consideration Amending the Exclusive Negotiating Agreement (ENA) Between City of San Diego and Brown Field International Business Park LLC, dba DPC Brown Field, Extending the Initial Term of the ENA, by 18 Months From Existing Term of Two (2) Years to Three (3) Years and six (6) Months