

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



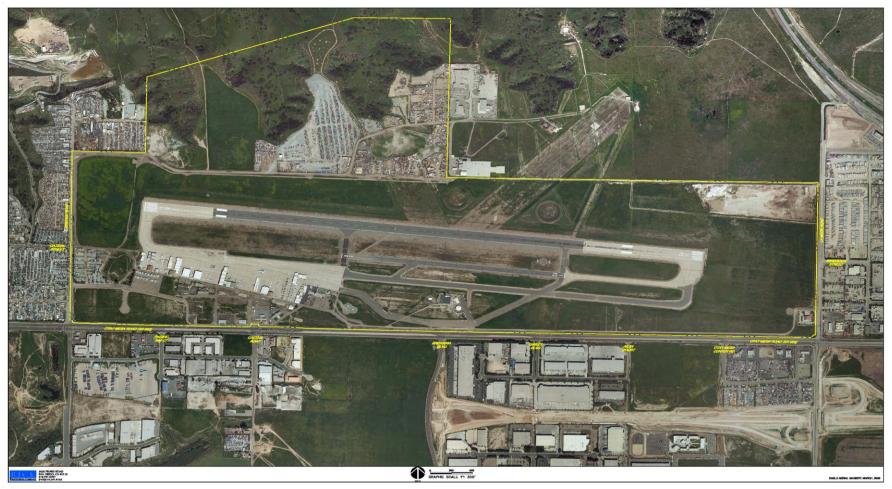
ITEM BACKGROUND

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







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







ENA EXTENSION

Federal Court Injunction (Brewster Injunction)
Precluded City From Processing Projects UnderCity
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