

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA APPROVING A REIMBURSEMENT  
AGREEMENT BETWEEN THE CITY AND RIDA CHULA  
VISTA, LLC TO DESIGN SPECIFIED BAYFRONT  
INFRASTRUCTURE IMPROVEMENTS AND  
APPROPRIATING FUNDS THEREFOR (4/5 VOTE REQUIRED)

WHEREAS, the City, RIDA Chula Vista, LLC (“Developer”), and the San Diego Unified Port District (“District”) entered into a Disposition and Development Agreement for the Resort Hotel Convention Center Project (Chula Vista Bayfront Master Plan Parcel H-3), effective May 7, 2018 (the DDA); and

WHEREAS, pursuant to the DDA, in addition to a resort hotel, consisting of no less than 1,570 rooms and no more than 1,600 rooms (the “Hotel”) and related resort-level amenities as more fully described in the Scope of Development attached to the DDA (collectively, the “Developer’s Private Improvements”) the Developer shall construct a portion of the substantial public improvements required for development of the Chula Vista Bayfront Master Plan, consisting of: E Street (from G Street to H Street), the G Street Connection, H Street (Bay Boulevard to Street A), H Street (Marina Parkway to E Street), Harbor Park (Initial), H-3 Site Prep, and the H-3 Utility Corridor (the “Developer’s Phase 1A Infrastructure Improvements”); and

WHEREAS, Section 4.7(c) of the DDA provides that the District and the City shall reimburse the Developer in cash for any and all funds expended prior to the DDA close of escrow by the Developer in connection with design, architectural work, and engineering work for the Developer’s Phase 1A Infrastructure Improvements as set forth in the Scope of Development, other than the amounts that have been paid to Developer pursuant to Section 4.8(e) of the DDA, from the first disbursement of the public fund contribution pursuant to the construction loan account instructions (the “Project”); and

WHEREAS, the City estimates a total Project cost of \$715,000 and has identified and set aside funds generated by the Bayfront project sufficient for this project; and

WHEREAS, Developer desires to enter into a Reimbursement Agreement with the City in the form presented in Exhibit 1 to this resolution, so that it may obtain reimbursement for the eligible costs of designing Developer’s Phase 1A Infrastructure Improvements incurred prior to DDA close of escrow.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it approves the Reimbursement Agreement, between the City and RIDA Chula Vista, LLC to Design Specified Bayfront Infrastructure Improvements, in the form presented, with such minor modifications as may be required or approved by the City Attorney, a copy of which shall be kept on file in the Office of the City Clerk, and authorizes and directs the City Manager to execute same.

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BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that it appropriates funds from the Bayfront reserve of the General Fund to reimburse Developer pursuant to the Reimbursement Agreement between the City and RIDA Chula Vista, LLC to Design Specified Bayfront Infrastructure Improvements.

Presented by

Approved as to form by

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Kelly G. Broughton, FASLA  
Director of Development Services

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Glen R. Googins  
City Attorney