

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

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA WAIVING THE COMPETITIVE FORMAL BID  
REQUIREMENT, APPROVING AN AGREEMENT TO  
PROVIDE ECONOMIC ADVISORY SERVICES FOR THE  
BAYFRONT PROJECT BETWEEN THE CITY AND  
ECONOMIC & PLANNING SYSTEMS, INC., AND  
AUTHORIZING THE CITY MANAGER TO EXERCISE TWO  
ONE-YEAR OPTIONS TO EXTEND THE AGREEMENT

WHEREAS, the City and the San Diego Unified Port District (Port) are participating in a joint planning effort to develop the Chula Vista Bayfront (the “Bayfront”); and

WHEREAS, Economic & Planning Systems, Inc. (EPS) will provide independent economic advice in the City’s efforts related to the Bayfront; and

WHEREAS, EPS brings experience in large-scale redevelopment and reuse, public/private development, and waterfront development that will be valuable to the City’s efforts to develop the Bayfront; and

WHEREAS, in February 2015, the Board of the Commissioners of the Port approved an exclusive negotiating agreement with RIDA Development Corporation (Developer) to develop a destination resort and convention center on the Chula Vista Bayfront (the “Bayfront Project”), the terms of which will eventually be incorporated in agreements which will have financial and fiscal implications for the City that need to be carefully vetted and considered from the City’s perspective; and

WHEREAS, EPS will work with City and Port staff and consultants to develop a plan of finance and implementation strategies necessary to execute it for the Bayfront Project; and

WHEREAS, EPS will review financial and economic analyses prepared by City and Port staff and consultants in order to understand the overall financial structure of the Bayfront Project and key economic issues; and

WHEREAS, EPS will serve as an advisor to the City, providing strategic, analytic, and negotiation support as the City works through issues associated with the governance and financing of the Bayfront Project, and the negotiation of the terms of agreements between the City, the Port, and the Developer; and

WHEREAS, Chula Vista Municipal Code Section 2.56.070(B)(3) & (4) allows for a City Council waiver of the formal competitive bid process if the city’s interests would be materially better served by applying a different purchasing procedure approved by the purchasing agent as being consistent with good purchasing practices; and

WHEREAS, EPS previously provided these services to the City for the Bayfront Project, and therefore has a thorough and unique understanding of the project and potential financing structures that are being considered; and

WHEREAS, based upon the prior experience of EPS providing economic analysis services for the Bayfront Project, the city's interest would be materially better served by continuing to contract with EPS for these services rather than conducting a competitive formal bid process.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it approves the agreement to provide economic advisory services for the Bayfront Project, between the City and Economic & Planning Systems, Inc., 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 Mayor to execute same and authorizes the City Manager to exercise two one-year options to extend the agreement.

Presented by

Approved as to form by

---

Maria Kachadoorian  
Deputy City Manager/CFO

---

Glen R. Googins  
City Attorney