

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

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND AMONG THE SAN DIEGO UNIFIED PORT DISTRICT, THE CITY OF CHULA VISTA, AND RIDA CHULA VISTA, LLC, FOR A HOTEL-CONVENTION CENTER PROJECT (CHULA VISTA BAYFRONT MASTER PLAN PARCEL H-3) INCLUDING A CONCEPTUAL PLAN OF FINANCE

WHEREAS, the City of Chula Vista (City) and the San Diego Unified Port District (District), began a collaborative planning process with the community to develop a comprehensive Chula Vista Bayfront Master Plan (CVBMP) in 2002; and

WHEREAS, on May 18, 2010, the District, as Lead Agency (as such term is defined in California Public Resources Code Section 21067), certified a Final Environmental Impact Report for the CVBMP and Port Master Plan Amendment (UPD No. 83356-EIR-658; SCH No. 2005081077) (District Clerk No. 56562); and

WHEREAS, the City is a Responsible Agency (as such term is defined in California Public Resources Code Section 21069); and

WHEREAS, the CVBMP is the project described in the FEIR; and

WHEREAS, on May 18, 2010, the City, as a Responsible Agency after having considered and relying on the Final Environmental Impact Report (No. 83356-EIR-658; SCH No. 2005081077) for the CVBMP, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) (CEQA), made certain Findings of Fact; adopted a Statement of Overriding Considerations and adopted a Mitigation Monitoring and Reporting Program for the CVBMP; and

WHEREAS, the first step in implementing the CVBMP was the adoption of the Chula Vista Bayfront Master Plan Financing Agreement, which was approved by the City Council via Resolution 2012-078; and

WHEREAS, an Amended and Restated Chula Vista Bayfront Financing Agreement, reflecting updated contributions and commitments was approved by the City Council via Resolution 2016-241; and

WHEREAS, the District's Board of Commissioners approved an Exclusive Negotiating Agreement (ENA) with RIDA for the construction of a hotel and convention center project (the "Project") on CVBMP Parcel H-3 on February 10, 2015; and

WHEREAS, on June 20, 2017, at a joint meeting of the City Council and the District's Board of Commissioners, the District's Board of Commissioners approved the Amended and Restated Chula Vista Bayfront Financing Agreement, as adopted by the City Council; and

WHEREAS, at the June 20, 2017 joint meeting, the District's Board of Commissioners and the City Council approved a non-binding Letter of Intent (LOI) with RIDA to facilitate the negotiation of a future Disposition and Development Agreement (DDA) for the Project (City Council Resolution 2017-104); and

WHEREAS, the District and the City have negotiated and recommend approving a DDA for the Project, including a Conceptual Plan of Finance, addressing business terms and commitments by all parties through the close of escrow for the Project; and

WHEREAS, at a special joint meeting of the City Council and the District's Board of Commissioners held on April 24, 2018, the City Council approved the DDA, contingent upon the subsequent approval of an Economic Development Subsidy to RIDA Chula Vista, LLC, which is necessary to implement the DDA as proposed; and

WHEREAS, approval of the Economic Development Subsidy to RIDA Chula Vista, LLC, is a companion resolution to this item and all findings contained therein are incorporated herein by this reference as set forth in full.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it hereby incorporates the above recitals as stated herein and approves the Disposition and Development Agreement By and Among the San Diego Unified Port District, the City of Chula Vista, and RIDA Chula Vista, LLC, for a Hotel-Convention Center Project (Chula Vista Bayfront Master Plan Parcel H-3) including a Conceptual Plan of Finance, in the form presented, with such 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 the same.

Presented by:

Approved as to form by:

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Gary Halbert  
City Manager

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Glen R. Googins  
City Attorney