

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING AN OPTION TO LEASE
AGREEMENT WITH THE UNIVERSITY OF SAINT
KATHERINE

WHEREAS, in December 2015 the City completed its acquisition of 375 acres located in the Otay Ranch community of the City of Chula Vista for the development of a University and Innovation District (University Property); and

WHEREAS, the University Property anticipates creating a facility that, at build out, could accommodate up to 20,000 students on a bi-national multi-institutional campus; and

WHEREAS, City wishes to foster the development of a new university and regional technology park on the University Property, in a manner and form consistent with the goals and objectives of its General Plan and Otay Ranch General Development Plan; and

WHEREAS, the University of Saint Katherine (USK) has proposed an arrangement to the City to lease a 10-acre portion of the University Property for the purpose of developing, constructing, operating, and maintaining a multi-institutional university (the Development), namely a university campus with facilities for approximately 1,000 full-time students, student housing for approximately 400 students, and incidental university uses; and,

WHEREAS, USK has informed City that it is willing to invest substantial time and resources towards the advancement of their proposed university; and

WHEREAS, on January 23, 2018, the City and USK entered into an Exclusive Negotiating Agreement (ENA) which gave staff a period of ninety (90) days, with two additional 90-day option periods, to review USK's academic/ institutional record and academic rigor; and

WHEREAS, during the term of the ENA, the City reviewed both the academic and financial qualification of USK and determined the institution to be in good academic and financial standing; and

WHEREAS, on August 22, 2018, City staff completed its review of USK and recommended to the City Council that the City proceed to offer USK an option to lease a 10-acre portion of the University Property; and

WHEREAS, the City and USK have since negotiated the terms and conditions for an option to lease agreement and staff recommends the City Council approve the option to lease agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista that it approves the Option to Lease Agreement, between the City and the University of Saint

Katherine, 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 or his/her designee to execute same.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista that it authorizes the City Manager or his/her designee to enforce the terms of the Option to Lease Agreement and to negotiate the terms and conditions for the proposed lease agreement.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista that it directs staff to report back to the City Council within one (1) year from approval of the Option to Lease Agreement as to the status of the negotiations for the proposed lease agreement.

Presented by

Approved as to form by

Eric C. Crockett
Economic Development Director

Glen R. Googins
City Attorney