

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

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A TRANSFER AND OPERATING AGREEMENT BETWEEN THE UNITED STATES OLYMPIC COMMITTEE (USOC) AND THE CITY OF CHULA VISTA (CITY) PROVIDING FOR USOC TRANSFER TO CITY OF THE CHULA VISTA OLYMPIC TRAINING CENTER PROPERTY AND FACILITIES, AND CITY OPERATION OF THE FACILITY WITH THE USOC AS ITS PRIMARY TENANT FOR A PERIOD OF FOUR YEARS (WITH EXTENSIONS)

WHEREAS, in 2014, the United States Olympic Committee (“USOC”) approached the City to inquire if the City would be interested in taking title to the Chula Vista Olympic Training Center (“CVOTC”) land and improvements and to continue operating the facility as a USOC Training Site; and

WHEREAS, negotiations commenced between the City and the USOC, and in June 2015, the parties entered into a memorandum of understanding to establish exclusive negotiating terms and to establish preliminary terms and a framework for creating final terms and conditions for USOC transfer and operating agreements; and

WHEREAS, the City’s negotiating team has been working diligently to develop the terms, conditions and framework for the proposed land transfer and core operating agreements, which terms were presented for City Council approval on February 9, 2016; and

WHEREAS, based on the City Council’s approval of those terms, City staff has proceeded with preparing the final agreements, entitled “Agreement of Property Transfer and Joint Escrow Instructions (Chula Vista Training Facility)” (the “Property Transfer Agreement”) and “Core Agreement,” for the City Council’s consideration and approval; and

WHEREAS, pursuant to the Property Transfer Agreement, the USOC will transfer to City the land, facilities and equipment comprising the Chula Vista Olympic Training Center, and will assign all leases and contracts, to the City, for the purchase price of one dollar, by the transfer date of December 31, 2016; and

WHEREAS, the Property Transfer Agreement also contains certain conditions to close to be completed by March 31, 2016, including the following:

- a. Due Diligence: the City will review and approve or disapprove the physical and legal condition of the Property;
- b. Operator Contract: the City will enter into an agreement with Point Loma Trust on terms satisfactory to the City for the operations of the Facility; and
- c. Housing Agreement: the City will have entered into a contract for the development of a one-hundred-bed coach/athlete housing facility; and

WHEREAS, the Core Agreement has a four year term, with options to extend upon mutual agreement and provides that the City will assume responsibility for operating the Facility, and can assign this responsibility to a third party operator subject to USOC reasonable approval, while the USOC will continue to operate and control access to Sports Medicine Facilities, with priority access to the Weight Room, Track and Field Office and High Altitude Dorm Rooms; and

WHEREAS, the Core Agreement further provides that the USOC will make a minimum annual payment to the City of \$3 million per year in consideration for guaranteed use of 60 beds, facilities access and meals at agreed-upon rates and can pay for additional beds, access and meals at negotiated “market” rates; and

WHEREAS, the Core Agreement further provides that the initial name of the Facility shall be the “Chula Vista Elite Athlete Training Center,” which the USOC shall designate as an official “U.S. Olympic and Paralympic Training Site” and permits the City to use the designation on Facility signage, banners and, promotional materials per standards established by USOC; and

WHEREAS, the City Council desires to approve such agreements, each in substantially the forms presented.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it: (1) approves the “Agreement of Property Transfer and Joint Escrow Instructions (Chula Vista Training Facility)” and the “Core Agreement,” in substantially the forms presented, with such minor modifications as may be required or approved by the City Attorney to clarify or add terms for the City’s benefit, final copies of which shall be kept on file in the Office of the City Clerk (collectively, the “Agreements”) (2) authorizes and directs the Mayor to execute same: and (3) authorizes and directs the City Manager to take such additional actions as may be necessary or appropriate to implement the Agreements in accordance with their terms including, if required, formal implementation agreements in forms approved by the City Attorney.

Presented by

Approved as to form by

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Kelley Bacon  
Deputy City Manager

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Glen R. Googins  
City Attorney