

COUNCIL RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING A LEGAL SERVICES
AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND
NORTON MOORE AND ADAMS FOR ATTORNEY
SERVICES RELATED TO THE PREPARATION OF LAND
USE IMPLEMENTATION AND ENVIRONMENTAL
DOCUMENTS FOR THE UNIVERSITY PARK AND
INNOVATION DISTRICT

WHEREAS, in 2008, the City entered into Land Offer Agreements (LOAs) that will provide approximately 375 acres of land to the City for a University Campus and Innovation District (UCID); and

WHEREAS, the City is expecting to receive much of the land within the next year; and

WHEREAS, staff is working on several activities that are foundational to the continued planning and ultimate development of the UCID; and

WHEREAS, additional legal assistance will be required to implement the UCID; and

WHEREAS, the City has entered into an Exclusive Negotiating Agreement (ENA) with HomeFed to serve in the role of Master Developer for the UCID; and

WHEREAS, staff has been meeting with representatives from HomeFed weekly and has developed a framework for the transactional and entitlement work that has been agreed to by both parties to implement the UCID; and

WHEREAS, due to limited resources and the time that it will take to conduct all of the transactional and entitlement work to implement the UCID, the City Attorney's Office requires additional legal resources to have the UCID come to fruition; and

WHEREAS, as such, the City Attorney's Office placed advertisements in the San Diego Daily Transcript and Los Angeles Daily Journal for a Request for Qualifications/Proposal (RFQP) from attorneys and law firms to submit their qualifications and proposal to assist the City Attorney's Office in implementing the UCID; and

WHEREAS, The RFQP process resulted in the submission of qualifications/proposals from eleven (11) attorneys/law firms from around the state; and

WHEREAS, the City Attorney's Office created an in-house selection committee (the "Selection Committee"), familiar with the UCID, to review the qualifications/proposals; and

WHEREAS, the Selection Committee reviewed and ranked the proposals based on firm experience, quality of management team, capacity to perform the work, project understanding, proposal quality and clarity, local experience, and billing rates; and

WHEREAS, after Selection Committee interviews, the Selection Committee rated and chose Stradling, Yocca, Carlson & Rauth, PC for the transactional work and Norton, Moore and Adams, LLP for the entitlement work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it hereby approves the Resolution of the City Council of the City of Chula Vista approving a Legal Services Agreement between the City of Chula Vista and Norton, Moore and Adams for attorney services related to the preparation of land use implementation and environmental documents for the University Park and Innovation District, 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 Attorney or designee to execute the same.

Presented by

Approved as to form by

Kelly Broughton
Director of Development Services

Glen R. Googins
City Attorney