

**SAN DIEGO UNIFIED PORT DISTRICT**

**ORDINANCE 2746**

**ORDINANCE GRANTING A NEW 40 YEAR LEASE  
WITH BARTELL HOTELS DBA HUMPHREY'S  
HALF MOON INN AND SUITES**

**WHEREAS**, the San Diego Unified Port District (District) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I (Port Act); and

**WHEREAS**, Section 87(b) of the Port Act grants authority to the District to lease the tidelands or submerged lands, or parts thereof, for limited periods, not exceeding 66 years, for purposes consistent with the trusts upon which those lands are held, by the State of California; and

**WHEREAS**, Bartell Hotels, a California Limited Partnership dba Humphrey's Half Moon Inn and Suites (Humphrey's) operates a 182-room hotel and a 180-slip marina at 2303 Shelter Island Drive; and

**WHEREAS**, Humphrey's has a 31-year lease with the District covering its hotel and marina operations, which expires in 2034 on file in the Office of the District Clerk as Document No. 45625, and as amended by Agreement for Amendment of Lease, on file in the Office of the District Clerk as Document No. 55318; and

**WHEREAS**, Humphrey's is proposing to invest approximately \$4.2 million to upgrade both the appearance and function of the leasehold; and

**WHEREAS**, granting a new lease term extension through a new lease, would allow Humphrey's to invest in the leasehold and the District to update a 10-year old lease to the current standard; and

**WHEREAS**, Humphrey's has also demonstrated a commitment to maintaining Humphrey's in superior condition in order to maximize revenues; and

**WHEREAS**, staff analyzed Humphrey's submittal and determined it would qualify for a new 40 year lease pursuant to BPC (Board of Port Commissioners) Policy No. 355 and recommends that the BPC grant a new 40 year lease.

**NOW, THEREFORE**, the Board of Port Commissioners of the San Diego Unified Port District does ordain as follows:

Section 1. That the lease agreement lease between the San Diego Unified Port District and Bartell Hotels, a California Limited Partnership dba Humphrey's Half Moon Inn and Suites, on file in the Office of the District Clerk as Document No. 61060, leasing certain premises located on Shelter Island Drive in the City of San Diego, is hereby approved and granted.

Section 2. The Executive Director or his designated representative is hereby directed to execute said lease agreement with Bartell Hotels, a California Limited Partnership dba Humphrey's Half Moon Inn and Suites on behalf of the San Diego Unified Port District for a term of forty (40) years, expiring January 31, 2054.

Section 3. This ordinance shall take effect on the 31<sup>st</sup> day from its passage by the Board of Port Commissioners.

APPROVED AS TO FORM AND LEGALITY:  
PORT ATTORNEY

A handwritten signature in cursive script, appearing to read "David A. [unclear]", written over a horizontal line.

By: Assistant/Deputy

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PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 10th day of December, 2013, by the following vote:

AYES: Castellanos, Malcolm, Merrifield, Moore, Nelson, Smith and Valderrama

NAYS: None.

EXCUSED: None.

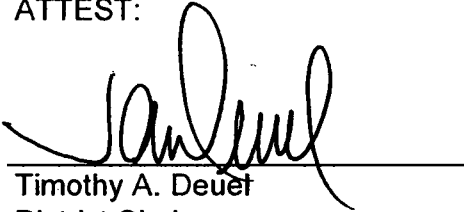
ABSENT: None.

ABSTAIN: None.



Ann Y. Moore, Chair  
Board of Port Commissioners

ATTEST:



Timothy A. Deuet  
District Clerk

(Seal)