

**SAN DIEGO UNIFIED PORT DISTRICT**

**ORDINANCE 2747**

**ORDINANCE AUTHORIZING AN AMENDED AND  
RESTATED LEASE WITH BARTELL HOTELS DBA  
BEST WESTERN ISLAND PALMS HOTEL AND  
MARINA, EXTENDING THE TERM BY 10 YEARS**

**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 Best Western Island Palms Hotel and Marina (Island Palms) operates a 97-room hotel and a 198-slip marina at 2051 Shelter Island Drive; and

**WHEREAS**, Island Palms has a 40-year lease with the District covering its hotel and marina operations, which expires November 30, 2038, on file in the Office of the District Clerk as Document No. 38474, and as amended by Agreement for Amendment of Lease, on file in the Office of the District Clerk as Document No. 39004; and

**WHEREAS**, Island Palms is proposing to invest approximately \$2.2 million in exterior and marina enhancements to upgrade both the appearance and function of the leasehold; and

**WHEREAS**, Island Palms has also demonstrated a commitment to maintaining Island Palms in superior condition in order to maximize revenues; and

**WHEREAS**, staff has analyzed Island Palms' submittal and determined it would qualify for additional lease term pursuant to BPC (Board of Port Commissioners) Policy No. 355.

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

Section 1. That the Amended and Restated lease between the San Diego Unified Port District and Bartell Hotels, a California Limited Partnership dba Best Western Island Palms Hotel & Marina, on file in the Office of the District Clerk as Document No. 61061, leasing certain premises located on Shelter Island Drive in the City of San Diego, is hereby authorized and granted.

Section 2. The Executive Director or his designated representative is hereby directed to execute said Amended and Restated lease agreement with Bartell Hotels, a California Limited Partnership dba Best Western Island Palms Hotel and Marina, extending the term by 10 years, expiring November 30, 2048.

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 Katalis", 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.

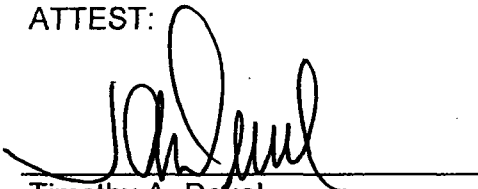
ABSTAIN: None.



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Ann Y. Moore, Chair  
Board of Port Commissioners

ATTEST:



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Timothy A. Deuel  
District Clerk

(Seal)