

RESOLUTION 2014-118

**RESOLUTION GRANTING CONCEPT APPROVAL
FOR RENOVATIONS TO THE TOP OF THE HYATT
LOUNGE, LAEL'S RESTAURANT, AND THE 32ND
FLOOR OF THE SEAPORT TOWER OF THE
MANCHESTER GRAND HYATT**

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, Manchester Grand Resorts, LP dba Manchester Grand Hyatt (Hyatt) operates a 1,625 room hotel at One Market Place in the City of San Diego; and

WHEREAS, the Hyatt plans to invest approximately \$5.6 million in renovations to the Top of the Hyatt Lounge, Lael's Restaurant, and the 32nd floor of the Seaport Tower; and

WHEREAS, the renovations include new ceiling, wall and floor finishes for the Top of Hyatt Lounge and Lael's, as well as all new furniture, fixtures, equipment, and a new outdoor patio for Lael's; and

WHEREAS, the 32nd floor renovations will provide an updated look and feel to be competitive with nearby hotels and restaurants and result in increased revenue to the District; and

WHEREAS, the proposed renovations do not qualify for a lease term extension under BPC Policy No. 355 because their cost can be amortized over the remaining term of the lease (53 years remaining).

NOW, THEREFORE, BE IT RESOLVED by the Board of Port Commissioners of the San Diego Unified Port District, as follows:

That the Executive Director or his designated representative is hereby authorized on behalf of the San Diego Unified Port District to grant concept approval for proposed renovations to the Top of the Hyatt Lounge, Lael's Restaurant, and the 32nd floor of the Seaport Tower.

APPROVED AS TO FORM AND LEGALITY:
PORT ATTORNEY



By: ~~Assistant~~/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 10TH day of June 2014, by the following vote:

AYES: Bonelli, Castellanos, Malcolm, Merrifield, and Nelson,

NAYS: None.

EXCUSED: Moore and Valderrama.

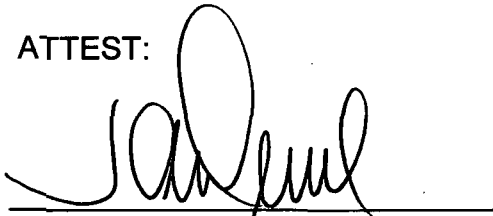
ABSENT: None.

ABSTAIN: None.



Robert E. Nelson, Chairman
Board of Port Commissioners

ATTEST:



Timothy A. Deuel
District Clerk

(Seal)