

**RESOLUTION 2014-200**

**RESOLUTION SELECTING RIDA DEVELOPMENT CORPORATION AS THE SUCCESSFUL RESPONDENT TO THE REQUEST FOR QUALIFICATIONS FOR THE CHULA VISTA BAYFRONT DEVELOPMENT OPPORTUNITY FOR WATERFRONT CONVENTION DESTINATION RESORT HOTEL (RFQ 14-24)**

**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 1, (Port Act); and

**WHEREAS**, the Chula Vista Bayfront Master Plan (CVBMP), is the result of a decade-long joint planning effort by the San Diego Unified Port District (District), the City of Chula Vista (City), Pacifica Companies and a broad coalition of stakeholders; and

**WHEREAS**, the CVBMP was collaboratively planned through an extensive public participation program that included over 100 community meetings and resulted in a comprehensive Environmental Impact Report and Port Master Plan Amendment, which was certified by the Board of Port Commissioners (BPC) in May 2010; and

**WHEREAS**, on May 6, 2014, the BPC adopted a resolution authorizing the issuance of a Request for Qualifications (RFQ) for a hotel and convention center in the Chula Vista Bayfront (CVB); and

**WHEREAS**, after considerable local, region, national and international marketing efforts by District staff, City staff and District consultant Jones Lang LaSalle (JLL), RFQ 14-24 was released on June 30, 2014; and

**WHEREAS**, the responses to the RFQ were due on September 8, 2014; and

**WHEREAS**, one response was received from RIDA Development Corporation (RIDA), with ARES Management, LLC (ARES) as the financial partner, and WELBRO Building Corporation (WELBRO) as the general contractor; and

**WHEREAS**, due to the extremely complex nature of this project, 1,400 - 1,600 room resort hotel and approximately 400,000 square feet convention center, a small number of responses were expected; and

**WHEREAS**, District staff utilized JLL to review the experience and capability of the respondent and team members to develop a project of this magnitude and Keyser Marston to review the financial capability of the respondent and team members to successfully finance the project; and

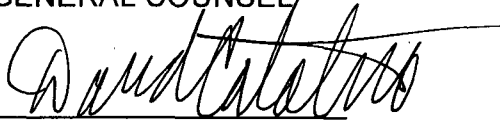
**WHEREAS**, the results of JLL's analysis concluded the RIDA team had successfully developed, or is in the process of developing, similar large scale resort hotels and convention centers; and

**WHEREAS**, Keyser Marston's examination and analysis of the extensive financial information submitted by RIDA and ARES determined the financial capability to develop large scale projects comparable to the CVB hotel convention center; and

**WHEREAS**, the next steps in advancing the CVB development are selecting the RIDA development team as the successful respondent to the RFQ and authorizing District staff to negotiate an Exclusive Negotiating Agreement (ENA) with RIDA.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Port Commissioners of the San Diego Unified Port District, hereby selects RIDA Development Corporation as the successful respondent to the Request for Qualifications for the Chula Vista Bayfront development opportunity for waterfront convention destination resort hotel (RFQ 14-24).

APPROVED AS TO FORM AND LEGALITY:  
GENERAL COUNSEL



By: Assistant/Deputy

2014-200

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 14th day of October 2014, by the following vote:

AYES: Bonelli, Castellanos, Malcolm, Merrifield, Moore, Nelson, and Valderrama.

NAYS: None.

EXCUSED: None.

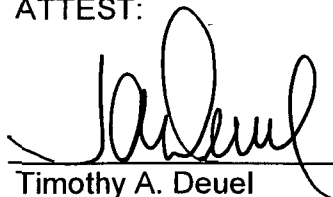
ABSENT: None.

ABSTAIN: None.



Robert E. Nelson, Chairman  
Board of Port Commissioners

ATTEST:



Timothy A. Deuel  
District Clerk

(Seal)