

RESOLUTION 2016-182

**RESOLUTION ESTABLISHING RENT FOR
SUNROAD MARINA PARTNERS, LP DBA
SUNROAD RESORT MARINA, LOCATED AT 955
HARBOR ISLAND DRIVE IN THE CITY OF SAN
DIEGO FOR THE PERIOD OF FEBRUARY 1, 2017
THROUGH JANUARY 31, 2027**

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, 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, Sunroad Marina Partners, LP dba Sunroad Resort Marina (Sunroad) has a lease with the District to operate a 600-slip marina located at 955 Harbor Island Drive in the City of San Diego, California; and

WHEREAS, the lease is a 50-year lease which was entered into on February 1, 1987; and

WHEREAS, pursuant to the lease, a rent review is required for the ten-year period from February 1, 2017 through January 31, 2027; and

WHEREAS, the current percentage rental rates under the lease were recently updated in December 2015 and are consistent with Board of Port Commissioners adopted rental rates; and

WHEREAS, Sunroad's minimum annual rent (MAR) is \$900,000; and

WHEREAS, Staff has also reviewed the average percentage rent paid to the District during the last three accounting years; and

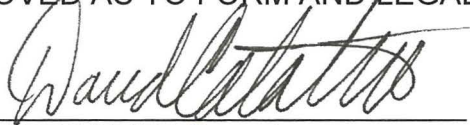
WHEREAS, during the three-year period commencing August 1, 2013 and ending July 31, 2016, Sunroad paid the District an average \$1,195,597 per year in rent under the subject lease; and

WHEREAS, based on this staff recommends that the minimum annual rent (MAR) of \$900,000 remain unchanged as it is within District guidelines.

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

That the minimum annual rent (MAR) of \$900,000 shall remain unchanged for Sunroad Marina Partner, LP dba Sunroad Resort Marina, located at 955 Harbor Island Drive in the City of San Diego, for the period of February 1, 2017 through January 31, 2027.

APPROVED AS TO FORM AND LEGALITY:



PORT ATTORNEY Deputy General Counsel

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 13th day of December, 2016, by the following vote:

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

NAYS: None.

EXCUSED: None.

ABSENT: None.

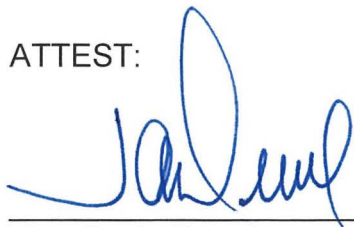
ABSTAIN: None.

RECUSED: Castellanos.



Marshall Merrifield, Chairman
Board of Port Commissioners

ATTEST:



Timothy A. Deuel
District Clerk

(Seal)

