

## **RESOLUTION 2018-116**

### **RESOLUTION APPROVING AND AUTHORIZING A NEW INDEMNITY AGREEMENT BY AND BETWEEN THE SAN DIEGO UNIFIED PORT DISTRICT (DISTRICT), THE CITY OF SAN DIEGO (CITY) AND FIFTH AVENUE LANDING, LLC (FAL) FOR THE BENEFIT OF THE DISTRICT AND THE CITY**

**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**, Section 21(e) of the Port Act requires that all grants franchises, leases, permits, rights, or privileges for more than five years shall be made by ordinance adopted by the Board of Port Commissioners (BPC); and

**WHEREAS**, in 1984, the District and Fifth Avenue Landing, LLC (FAL) entered into a lease that included an area that would later become the San Diego Convention Center (SDCC) Phase III Expansion site; and

**WHEREAS**, in 2010, the District and FAL split FAL's original lease into two separate leases: (1) an Amended and Restated and Combined Lease between the San Diego Convention Center Corporation (SDCCC), as lessee and District, as lessor (ARC Lease) with an option for the SDCC Phase III Expansion built into Paragraph 49 of the ARC Lease (Expansion Option) (District Document No. 56486) and (2) a lease between FAL, as lessee and District, as lessor for the continued operation of a marina and water transportation center (WTC) on the adjacent site (Marina Lease) (District Document No. 56494); and

**WHEREAS**, the Marina Lease includes water parcels and an approximate 25,000 square foot land parcel (Marina Landside Area) and the SDCC Phase III Expansion site includes the majority of the ARC Lease premises, the Marina Landside Area and a portion of the adjacent park, which is currently part of the Hilton Bayfront Hotel premises and is subject to that certain Exclusive Negotiating Agreement (ENA) (District Document No. 58932); and

**WHEREAS**, the ENA includes a process for the City of San Diego (City) to obtain the portion of the park that is part of the SDCC Phase III Expansion site; and

**WHEREAS**, as a separate, but related transaction, SDCCC and FAL entered into a purchase and sale agreement where SDCCC agreed to pay FAL \$13.5 million to permanently acquire the ARC Lease and the interest therein, and that deal included a promissory note issued by SDCCC that was secured by a Deed of Trust, which encumbered the ARC Lease; and

**WHEREAS**, on September 19, 2012, the BPC approved Amendment No. 1 to the ARC Lease, which allowed the transfer and assignment of the Expansion Option to the City and memorialized agreements between the SDCC and the City (District Document No. 59467); and

**WHEREAS**, on September 19, 2012, the BPC also certified the Final Environmental Impact Report (Final EIR) for the San Diego Convention Center Phase III Expansion and Expansion Hotel Project and Port Master Plan Amendment (SCH #2010121004, UPD-83356-EIR-855), adopted Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring Reporting Program, and approved the associated San Diego Port Master Plan Amendment #6-PSD-MAJ-45-13 (PMPA); and

**WHEREAS**, on October 11, 2013, the California Coastal Commission (CCC) unanimously certified the PMPA, on March 4, 2014, District approved an Addendum to the Final EIR and adopted the CCC's certification of the PMPA and on May 28, 2015, the CCC accepted District's March 4, 2014 action; and

**WHEREAS**, the Final EIR and Addendum have been made available to the BPC prior to consideration of this ordinance and analyzed the SDCC Phase III Expansion, a 500-room hotel tower located adjacent to the Hilton Bayfront and relocation of the WTC to a parcel on the ARC Lease premises (Flag Lot); and

**WHEREAS**, in 2014, a financing mechanism to fund the SDCC Phase III Expansion was overturned by the California Court of Appeal and due to budget constraints, SDCCC could not pay the remaining amount under the promissory note and on June 19, 2015, SDCCC transferred all interests in the ARC lease to FAL by an assignment of leasehold interest in-lieu of foreclosure and FAL assumed all rights to the ARC Lease on November 18, 2015; and

**WHEREAS**, pursuant to Paragraph 50(f) of the ARC Lease, FAL submitted a proposal to the District for the development of an 830-850 room market-rate hotel, and while not required under the ARC Lease, FAL's proposal also included a 565-bed low cost visitor serving hotel, retail use and a marina expansion (FAL Project); and

**WHEREAS**, on April 13, 2017, the District found FAL's application for the FAL Project complete and has been diligently and in good faith been processing FAL's Project in accordance with Paragraph 50(f) of the ARC Lease; and

**WHEREAS**, the City continues to pursue development of the SDCC Phase III Expansion and in anticipation of a citywide vote in November 2018 on a proposed special tax measure/initiative titled the "For a Better San Diego" that has been launched by coalition of business and labor organizations (Initiative and once placed on the ballot, Ballot Measure) desires to have control of the ARC Lease premises (excluding the Flag Lot) and Marina Landside Area; and

**WHEREAS**, the Ballot Measure proposes to increase the City's transient occupancy tax and dedicate the resulting increased tax revenues for specified public benefits, including financing construction of the SDCC Phase III Expansion and modernization of the SDCC; and

**WHEREAS**, if authorized by the BPC and conditioned on the City's approval of the same, the District, City and FAL would enter into a Purchase and Sale Agreement (PSA), which has been structured to allow for two alternative closings – Alternative A Closing and Alternative B Closing – dependent on the occurrence of certain conditions; and

**WHEREAS**, the Alternative A Closing includes two transactions: (1) the District would make a \$5 million released option payment (Released Initial Option Payment) and three approximate \$9.4 million option payments (District Option Payments) to FAL to purchase its interest in the ARC Lease and Marina Landside Area for a total purchase price of \$30 million and up to \$3.2 million in reimbursement to FAL for costs related to the FAL Project and (2) the City would make three option payments of approximately \$9.4 million each to acquire from the District the ARC Lease and Expansion Option, both with extended terms, for a total purchase price of up to \$28.2 million; and

**WHEREAS**, payment of each District Option Payment to FAL is contingent on the City making the corresponding City Option Payment first; and

**WHEREAS**, the passage of the Ballot Measure by voters and clean title are conditions precedent to the Alternative A Closing; and

**WHEREAS**, once all documents have been delivered by each party into escrow and once certain conditions have been met, the District would pay FAL the \$5 million Released Initial Option Payment, secured by a promissory note, (see Exhibit E of the PSA), issued by the City to the District (Promissory Note); and

**WHEREAS**, FAL will retain the Released Initial Option Payment even if the Alternative A Closing does not occur, as consideration for the deal structure and

either giving up the FAL Project or putting it on hold pending the vote on the Ballot Measure; and

**WHEREAS**, in accordance with the Promissory Note and PSA, the City will deposit the \$5 million plus three (3) percent interest due under the Promissory Note in a separate escrow account, which shall be released to the District if the Alternatives A does not occur; and

**WHEREAS**, if the Alternative A Closing does not close escrow subject to the terms of the PSA and the PSA is not terminated for the reasons as specified therein, the Alternative B Closing will occur; and

**WHEREAS**, under the Alternative B Closing, FAL will (1) not sell its interest in the ARC Lease and Marina Landside Area, (2) keep the Initial Released Option Payment if released, subject to the Promissory Note, and (3) retain any District Option Payments paid to FAL; and

**WHEREAS**, regardless which closing occurs, FAL has agreed to enter into an indemnity agreement (Indemnity Agreement) for the benefit of the District and City whereby FAL shall indemnify and hold the District harmless against any and all liabilities, claims, judgments, damages, proceedings, orders, directives, costs, demands, liens, obligations, causes of action, losses, and expenses (including reasonable attorneys', consultants' fees and experts' fees and court costs) (collectively, Claims) arising from, or relating to, directly or indirectly: (1) performance or non-performance by FAL of its obligations under the PSA, including, without limitation, as required to cause delivery of title to the FAL; (2) agreements between FAL and any third party related to the FAL Property, the ARC Lease, the Marina Lease, or the FAL Project or any one thereof that were entered into with or without District's written consent (collectively, Third-Party Agreements); (3) actions, including without limitation, Claims, or inactions of the parties to Third-Party Agreements, or any of them; (4) challenges to the execution, delivery and/or enforcement of the PSA or to the implementation of the transactions described in the PSA; (5) the enforcement or attempted enforcement of Third-Party Agreements against any of the District, the FAL Property or any portion thereof; (6) the determinations or judgments of District with respect to any approval or disapproval by District of a requested consent, approval, entitlement or amendment in connection with the PSA or any Third-Party Agreements or any assignment, transfer or attempted assignment or transfer of rights under the ARC Lease or the Marina Lease pursuant to a Third-Party Agreement, and/or (7) the recording of any instruments against any property, whether real or personal, owned by District, in each case which District may incur or suffer, and which are based in whole or in part on the PSA, any Third-Party Agreements, the ARC Lease or Marina Lease or any matters relating thereto; and

**WHEREAS**, the Indemnity Agreement is Exhibit K-1 of the PSA; and

**WHEREAS**, the Indemnity Agreement is secured by the personal guaranty by Raymond Carpenter, Arthur Engel, David Engel and Herbert Engel, attached as Exhibit K-2 of the PSA.

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

The Indemnity Agreement, attached as Exhibit K-2 of the PSA, is hereby approved and the Executive Director or her designated representative is hereby authorized and directed to enter into the Indemnity Agreement, and deliver it in accordance with the PSA.

APPROVED AS TO FORM AND LEGALITY:  
GENERAL COUNSEL

By: Assistant/Senior/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 12th day of June 2018, by the following vote:


AYES: Bonelli, Castellanos, Malcolm, Merrifield, Moore, Valderrama, and Zucchet

NAYS: None.

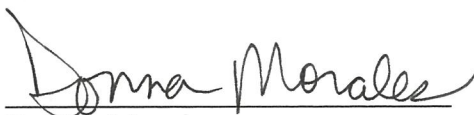
EXCUSED: None.

ABSENT: None.

ABSTAIN: None.

  
Rafael Castellanos, Chairman  
Board of Port Commissioners

ATTEST:

  
Donna Morales  
District Clerk

(Seal)