



AGENDA REPORT

Department: Housing Authority
Prepared by: Carlos Aguirre, Director
Meeting Date: Tuesday, January 16, 2024
Approved by: Benjamin A. Martinez, City Manager

SUBJECT:

Seventeenth Amendment to an Option to Purchase Agreement with the County of San Diego for the Purchase of Open Space Easement (Parking Authority)

RECOMMENDATION:

Adopt the Resolution Entitled “Resolution of the Parking Authority of the City of National City, California, Authorizing and Ratifying the Seventeenth Amendment to the Option to Purchase Agreement with the County of San Diego for the Purchase of an Open-space Easement on a 15.08 acre Parcel of Land at the Southwest Corner of Sweetwater Road and Bonita Center Road that Extends the Term of said Option to Purchase Agreement for 30 Days, Extends the Escrow for Six Months after the Opening of Escrow, and Authorizes Payment in the Amount of \$1.00 to the County of San Diego as Consideration for Seventeenth Amendment.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:

Not Applicable.

EXPLANATION:

On March 20, 2007, the Parking Authority of the City of National City (“Parking Authority”) entered into an Option to Purchase Agreement (“Option Agreement”) with the County of San Diego to purchase an open-space easement attached to the 15.08-acre parcel of land located at the southwest corner of Sweetwater Road and Bonita Center Road (Parcel No. 564-471-11) to develop a commercial project.

The Option Agreement has been subsequently amended in 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020 each extending the term of the Option Agreement for one year, and in 2021 the option was extended for two years and was set to expire on December 31, 2023.

The Seventeenth Amendment to the Option Agreement extends the term of the Option Agreement for 30 days and the deadline for close of escrow for six months after the opening of escrow, and in consideration for the Amendment, the Parking Authority agrees to pay \$1.00 to the County of San Diego.

FINANCIAL STATEMENT:

Appropriations are available within the Parking Authority’s budget (fund 420) to make the payment of \$1.00 to the County to extend the term of the agreement. Under the Option Agreement, CarMax will pay the Parking Authority \$2,100,000 for 7.19 acres of the 15.08 acres encumbered by the Open Space Easement.

The Authority will immediately pay the County of San Diego the \$2,100,000 to purchase the open space easement allowing for the development of a CarMax Superstore. The sale of cars will increase the City's sales tax base and there is no other impact on the City's General Fund at this time.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:

Housing and Community Development

ENVIRONMENTAL REVIEW:

This is not a project under CEQA and is therefore not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:

The Agenda Report was posted within 72 hours of the meeting date and time in accordance with the Ralph M. Brown Act.

ORDINANCE:

Not Applicable

EXHIBITS:

Exhibit A - 17th Amendment to Option Agreement

Exhibit B - Resolution