



A) RESOLUTION AUTHORIZING A DISPOSITION AND DEVELOPMENT AGREEMENT WITH RIDA CHULA VISTA, LLC AND THE CITY OF CHULA VISTA FOR A RESORT HOTEL AND CONVENTION CENTER WITHIN THE CHULA VISTA BAYFRONT

B) RESOLUTION AUTHORIZING A REVENUE SHARING AGREEMENT WITH THE CITY OF CHULA VISTA

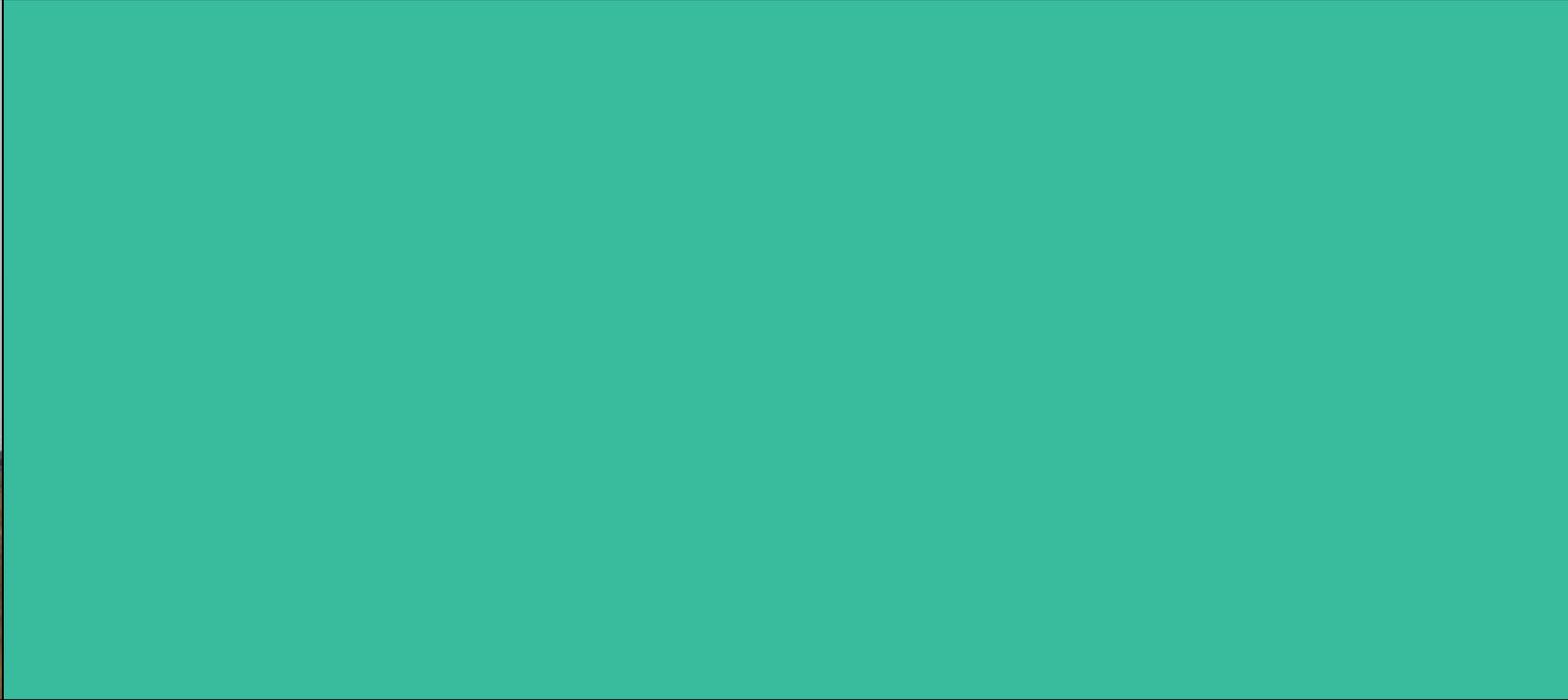
C) RESOLUTION ACCEPTING AN ECONOMIC DEVELOPMENT SUBSIDY REPORT REGARDING A HOTEL CONVENTION CENTER PROJECT



Project Scope



Gaylord Rockies



Project Cost

Proposed Sources and Uses Of Funds (In Millions)

	Developer Private Investment	District/City Public Investment	Total
A. Hotel/Convention Center	\$785.0	\$240.0	\$1,025.0
B. Infrastructure	---	\$63.2	\$63.2
C. Parking Improvements	---	\$40.0	\$40.0
D. Total	\$785.0	\$343.2	\$1,128.2



Responsibilities of Parties

Responsibilities of RIDA

- Private Investment: \$785 Million
- Design and Construction of Resort Hotel & Convention Center
- Construction of a Portion of Phase 1A Infrastructure
 - Preparation of the H3 Site after financing close

Responsibilities of Public Entities

Public Entities Contribution	Cost
Phase 1A Infrastructure	\$63 Million
Contribution for Convention Center	\$240 Million

Disposition and Development Agreement

- **Term: 4 Years with option to extend up to 3 Years (Total 7 Year Term)**
- **Design and Development of Project**
- **Responsibilities of Parties**
- **Conditions to Close Escrow**
- **Lease of Project Site**



Conditions to Close Escrow

Project Financing

Method of Financing – Conceptual Plan of Finance

	District	City
One-Time Contributions	\$46.4M	\$49M
Existing Revenues ¹	\$3.6M	\$2M
Project-Generated Revenues ¹	\$ - ²	\$23.8M
Annual Support Payment	\$5M	\$ -

1. Figures shown reflect estimates as of Lease Year 9
2. District will forego ground rent payments from the Project through Lease Year 19; Estimated foregone rent from Lease Years 1-38 are estimated at \$245M

Ground Lease

- **Ground Rent:**
 - Lease Years 1-18: \$0
 - Lease Years 19-23: \$3.0M
 - Lease Years 24-38: \$3.5M
 - Lease Years 39-66: Standard % Rent
- **Additional Rent (1-38):**
 - NOI in excess of 11% of Developer's Contribution
- **Parking**
- **Management Agreement**

Revenue Sharing Agreement

Priority Disbursement Description

- | | |
|---|---|
| 1 | To District, Reimbursement of its Annual Contribution |
| 2 | To City, Reimbursement of 73.6% of Actual Bayfront Fire Services Costs |
| 3 | To District and City, Reimbursement of General Fund Contributions (Through Close of Escrow) |
| 4 | To District and City, Reimbursement of General Fund Contributions (After Close of Escrow) |
| 5 | To JEPA, One Year Additional Debt Service Reserves or Reserve Fund Insurance Policy |
| 6 | To District and City, Split Remaining Revenues 50/50 |

- Residual Revenues Expected in Lease Year 19

Project Benefits

Chula Vista

Jobs:

- 120 Construction
- 3,300 On-going

Economic Output:

- \$74.6 Million Construction
- \$329 Million/Year On-Going

Surplus Revenues*:

- District – \$53.7M
- City – \$53.9M

*At Lease Year 39

Regional

Jobs:

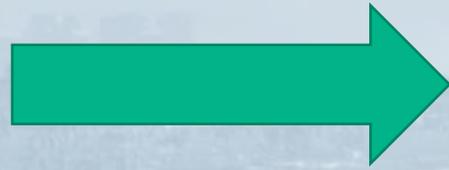
- 2,200 Construction
- 4,470 On-going

Economic Impact:

- \$1.3 Billion Construction
- \$475 Million/Year On-Going

Next Steps

Finalize Ground Lease (60 days)



Coastal Development Permit (180 Days)



Close of Escrow (18 Months)

Recommendation

District:

- A. Resolution Authorizing DDA
- B. Resolution Authorizing Revenue Sharing Agreement

City:

- A. Resolution Authorizing DDA
- B. Resolution Authorizing Revenue Sharing Agreement
- C. Resolution Approving An Economic Development Subsidy Report

EXTRA SLIDES

Gaylord Hotels



Gaylord Texan



Gaylord Opryland



Gaylord National



Gaylord Palms

Phase 1A Infrastructure

CITY INFRASTRUCTURE SOURCES AND USES MATRIX

Improvement Description	Cost Estimate¹¹	Developer BFDIF Credit Eligible¹²	City Sewer Funding Eligible¹³	Other Funding¹⁴
<i>Developer's Phase 1A Infrastructure Improvements</i>				
E Street (G Street to H Street)	6,680,000	4,050,000	580,000	2,050,000
G Street Connection	950,000	430,000	110,000	410,000
H Street (Bay Blvd to Street A)	430,000	270,000	-	160,000
H Street (Marina Pkwy to E Street)	5,380,000	3,350,000	-	2,030,000
Harbor Park (Initial)	19,500,000	310,000	-	19,190,000
H-3 Site Prep ¹⁵	6,000,000	-	-	6,000,000
H-3 Utility Corridor ¹⁶	1,530,000	-	310,000	1,220,000
<i>Subtotal</i>	<i>40,470,000</i>	<i>8,410,000</i>	<i>1,000,000</i>	<i>31,060,000</i>
<i>Remaining Phase 1A Infrastructure Improvements</i>				
E Street (Bay Blvd to F Street)	3,970,000	-	60,000	3,910,000
E Street (Lagoon Drive to G Street)	290,000	-	-	290,000
F Street (Bay Blvd to E Street)	1,530,000	-	280,000	1,250,000
F Street (E Street to Gunpowder Pt Dr)	630,000	-	50,000	580,000
Gunpowder Point Drive Relocation	1,360,000	-	-	1,360,000
S-2 Sweetwater Signature Park	7,600,000	-	-	7,600,000
SP-1 Sweetwater Buffer (for S-1)	2,570,000	-	-	2,570,000
SP-1 Sweetwater Buffer (for S-2)	1,160,000	-	-	1,160,000
SP-2 Seasonal Wetlands	950,000	-	-	950,000
SP-4 SDG&E	60,000	-	-	60,000
<i>Subtotal</i>	<i>20,120,000</i>	<i>-</i>	<i>390,000</i>	<i>19,730,000</i>
<i>City Infrastructure Improvements</i>				
G Street Sewer Pump Station	2,640,000	-	2,640,000	-
Total	63,230,000	8,410,000	4,030,000	50,790,000



