



# MINUTES

**SAN DIEGO HOUSING COMMISSION  
MINUTES OF THE SPECIAL MEETING  
MAY 31, 2022  
VIDEO CONFERENCE PURSUANT TO  
CALIFORNIA GOVERNMENT CODE SECTION 54953(e)**

## **ATTENDANCE**

Present:

Chair Stefanie Benvenuto  
Vice Chair Ryan Clumpner  
Commissioner Johanna Hester  
Commissioner Kellee Hubbard  
Commissioner Eugene “Mitch” Mitchell  
Commissioner Melinda K. Vásquez  
Interim President & CEO Jeff Davis  
General Counsel Charles Christensen

## **10 CALL TO ORDER**

Chair Benvenuto called the Special Meeting to order at 9:02 a.m.

## **20 NON-AGENDA PUBLIC COMMENT**

There were no non-agenda public comments.

## **30 COMMISSIONER COMMENTS**

There were no Commissioner comments.

## **DISCUSSION AGENDA**

### **100 HCR22-088 Mariner’s Cove Letter of Intent for Third Amended and Restated Lease**

Emily S. Jacobs, Executive Vice President of Real Estate, San Diego Housing Commission, presented the request for approval.

Motion by Commissioner Mitchell to approve staff recommendations as set forth in the Board report with the following exceptions:

1. Staff is to ensure appropriate relocation provisions are included in the Letter of Intent and the Third Amended and Restated Lease.



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2. With respect to revisiting ground lease rent amounts every 10 years, staff is to continue to negotiate with the Lessee to try to come to a resolution, with the rent amounts to be revisited after 10 or more years.
3. Staff is authorized to forward the matter to Housing Authority while negotiating with the Lessee concerning Item 2 above, and to report back to the SDHC Board the result of the negotiations.

Seconded by Chair Benvenuto and passed by a vote of 4-1, with Commissioner Vasquez voting no. Commissioner Hubbard did not vote.

### **Housing Commission Board**

- 1) Approve a resolution to forward this matter to the Housing Authority for consideration pursuant to San Diego Municipal Code Section 98.0301(e)(2)(A) for direction on the terms of the non-binding Letter of Intent (LOI) between the Housing Commission, as the administrative agent of the Housing Authority of the City of San Diego, and Lincoln Mariners Associates Limited, as referenced within this report.

### **Housing Authority**

- 1) Authorize the Housing Commission, as administrative agent of the Housing Authority of the City of San Diego, to execute a non-binding Letter of Intent (LOI) to enter into a Third Amended and Restated Lease (TARL) with Lincoln Mariners Associates Limited (Lessee) at a subsequent date based upon the direction given by Housing Authority on the terms for which direction is sought in this report, in Attachment 1, subject to Housing Authority approval, for Mariner's Cove at 4392 West Point Loma Boulevard, San Diego, 92107.
- 2) Authorize the Housing Commission's President & CEO, or designee, to execute all necessary documents and instruments that are necessary and/or appropriate to implement these approvals, in a form and format approved by General Counsel, and to take such actions necessary and/or appropriate to implement these approvals. Housing Commission staff will notify the Housing Authority and the City Attorney's Office about any subsequent amendments or modifications to the transaction, and other required documents, including amendments to any documents.

### **CLOSED SESSION**

The San Diego Housing Commission convened in closed session to consider the following agenda:

- I. Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.
- II. Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.

**There were no public comments.**

- III. Commissioner comments, if any.

**There were no Commissioner comments.**



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IV. Commission will convene in closed session to consider the following agenda:

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (§ 54956.8)

Property: Parcel 2 of Parcel Map No. 12389, in the City of San Diego, County of San Diego, State of California, Filed in the Office of the County Recorder of San Diego County, October 22, 1982. APN 760-102-38 and 441-090-43

Agency Negotiation: Jeff Davis; Emily Jacobs; Charles B. Christensen; Walter Spath III

Negotiating Parties: Miles Cortez and Patti Shwayder (Air Communities) and Derek Ullian (Aimco)

Under Negotiation: Price and terms of payment

V. Announcement of Actions Taken in Closed Session.

**There was no specific direction given to negotiators.**

**ADJOURNMENT.**

Chair Benvenuto adjourned the Special Meeting at 10:26 a.m.

Respectfully submitted,

*Scott Marshall*

Scott Marshall  
Vice President  
Communications and Government Relations  
San Diego Housing Commission

Approved by,

*Jeff Davis*

Jeff Davis  
Interim President & Chief Executive Officer  
San Diego Housing Commission