



2020 Proposed Term Sheet	2019 Approved Term Sheet
<p>Nimitz’s purchase of the Property is anticipated to occur within 120 days after Council approves the Purchase Agreement, at which time, Nimitz would be responsible for paying property and community facility district taxes.</p>	<p>Nimitz would enter a ground lease with the City for 3 years with total extensions up to 19 years and have an option to purchase the Property in phases.</p>
<p>The Term Sheet incentivizes Nimitz to complete the development more quickly (within 5 years) after the Purchase Agreement is approved. Regardless if the land is developed or not, Nimitz must pay a fee/taxes on \$26M. These fees/taxes will benefit the Vallejo Unified School District and the community.</p>	<p>Required Nimitz to develop and/or rehabilitate 100,000 square feet of building space on Mare Island by year 5 of the ground lease, with an additional 100,000 square feet of development or rehabilitation work by each of years 8 and 11.</p>
<p>Requires Nimitz to submit a new proposed Specific Plan and Backbone Infrastructure Plan to ensure an overall consistent plan for the entire Island 24 months of Purchase Agreement approval. The purpose of a new Specific Plan would be to update the existing 21-year old Specific Plan and provide guidance for future development of Mare Island to meet the current needs and goals of the City. The new Specific Plan would provide a framework in which jobs, economic development and housing opportunism could improve on Mare Island while also including enhanced design standards and guidelines to help ensure that new development will be high quality.</p>	<p>No Specific Plan submission requirements.</p>
<p>Requires Nimitz to demolish the non-utilized buildings on North Mare Island at their expense.</p>	<p>Required City to demolish the non-utilized buildings on North Mare Island at an estimated cost of \$2,000,000.</p>
<p>Requires Nimitz to import substantial amounts of clean fill to raise elevation of the Property to support development.</p>	<p>Not specified in Term Sheet.</p>
<p>Explicitly allows City the right to repurchase the property if Nimitz fails to complete its post-closing obligations.</p>	<p>City’s right to repurchase the property if Nimitz failed to complete its post-closing obligations was not stated.</p>
<p>Prohibits Nimitz from developing the Property with certain objectionable uses including cement batch plants, dumps, heavy recycling facilities and industrial uses.</p>	<p>The existing Specific Plan does not specifically address those uses and the prior term sheet did not prohibit any particular uses.</p>
<p>Provides an opportunity for the City to negotiate as part of the Purchase Agreement additional compensation to the City in the future.</p>	<p>No opportunity for City to negotiate for additional compensation(s) in the future.</p>