

12947

AGREEMENT BETWEEN THE CITY OF REDLANDS
AND THE REDEVELOPMENT AGENCY OF THE
CITY OF REDLANDS PROVIDING FOR THE
REIMBURSEMENT OF FUNDS EXPENDED AND
TO BE EXPENDED BY THE CITY OF
REDLANDS FOR THE BENEFIT OF THE
REDLANDS REDEVELOPMENT PROJECT

THIS AGREEMENT is made as of June 19, 1975, by and between the City of Redlands ("City"), a municipal corporation duly organized and existing under the laws of the State of California and the Redevelopment Agency of the City of Redlands ("Agency"), a public body corporate and politic organized and existing under the laws of the State of California.

WITNESSETH:

WHEREAS, Agency, in accordance with and pursuant to the Community Redevelopment Law, Part 1 of Division 24 of the Health and Safety Code of the State of California, "Redevelopment Law", is undertaking a redevelopment project known as the "Redlands Redevelopment Project" ("the Redevelopment Project") in accordance with a redevelopment plan approved and adopted by the City Council of City pursuant to Ordinance No. 1500, adopted September 26, 1972 ("the Project Plan") as amended; and

WHEREAS, the Redevelopment Plan provides and contemplates that certain parcels of land within the Redevelopment Project will be utilized for public parking purposes; and

WHEREAS, City has leased from Agency and Agency has hired to City certain lands to be used for public parking purposes by that certain lease agreement by and between City and Agency dated as of May 1, 1974, recorded as Instrument No. 669 in Book 8697, Page 967 of Official Records of San Bernardino County on June 17, 1975 (the "Lease Agreement"); and

WHEREAS, Agency has issued \$2,440,000 principal amount of Parking Lease Revenue Bonds, Series A ("the Series A Bonds") to finance the acquisition of lands being leased to City under said Lease Agreement; and

WHEREAS, said Lease Agreement has been amended, by means of a Lease Agreement Amendment to be dated May 15, 1975 (the agreement, as amended, being referred to hereinafter as the "Amended Lease Agreement"), so as to provide for City to lease from Agency certain lands in addition to those covered by the Lease Agreement, together with improvements to be constructed by Agency (the land and the improvements being referred to collectively hereinafter as the "Parking Project"); and

WHEREAS, Agency has issued \$5,300,000 principal amount of Parking Lease Revenue Bonds, Series B (the "Series B Bonds"), to finance the balance of the Parking Project; and

WHEREAS, the Series B Bonds and the Series A Bonds will both be secured by a pledge of rental revenues due from City under the Amended Lease Agreement; and

WHEREAS, pursuant to Section 33455 of the Redevelopment Law, reimbursement to City for certain costs of land and construction within the Redevelopment Project may be made payable by Agency out of taxes allocated to Agency pursuant to subsection (b) of Section 33670 of the Redevelopment Law ("Tax Allocation Revenues");

NOW, THEREFORE, IT IS AGREED as follows:

1. City and Agency hereby find and determine that the Parking Project will be of benefit to the Redevelopment Project and that without said Parking Project the redevelopment could not be expected to take place within the scope of the Redevelopment Plan.

2. Agency agrees to reimburse City the costs of the Parking Project, including, but not limited to, payments of rentals, costs of maintenance and operation due under the Amended Lease Agreement, and any other costs incurred by City in the administration of the Redevelopment Project out of any Tax Allocation Revenues available for the purpose.

3. Any right of City to any portion of the Tax Allocation Revenues derived from the Redlands Redevelopment Project under this agreement and under any preceding agreements between City and Agency shall be subordinate to the rights of holders of any tax allocation bonds issued by Agency for said project, and so long as any of said

bonds are outstanding and unpaid within the meaning of any resolution of Agency providing for their issuance, City shall have no right to any portion of said Tax Allocation Revenues except as permitted by such resolution or resolutions.

REDEVELOPMENT AGENCY OF THE
CITY OF REDLANDS

By _____
Chairman

ATTEST:

Secretary

CITY OF REDLANDS

(SEAL)

By _____
Mayor

ATTEST:

City Clerk

(SEAL)

APPROVED FOR FORM:

City Attorney