

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIALTO, CALIFORNIA, APPROVING A GROUND LEASE BETWEEN THE CITY OF RIALTO AND LHR RENAISSANCE MARKETPLACE SOUTH PERTAINING TO INSTALLING FREEWAY ORIENTED-SIGNS ON CITY PROPERTY

WHEREAS, LHR Renaissance Marketplace South, LLC (“LHR”) proposes to open the Renaissance Marketplace retail center in 2018, which the project includes freeway-oriented signs along the 210 Freeway between Linden Avenue and Ayala Drive; and

WHEREAS, LHR proposes to locate three freeway signs on City property (“City Property”) situated south of the 210 Freeway, north of Renaissance Parkway, and east of Linden Avenue, and west of the Renaissance Marketplace North; and

WHEREAS, the City obtained the City Property from Caltrans as part of the 210 Freeway development (Relinquishment per Memorandum of Understanding dated May 6, 2008 between the California Department of Transportation and the City and Relinquishment of Highway Right of Way recorded on July 9, 2008 with the County of San Bernardino Recorder Office as Recorder No. 2008-0309692; and

WHEREAS, the freeway signs serve several purposes benefiting the City, as follows: (1) the signs identify the retailers within the Renaissance Marketplace since the freeway is below grade; (2) the signs provide a marketing opportunity for the City to capture Renaissance Marketplace patrons that might otherwise pass the center; (3) the patronage will lead to an increase in retail sales and the resultant sales tax proceeds to enhance City services; and

WHEREAS, the City will annex the City Property into the Lighting and Landscaping Maintenance District and Renaissance Marketplace North shall accept the assessments; and

WHEREAS, the City Property is not needed for other City purposes pursuant to California Government Code Section 37395; and

WHEREAS, a Ground Lease is required to facilitate the construction of the freeway signs proposed on the City Property, which the Ground Lease includes a term of 55 years with no lease payments to the City.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIALTO DOES
HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

Section 1: Approved a Ground Lease with LHR Renaissance Marketplace South, LLC for the installation of three freeway-oriented signs on City property situated north of Renaissance Parkway, just east of Linden Avenue.

Section 2: Authorize the City Administrator to attach required document to the exhibits in the Ground Lease.

PASSED APPROVED AND ADOPTED this _____ day of _____, 2017.

DEBORAH ROBERTSON, Mayor

ATTEST:

BARBARA McGEE, City Clerk

APPROVED AS TO FORM:

FRED GALANTE, ESQ., City Attorney

**STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss
CITY OF RIALTO)**

I, Barbara McGee, City Clerk of the City of Rialto, do hereby certify that the foregoing Resolution No.____ was duly passed and adopted at a regular meeting of the City Council of the City of Rialto held on the ____ day of _____, 2017.

Upon motion of Council Member _____, seconded by Council Member _____, the foregoing Resolution No. ____ was duly passed and adopted.

Vote on the motion:

AYES:

ABSENT·

BARBARA McGEE, CITY CLERK