

# ATTACHMENT 1

## RESOLUTION R2025-XX

RESOLUTION APPROVING AMENDMENT NO. 1 TO THE IMPROVEMENT AGREEMENT FOR DENALI UNIT NO. 3, TRACT 4122, ADDING SCHEDULE B TO IDENTIFY THE PUBLIC FACILITIES IMPLEMENTATION PLAN CREDITS AND REIMBURSEMENTS THAT ARE DUE TO TH DENALI, LLC; AND AUTHORIZING THE CITY MANAGER TO SIGN AND TAKE ALL NECESSARY STEPS TO EFFECTUATE AMENDMENT NO. 1

WHEREAS, on October 26, 2023, the City of Manteca and TH Denali, LLC, entered into an Improvement Agreement (Agreement) for Denali Unit No. 3, Tract 4122 (C2023-138) with an Estimated Total Cost of Improvements of \$4,492,891.29; and

WHEREAS, revisions to the improvements for Denali Unit No. 3 that were made after the Agreement was executed entitles the Developer to Public Facility Implementation Plan (P.F.I.P.) credits or reimbursement; and

WHEREAS, the Agreement does not include Schedule B, Public Facilities Implementation Plan (P.F.I.P.) that identifies credits and reimbursements, nor does it reference Schedule B in the body of the Agreement; and

WHEREAS, considering the previous Recitals, the City and Developer desire to amend the Agreement to add Schedule B and references to Schedule B and provide credits and/or reimbursements to the Developer for installed improvements; and

WHEREAS, the City Council has considered all information related to this matter as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manteca, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.
2. The City Council hereby approves Amendment No. 1 to the Improvement Agreement for Denali Unit No. 3, Tract 4122, adding SCHEDULE B to identify the Public Facilities Implementation Plan credits and reimbursements that are due to TH Denali, LLC.
3. The City Council hereby authorizes the City Manager to sign and take all necessary steps to effectuate Amendment No. 1.

## **ATTACHMENT 1**

4. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 17<sup>th</sup> day of June 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: \_\_\_\_\_  
GARY SINGH  
Mayor

ATTEST: \_\_\_\_\_  
CASSANDRA CANDINI-TILTON  
City Clerk