

RESOLUTION R2025-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, R2025-XXX, APPROVING THE AMENDED AND RESTATED LEASE AGREEMENT BETWEEN THE CITY OF MANTECA AND BIG LEAGUE DREAMS MANTECA LLC; AND AUTHORIZING THE CITY MANAGER TO SIGN AND TAKE ALL NECESSARY STEPS TO EFFECTUATE THE AMENDMENT AND RESTATEMENT

WHEREAS, on February 3, 2003 and October 21, 2006, respectively, the City of Manteca (the "City") entered into the Sports Park Structures Lease (dated February 3, 2003, as amended by that certain Amendment No. 1 to the Sports Park Structures Lease Agreement effective as of October 21, 2006 as amended) with Big League Dreams Manteca LLC;

WHEREAS, on February 3, 2003, the City entered into the Sports Park Fields/Courts Lease with Big League Dreams Manteca LLC;

WHEREAS, over the past twenty-two years the purposes, use, and operations of the complex known as "Big League Dreams" ("BLD") has changed such that the prior Agreements no longer (in total) reflect the current and/or applicable terms, operations, conditions, and language set out in the Agreements;

WHEREAS, following good faith negotiations between the City and a grantee of rights of Big League Dreams Manteca LLC, the parties have reached an accord on a proposed amended and restated lease;

WHEREAS, the amended and restated lease combines the structures lease and fields/courts lease into one document;

WHEREAS, the amended and restated lease strikes obsolete and/or inapplicable provisions (i.e., construction deadlines and term commencement milestones), and reflects the current needs and/or operations of the City and its residents (including, but not limited to, turf replacement, vending/concession services, City insight capital improvements, the upcoming opening of Loma Brewery, updating the insurance terms, and the option to potentially include new sports);

WHEREAS, the amended and restated requires the tenant to expend \$2,000,000 in capital improvements to BLD within two (2) years following the effective date of the proposed amendment and restatement; 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.

ATTACHMENT 1

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 authorizes the City Manager to sign and take all necessary steps to effectuate the agreement (amendment and restatement), including any and all ancillary documents, agreements, and amendments as permitted by law.
3. 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 21st day of January 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk