

ATTACHMENT 1

RESOLUTION R2025-XX

RESOLUTION APPROVING AMENDMENT NO. 1 TO THE IMPROVEMENT AGREEMENT FOR KIPER AT INDELICATO UNIT NO. 1, TRACT 4065, MODIFYING SCHEDULE B, SECTION II-1.A AND SECTION II-2.A, P.F.I.P. CREDITS AND REIMBURSEMENTS TO ALLOW P.F.I.P. REIMBURSABLE CREDITS TO BE SPREAD ACROSS BOTH KIPER AT INDELICATO UNIT NO. 1 AND KIPER AT INDELICATO UNIT NO. 2

WHEREAS, on February 18, 2025, the City of Manteca and K. Hovnanian Homes Northern California, Inc. (KHOV), entered into an Improvement Agreement for Kiper at Indelicato Unit No. 1, Tract 4065 (C2025-38) with an Estimated Total Cost of Improvements of \$9,736,404.00; and

WHEREAS, the Improvement Agreement for the Kiper at Indelicato Unit No. 1, Tract 4065 (C2025-38) included Schedule B, Public Facilities Implementation Plan (P.F.I.P.), that identified Credits and Reimbursements, including Transportation System, Table 1: Transportation System P.F.I.P. Reimbursement in the amount of \$271,890.08, and Sewer Collection System, Table 3: Sewer Collection System, Financing Zone 22 P.F.I.P. Reimbursement in the amount of \$462,888.00; and

WHEREAS, the Improvement Agreement for the Kiper at Indelicato Unit No. 1, Tract 4065 (C2025-38) states the P.F.I.P. Reimbursements for the transportation and sewer collection system infrastructure "...will be given when building permits are issued for the construction of residences within the Kiper at Indelicato Unit No. 1."; and

WHEREAS, the City of Manteca and KHOV now desire to amend the Improvement Agreement for the Kiper at Indelicato Unit No. 1, Tract 4065 (C2025-38) to allow for spreading the P.F.I.P. credits across both Kiper at Indelicato Unit No. 1 and Kiper at Indelicato Unit No. 2 rather than be limited to Kiper at Indelicato Unit No. 1 only; 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 establishes the factual basis for the City Council's adoption of this Resolution.

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2. The City Council hereby approves Amendment No. 1 to the Improvement Agreement for Kiper at Indelicato Unit No. 1, Tract 4065 modifying Schedule B Section II-1. A and Section II-2. A, "P.F.I.P. Credits and Reimbursements" to allow P.F.I.P. reimbursable credits to be spread across both Kiper at Indelicato Unit No. 1 and Kiper at Indelicato Unit No. 2.
3. The City Council hereby authorizes the City Manager to sign and take all necessary steps to effectuate the amendment.
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 3rd day of June 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILTON
City Clerk