RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY APPROVING AND AUTHORIZING THE EXECUTION OF A MASTER PROJECT AGREEMENT WITH THE YMCA-SILICON VALLEY, INCLUDING A FORM OF GROUND LEASE AND PURCHASE AND SALE AGREEMENT

WHEREAS, the Veterans Memorial Building/Senior Center (VMB/SC) at Red Morton Park has been a well-used facility for several decades; and

WHEREAS, the City staff and Senior Affairs Commission have been discussing the need to replace the VMB/SC at Red Morton Park with an updated facility that will allow for more flexible and varied uses; and

WHEREAS, for similar reasons, the YMCA-Silicon Valley (YMCA-SV) also has been considering whether it should replace its existing facility at 1445 Hudson Street; and

WHEREAS, in June, 2016, the City and YMCA-SV entered into an Exclusive Negotiating Agreement to explore the possibility of developing a joint complex at Red Morton Park; and

WHEREAS, throughout 2017 and 2018, the City held a number of community workshops and meetings focusing on design, traffic calming measures, future facility needs and other issues for the proposed new facilities; and

WHEREAS, the proposed Project consists of a 45,000 square foot VMC/SC building, 35,000 square foot YMCA, public promenade, traffic calming measures and parking lot improvements; and

WHEREAS, a Draft EIR for the Project was prepared and circulated for public review and comment in June 2019, and a public hearing on the Final EIR was held on December 17, 2019; and

WHEREAS, the Project is proposed to be developed in two phases, with the VMB/SC and certain public improvements to be constructed in Phase 1 and the New YMCA and certain public improvements to be constructed in Phase 2; and

WHEREAS, the City Council has certified the Final EIR, adopted findings, a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations regarding the Project; and

WHEREAS, City and YMCA-SV have negotiated the terms and conditions of a Master Project Agreement which sets forth the respective responsibilities, rights and obligations of the parties for the development of the Project; and
WHEREAS, the Master Project Agreement provides that the City will develop, as Phase 1, the new VMB/SC facility, and associated common area improvements, as well as certain off-site traffic-calming improvements; and

WHEREAS, upon the satisfaction of certain conditions, the YMCA-SV will ground lease, for an initial term of 49 years, a portion of Red Morton Park upon which it will construct and operate a New YMCA facility, as well as certain other common area improvements; and

WHEREAS, upon the issuance of a certificate of occupancy for the New YMCA, the City will purchase the YMCA-SV’s existing property at 1445 Hudson Street, which property may be used by the City for high-priority projects.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AS FOLLOWS;

1. The recitals set forth above are true and correct, and are hereby incorporated herein by this reference as if fully set forth in their entirety.

2. Having considered all the information and testimony presented at the hearing on the Project, the City Council hereby approved the Master Project Agreement, including, among other things, the Ground Lease and Purchase and Sale Agreement attached thereto, and authorizes the City Manager to execute the Master Project Agreement and Purchase and Sale Agreement, and any other implementing documents, in the form attached hereto as Exhibit A to this Resolution and incorporated herein by reference, and subject to any minor, technical and non-substantive changes approved by the City Attorney.

3. This Resolution is effective upon its adoption.

* * *
Master Project Agreement and Purchase and Sale Agreement

(To be attached)