

RESOLUTION NO. 11-42

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE SECOND AMENDMENT TO OWNER PARTICIPATION AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND CORMIER CHEVROLET COMPANY FOR THE DEVELOPMENT OF A NEW HYUNDAI SHOWROOM FOR PROPERTY LOCATED AT 2201 EAST 223RD STREET (CARSON CONSOLIDATED PROJECT AREA).

WHEREAS, the Carson Redevelopment Agency (Agency) has been duly created, established and authorized to transact business and exercise its powers under and pursuant to Community Redevelopment Law (CRL; California Health and Safety Code Sections 33000 et seq.), which authorizes the Agency to make agreements with owners, purchasers and lessees of property to assist in alleviating blight by development of projects in conformance with the Redevelopment Plan for a Project Area; and

WHEREAS, Cormier Chevrolet Company (Participant) operates Cormier Chevrolet and Cormier Hyundai on property within the Carson Consolidated Project Area (Project Area) of the city of Carson that the Participant leases from the Agency (Property); and

WHEREAS, to effectuate the provisions of the Redevelopment Plan for the Project Area, the Agency entered into an Owner Participation Agreement dated February 1, 2011 (Agreement) with the Participant in connection with the development of a new, approximately 11,600 square foot, Hyundai Showroom (Project) on the Property, pursuant to which the Agency agreed to provide bridge loan funding to assist with the predevelopment costs to be incurred by the Participant in connection with the Project until the Participant receives the construction funding as more particularly described in the Agreement; and

WHEREAS, as the Participant's construction funding was delayed, the parties are extending the term of the bridge financing as described in the First Amendment to the Agreement; and

WHEREAS, as the Participant's construction loan has not yet been funded, the parties desire to further extend the term of the bridge financing for forty-five days as described in the Second Amendment to the Agreement.

NOW, THEREFORE, the Board of Directors of the Carson Redevelopment Agency, does hereby resolve, as follows:

Section 1: The above recitals are all true and correct and incorporated herein by this reference.

Section 2: Based on the foregoing recitals and all evidence presented to and considered by the Agency Board on August 2, 2011, including the staff report and the Second Amendment to the Agreement, the Agency Board hereby reaffirms that (a) the Project will be of benefit to the Project Area, (b) the development of the Project will assist in the elimination of