

RESOLUTION NO. 5658

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS  
ESTABLISHING CRITERIA FOR THE CONSIDERATION OF FINANCING  
PROPOSALS FROM NEW BUSINESSES

WHEREAS, from time to time, the City Council of the City of Redlands ("this City Council") receives inquiries and/or proposals from new businesses regarding the availability of financial incentives from the City to induce such new businesses to locate within the City of Redlands; and

WHEREAS, this City Council, as part of its adoption of the Redlands General Plan, prepared and approved an Economic Development Element as a source of information and a statement of public policy to aid citizens, businesses, the Planning Commission, other agencies and City staff in making their recommendations to the City Council on economic development proposals within the City; and

WHEREAS, the City's Economic Development Element establishes a strategy and goal within the City to identify those potential businesses that will broaden and stabilize the City's economic base; and

WHEREAS, by adopting the City's Economic Development Element, this City Council further established a framework to regulate the type of future business envisioned for the community taking into consideration the fiscal impact of such business and the City's long range policy relating to land use, public services, population and growth; and

WHEREAS, this City Council found, in adopting its Economic Development Element, that economic development proposals cannot be addressed without concurrent consideration of the existing assets and values of the Redlands community and its citizens, and that healthy and quality economic development may well be the mechanism by which those community values become reality, and the means by which the quality of life in Redlands will be maintained and enhanced; and

WHEREAS, in the past, the City Council has approved and entered into financing proposals for new businesses proposing to locate within the City as a means of inducing such businesses to locate and remain within Redlands, and not within surrounding communities, in order to increase the City's tax revenue base; and

WHEREAS, this City Council has previously approved a financial incentive agreement with the Gaitlin/Berger Development Company to induce the Wal-Mart business to locate and construct within the City of Redlands; and

WHEREAS, this City Council recently received a sales tax sharing financing proposal from Lowe's HIW, Inc. regarding that company's desire to locate and construct a retail facility within the City of Redlands; and

WHEREAS, the City Council believes it in the best interests of the development community and the City's citizens that the City establish criteria to serve as a guideline for considering financing proposals from new business in the City; and

WHEREAS, this City Council specifically finds and determines that there is no prohibition in the voter-approved initiative ordinance commonly known as Measure "U," or any other City ordinance or resolution, which prohibits the City from approving sales tax sharing financing proposals as inducements for new businesses to locate within the City as contemplated by this resolution:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. As part of implementing its policies and goals for economic development contained within the Economic Development Element of the Redlands General Plan, the City Council hereby affirms the following:

A. It is the policy of the City, as stated in the Redlands General Plan, to attract high quality business and industry to Redlands by providing a wide range of urban amenities and services throughout the City;

B. It is the policy of the City, as stated in the Redlands General Plan, to encourage and attract those particular types of businesses which will enhance economic development and the City, the City's tax base, while not degrading the quality of life within the City;


C. It is the policy of the City, as stated in the Redlands General Plan, to encourage the location of commercial businesses in the City according to the function and scale of those businesses so that such businesses compliment one another and each become accessible to the primary market it is designed to serve.

Section 2. The City Council hereby establishes the following criteria as a guideline for the City Council's consideration of financing incentives and arrangements to induce new business to locate within the City;

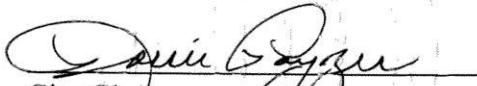
A. The proposed business, based upon established industry history, is estimated to become one of the top ten sales tax generators located within the City of Redlands;

B. The proposed business is a type for which the City of Redlands is presently at least 50% deficient in sales tax revenues when compared to the State and/or County-wide average;

ADOPTED, SIGNED AND APPROVED this 12th day of July, 1999.

  
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Mayor of the City of Redlands

ATTEST:

  
\_\_\_\_\_  
City Clerk

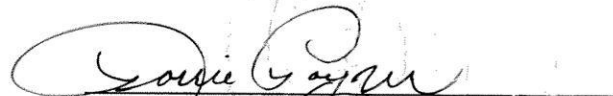
I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the City Council at a regular meeting thereof, held on the 12th day of July, 1999, by the following vote:

AYES: Councilmembers Banda, George, Freedman;  
Mayor Cunningham

NOES: Councilmember Gilbreath

ABSTAIN: None

ABSENT: None

  
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Lorrie Poyzer, City Clerk