

RESOLUTION NO. 2007-146

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE  
CITY MANAGER TO EXECUTE A DOWNTOWN HOTEL EXCLUSIVE  
EXPLORATION PERIOD AGREEMENT WITH RUSS MUNSON

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WHEREAS, in 1998, Gruen & Gruen Associates prepared a report on strategies for enhancing Downtown and recommended three Downtown anchors: 1) "state-of-the-art multiplex with stadium seats"; 2) wine-related outlets and restaurants; and 3) a Downtown hotel; and

WHEREAS, in November 2005, the City engaged the services of PKF to evaluate the demand for a Downtown hotel. It studied the possibility of developing a hotel upon the former Public Safety building site and concluded a Downtown hotel with some subsidy was feasible. The Council was interested in the concept of a Downtown hotel, but not at the old Public Safety building site, and requested that interest from the development community be solicited for a hotel on other City-owned Downtown property; and

WHEREAS, Russ Munson of Wine and Roses has expressed a desire to enter into an exclusive exploration period to test the feasibility of the development of a Downtown hotel and is requesting time to develop a business plan and seek interest from investors; and

WHEREAS, the City agrees that it will not sell or lease any of its property in Downtown Lodi for nine months. The Developer will deposit \$5,000 with the City and enter into a feasibility study period to see if a Downtown hotel is viable. At the end of nine months, the Developer can request the City enter into good faith negotiations to secure the sale or lease of a possible site for an additional three months; however, the City is not obligated to enter into an agreement to sell or lease. If the Developer wishes to enter into negotiations, an additional \$3,000 deposit is required.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute a Downtown Hotel Exclusive Exploration Period agreement with Russ Munson, as described above.

Dated: July 18, 2007

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I hereby certify that Resolution No. 2007-146 was passed and adopted by the Lodi City Council in a regular meeting held July 18, 2007, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Katzakian, Mounce, and  
Mayor Johnson

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – Hitchcock

ABSTAIN: COUNCIL MEMBERS – None

  
RANDI JOHL  
City Clerk