

Resolution No.

STOCKTON CITY COUNCIL

A RESOLUTION AUTHORIZING EXECUTION OF A JOINT COMMUNITY FACILITIES AGREEMENT WITH SAN JOAQUIN COUNTY AND CATELLUS STOCKTON, LLC RELATED TO COMMUNITY FACILITIES DISTRICT NO. 2009-1 (AIRPARK 599)

Airpark 599 is an approximately 275-acre industrial warehouse and distribution center project with a small commercial component adjacent to the Stockton Metropolitan Airport. This public/private partnership involves the County of San Joaquin (the "County"), the City of Stockton (the "City") and Catellus Stockton, LLC ("Developer"); and

On May 5, 2009, the Board of Supervisors (the "Board") of the County of San Joaquin, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (the "Act"), established its Community Facilities District No. 2009-1 (Airpark 599), County of San Joaquin, State of California (the "Community Facilities District"); and

The Community Facilities District is authorized to levy a special tax (the "Special Tax") upon the land within the Community Facilities District and to issue bonds (the "Bonds") secured by the Special Tax, the proceeds of which are to be used to finance certain public facilities; and

The public facilities proposed to be financed by the Community Facilities District include certain facilities (the "County Facilities") to be owned and operated by the County and certain facilities (the "City Facilities") to be owned and operated by the City of Stockton; and

Section 53316.2 of the Act provides that a community facilities district may finance facilities to be owned or operated by a public agency other than the agency that created the community facilities district only pursuant to a joint community facilities agreement or a joint exercise of powers agreement adopted pursuant to said Section; and

Section 53316.2 of the Act further provides that at any time prior to the adoption of the resolution of formation creating a community facilities district or a resolution of change to alter a district, or a resolution or resolutions authorizing issuance of bonds pursuant to Section 53356 of the Act, the legislative bodies of two or more local agencies may enter into a joint community facilities agreement (Exhibit 1) pursuant to said Section and Sections 53316.4 and 53316.6 of the Act to exercise any power authorized by the Act with respect to the community facilities district being created if the legislative body of each entity adopts a resolution declaring that such a joint agreement would be beneficial to the residents of that entity; and

No resolution authorizing the issuance of any Bonds has been adopted by the County; and

There has been presented to this meeting a form of Joint Community Facilities Agreement by and among the County, the City, and Catellus Stockton, LLC, as developer, that provides for the financing of the City Facilities from the proceeds of the Special Tax and Bonds (such Joint Community Facilities Agreement, in the form that presented to the meeting, with such changes, insertions, and omissions as made pursuant to this Resolution, being referred to herein as the “Joint Facilities Agreement”); and

The Community Facilities District, located within San Joaquin County, contains City owned and operated water and wastewater (sewer) facilities and will receive water and wastewater (sewer) service from the City; and

The City shall have no obligation, responsibility, or authority with respect to the issuance and sale of the Bonds, the District Proceeds available to finance the construction and acquisition of the improvements, the payment of the principal and interest on the Bonds, or for the levy of the Special Taxes to provide for the payment of principal and interest thereon. The parties hereto specifically agree that the liabilities of the Community Facilities District, including liabilities, if any, of the Community Facilities District pursuant to the documents providing for the issuance of Bonds, shall not be or become liabilities of the City; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. The City Manager, Chief Financial Officer or any of their designees (each, an “Authorized Officer”) is hereby authorized and directed to enter into the Joint Community Facilities Agreement with the County (Exhibit 1, attached and incorporated by reference), substantially in the form approved by this Resolution. In accordance with Section 53316.2 of the Act, the City Council hereby finds and declares that entrance into each such agreement will be beneficial to residents of the City as it provides for the acquisition, construction and installation of the City Facilities and for the financing of the City Facilities with District Proceeds.

2. The City Manager is hereby authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED March 3, 2026.

CHRISTINA FUGAZI
Mayor of the City of Stockton

ATTEST:

KATHERINE ROLAND, CMC, CPMC
City Clerk of the City of Stockton