

**RESOLUTION NO. .**

**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA**

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**RESOLUTION AUTHORIZING A) THE COUNTY MANAGER TO EXECUTE A LEASE AGREEMENT AND SUBLEASE AGREEMENT WITH THE CITY OF BELMONT (THE “CITY”) FOR THE BELMONT SPORTS COMPLEX & CONFERENCE CENTER, 550 ISLAND PARKWAY, BELMONT, CA FOR A TEN-YEAR TERM WITH ANNUAL SUBLEASE PAYMENTS BY THE CITY OF \$668,000; AND B) THE COUNTY MANAGER OR DESIGNEE TO EXECUTE, ON BEHALF OF THE COUNTY OF SAN MATEO, ALL NOTICES, OPTIONS, CONSENTS, APPROVALS, TERMINATIONS, AND DOCUMENTS ASSOCIATED WITH THE LEASE AGREEMENT AND SUBLEASE AGREEMENT**

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**RESOLVED**, by this Board of Supervisors of the County of San Mateo, State of California, that

**WHEREAS**, from time to time, cities within San Mateo County have requested financial assistance in connection with various community projects such as the construction or improvement of libraries or other facilities which, when completed, will benefit not only the cities’ residents but all residents of San Mateo County; and

**WHEREAS** the County has developed a transactional framework by which the County may provide the desired financial assistance to cities; and

**WHEREAS**, the City of Belmont (“City”) owns real property situated within the County, specifically, the Belmont Sports Complex & Conference Center, located at 550 Island Park Way, Belmont, CA 94002 (“Premises”), which Premises provides

recreational, athletic and meeting spaces for residents of Belmont and other County residents; and

**WHEREAS**, the City has requested financial assistance from the County in the aggregate amount of \$6,000,000; and

**WHEREAS**, the County and City have negotiated Lease and Sublease Agreements whereby the City will lease the Sports Complex & Conference Center to the County for which the County will be obligated to make a one-time up-front lease payment to the City in an amount not to exceed \$6,000,000, and simultaneously, the City will sublease the complex back from the County with annual rental payments over a lease term of ten years, at a fixed interest rate of two percent per annum for total annual rental payments of approximately \$668,000; and

**WHEREAS**, pursuant to its terms, the City may terminate the sublease after having fully paid all annual sublease payments through and including the Year 7 payment, by making a one-time, lumpsum payment to the County of \$1,926,013; and

**WHEREAS**, there has been presented to this Board of Supervisors for its consideration and acceptance a “Lease Agreement By and Between City of Belmont and County of San Mateo” and “Sublease By and Between County of San Mateo and the City of Belmont” (collectively the “Agreements”) reference to which is hereby made for further particulars, whereby the City will lease to the County and the County will lease back to the City certain real property situated within the County, specifically, the Premises, for which the County will be obligated to make a one-time up-front lease payment to the City in an amount not to exceed six million dollars (\$6,000,000), and the

City will be obligated to repay the County through annual rental payments of \$668,000 over a term of ten years; and

**WHEREAS**, following execution of the Agreements, the County will place any sublease funds received from the City pursuant to the Sublease into the County's One-Time Expenses Fund; and

**WHEREAS**, the Board has been presented with the aforementioned Agreements and has examined and approved same as to both form and content and desires to enter into same.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the County Manager, or designee, be, and is hereby, authorized and directed to execute the Lease Agreement and Sublease Agreement for and on behalf of the County of San Mateo; and

**IT IS FURTHER DETERMINED AND ORDERED** that the County Manager or designee is hereby authorized to accept or execute, on behalf of the County, any and all notices, options and documents associated with the Lease Agreement and Sublease Agreement under the terms set forth therein.

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