**STATEMENT OF INFORMATION ABOUT THE ECONOMIC DEVELOPMENT SUBSIDIES OF SECTION 7.3, TRANSIENT OCCUPANCY TAX SHARING AGREEMENTS, OF THE PROPOSED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF JURUPA VALLEY AND EM RANCH OWNER, LLC, RELATED TO THE DISTRICT AT JURUPA VALLEY**

PUBLIC HEARING DATE: September 7, 2023

POSTED ON THE CITY’S WEBSITE ON: August 25, 2023.

# The name and address of all corporations or any other business entities that are the beneficiary of the economic development assistance with public improvements: EM Ranch Owner, LLC, 484 S. San Vicente, Los Angeles, California 90048, Attn: Matthew Dugally.

# The start and end dates and schedule, if applicable, for the economic development assistance: The economic development subsidy to be paid is described in the proposed Development Agreement between the City of Jurupa Valley and EM Ranch Owner, LLC, to be dated as of September 7, 2023 (“Development Agreement”). The payments will be made to a Qualifying Hotel after it receives a certificate of occupancy at some time during the term of the Development Agreement which is twenty years from the Effective Date of the Development Agreement.

# A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy: Section 7.3 of the Development Agreement, Transient Occupancy Tax Sharing Agreements, provides for the expenditure of not more than $599,999.00 in Transient Occupancy Taxes actually received by the City from the Qualifying Hotel.

# A statement of the public purposes for the economic development assistance with public improvements subsidy:

## Performance of the City’s obligations under Section 7.3 of the Development Agreement to pay the Transient Occupancy Tax Sharing will promote the public health, safety, and welfare of the people in the City and will be of substantial economic benefit to the City based on the following.

## The development of Qualifying Hotels will generate new short term and long term quality employment opportunities within the City. The Qualifying Hotel is expected to employ approximately 600 persons in the construction of each hotel. Qualifying Hotels are expected to generate direct long term employment for approximately 49 people within the within five (5) years from the issuance of a building permit for the Qualifying Hotel.

## The development of Qualifying Hotels will expand and enhance the City’s tax base through increased property values and consumer purchasing. The development of Qualifying Hotels will generate new property tax, transient occupancy tax, and sales tax revenues of approximately $1,000,000.00 annually that will assist the City in funding public services for the residents and businesses within the City.

## The Project and the Qualifying Hotels preserves and enhances the job/housing balance described in the City’s General Plan and various regional plans

## The development of Qualifying Hotels will develop new and expanded commercial and business opportunities within the City. The Qualifying Hotels will serve as a catalyst for other commercial and business projects within the City as the hotels will provide a necessary business infrastructure to support commercial and business operations. Developers are generally reluctant to invest in a community until they see that another project has been successful and so a successful commercial project will develop confidence among retail and business developers that the City is a viable community for successful development.

## There is a substantial unmet demand for hotel rooms in the area surrounding the Project and the Project itself is a prime location for needed hotels.

## The development of Qualifying Hotels will promote the stability and diversification of the City’s economy.

# Projected tax revenue to the local agency as a result of the economic development assistance with public improvements subsidy: The development of Qualifying Hotels will expand and enhance the City’s tax base through increased property values and consumer purchasing. The development of Qualifying Hotels will generate new property tax, transient occupancy tax, and sales tax revenues of approximately $1,000,000.00 annually that will assist the City in funding public services for the residents and businesses within the City.

# Estimated number of jobs created by the economic development assistance with public improvements subsidy: The development of Qualifying Hotels will generate new short term and long term quality employment opportunities within the City. A Qualifying Hotel is expected to employ approximately 600 persons in the construction of each hotel. Developer expects the hotel portion of the Project will generate direct long term employment for approximately 49 people within the within five (5) years from the issuance of a building permit for the qualifying hotel.

# As used in this Information, capitalized terms shall have the meanings ascribed to them as set forth in the Development Agreement.