

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, FINDING GOOD CAUSE AND CLEAR AND CONVINCING BENEFIT TO THE PUBLIC PURSUANT TO FRESNO MUNICIPAL CODE SECTION 4-204 RELATING TO THE DISPOSITION OF REAL PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 468-212-20T (NORTHEAST CORNER OF INYO AND M STREETS)

WHEREAS, the City of Fresno (City) entered into a Disposition and Development Agreement (Agreement) on December 18, 2017, with Metro Hospitality Services, Inc. (Developer) for the sale of property located at the northeast corner of Inyo and M Streets for the private development of a multi-story, Hilton or Marriott hotel with 200 rooms (Project); and

WHEREAS, the City and Developer entered into a First Amendment to extend the deadlines in the performance schedule and reduce the 200-room hotel to reflect 144 rooms; a Second Amendment to extend performance deadlines due to significant construction delays from unforeseen weather conditions and residual supply chain disruptions stemming from the pandemic; and a Third Amendment to extend performance deadlines due to delays with onsite modifications to accommodate existing site conditions, including, but not limited to, the relocation of drainage piping; and

WHEREAS, the City and Developer desire to amend the Agreement to extend the performance schedule due to additional construction delays resulting from restricted access to its downtown infill site, the relocation/modification of existing traffic control infrastructure, and compliance/installation of the Emergency Responder Communication

Date Adopted:
Date Approved:
Effective Date:
City Attorney Approval:



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Enhancement System; and

WHEREAS, pursuant to FMC Section 4-204, the City shall not approve any purchase and sale agreement, disposition and development agreement, or any other agreement that would cause or allow the City owned property to be conveyed, except upon specified terms and conditions including that the Agreement shall not be extended more than once; except upon making findings of good cause and clear and convincing benefits to the public by a supermajority approval of at least five votes; and

WHEREAS, the Project has been a consideration for over 25 years to provide additional hotel rooms for conventions, events, and visitors to the city and downtown; and

WHEREAS, the City has a significant interest in the completion of the Project because it will advance the goal for downtown development and benefit the community.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Council hereby makes findings of good cause and clear and convincing benefit to vary from the provisions contained in FMC Section 4-204(d)(2) and allow for a further extension of time to complete the remaining deadlines contained in the Agreement's performance schedule.
2. This resolution shall be effective upon final approval.

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STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, AMY K. ALLER, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____ 2026.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2026
Mayor Approval/No Return: _____, 2026
Mayor Veto: _____, 2026
Council Override Vote: _____, 2026

AMY K. ALLER
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Tracy N. Parvanian Date
Assistant City Attorney