



Replacement Terminal Agreement

June 20, 2016

Agreement Summary

- Authority gets:
 - Vested right to build Adjacent Property Full-Size Terminal option or SWQ Full-Size Terminal option
 - Vested right to General Plan and Zoning designations for all Authority property
 - Ability to seek delegation of building official powers if City breaches Development Agreement

Agreement Summary (cont.)

- City Benefits:
 - 8 new supermajority vote powers
 - Parking tax flexibility (subject to voter approval)
 - Each 1% increase= \$200,000 to general fund
 - Retains building official powers unless a third-party mediator determines that the City breached the agreement

JPA Highlights

- Commissioner terms can be staggered
- New supermajority vote requirements
- Glendale and Pasadena may jointly sue to suspend supermajority vote requirements if City impairs Authority's vested rights under the DA
 - Suspension ends when City cures breach or terminal opens

DA Highlights

- Alternative development review process:
 - Applies to terminal and parking structures
 - Minimum of 6 public design workshops, with no more than one per month
 - Authority must give Council and every Burbank household notice of design process and schedule for community meetings
 - Commission must approve final design at a public hearing

DA Highlights (cont.)

- 20-year term
- Commitment to support legislation that authorizes lawful imposition of mandatory curfew
- Authority is eligible for demolition credit
- Authority indemnifies City against CEQA lawsuit

Effective Date

- Legal documents become effective when:
 - County certifies Measure B election result and Council declares an affirmative result; and
 - Either 90 days pass without a lawsuit or there is a favorable resolution of any lawsuit(s).
- If there is no lawsuit, effective date is February 7, 2017.

Schedule

- June 21: Council receives public presentation
- July 7: Planning Board public hearing
- July 11: Commission certifies EIR, makes CEQA findings, and approves legal documents
- July 25 & 26: Council public hearings and first reading of ordinances
- August 1: Council adopts ordinances and calls Measure B election
- August 9: Deadline to call election