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CNS 3795563

COPY OF NOTICE

Notice Type: HRG NOTICE OF HEARING
Ad Description: Unicars Covenant Agreement PHN (CCM 4.3.2024)

To the right is a copy of the notice you sent to us for publication in the THE DESERT SUN. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

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**CITY OF INDIO
NOTICE OF CITY COUNCIL
PUBLIC HEARING AND
REPORT PURSUANT TO
GOVERNMENT CODE
SECTION 53083
ECONOMIC DEVELOPMENT
SUBSIDY TO BE GIVEN
UNDER AN OPERATING
COVENANT BETWEEN THE
CITY OF INDIO AND UNICARS,
INC. (UNICARS HONDA
SUPERSTORE DEALERSHIP)**

In accordance with California Government Code Section 53083, NOTICE IS HEREBY GIVEN that the City Council of the City of Indio, will hold a public hearing on **Wednesday, April 3, 2024 beginning at 5:00 p.m.** or as soon thereafter as it is heard, to consider the approval of an economic development subsidy in the form of an Operating Covenant Agreement between the City of Indio and Unicars, Inc., a California corporation ("Agreement"). The public hearing will be held in the City Council Chambers at 150 Civic Center Mall, Indio, CA 92201. Additionally, members of the public may participate via Zoom teleconference using the information below.

The Operating Covenant Agreement is available for review at City Hall, 100 Civic Center Mall, Indio, California 92201 or request that a copy be emailed to you. Alternatively, the agreement is available on the City's website at <https://www.indio.org/departments/finance/economic-development-subsidies>.

Pursuant to Government Code Section 53083, the City Council of the City of Indio must hold a noticed public hearing (as part of regularly scheduled council meeting) and, prior to the public hearing, provide all of the following information in written form and through the City's website, regarding a proposed economic development subsidy to be provided by the City pursuant to the Agreement. This information is set forth below under "Report". City Council meetings may be viewed via Livestream, Facebook Live, You Tube, or Zoom. View webinar information to view and participate in as follows:

Link: <https://us02web.zoom.us/j/87683481995?pwd=azFqM2t6OGRaR0VlTXhUaFVhR082UT09>
Webinar ID: 876 8348 1995
Passcode: 92201

Interested persons wishing to express their views on the hearing item(s) referenced above may participate by providing oral or written comments as follows:

Written Comments: Written comments may be emailed to the City Clerk at cityclerk@indio.org. Comments will be distributed to

the City Council and posted on the agenda portal. Written comments will not be read during public comment.

Oral Comments: Oral testimony can be provided in person or during the virtual live session. Please use the "raise your hand" function on zoom in order to be recognized by the City Clerk.

Accessibility Accommodation: If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act, please contact the City Clerk at cityclerk@indio.org 24 hours in advance of the hearing for assistance.

Report

The purpose of the following report is to provide the information required pursuant to Government Code Section 53083. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy (described in Item 2 below).

1. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy.

The Agreement is with Unicars, Inc., a California corporation, Attention: Andrea Mozoras via Email: unicars@msn.com

2. The start and end dates and schedule, if applicable, for the economic development subsidy.

If the agreement is approved by the City Council, the obligations under the agreement are contingent on the dealership being development as well as commencement of its operation.

Therefore, the start date is contingent upon the opening of the new Unicars Honda Superstore Dealership.

Accordingly, from and after the date of the opening of the dealership should the dealership be developed at the developer's sole expense (the "Opening"), the City shall make quarterly payments to business in an amount equal to fifty percent (50%) of the Sales Tax generated by the business after the business opens to the public and which is actually received by the City and allocable to each quarter or portion thereof, until the payments made by City under this section total Three Million Five Hundred Thousand Dollars (\$3,500,000.00).

3. 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.

An amount equal to fifty percent (50%) of the project Sales Tax generated by Qualified Business up to \$3.5 million.



4.A statement of the public purposes for the economic development subsidy.

If the dealership is developed and subsequently opens, the purpose is to purchase an operating covenant for the continued operation of the dealership in the City. The City finds that the operation of such a Qualified Business (as defined in the agreement) proposed by Unicars, Inc.: (i) promotes the long-term employment of residents of the City and will significantly contribute to the maintenance, growth, and expansion of the economic base of the City; (ii) constitutes a valid exercise of the police powers of the City and serves public purposes in which the City has peculiar and unique interests; (iii) will promote the generation of sales tax revenue payable to City; (iv) will increase the traffic to the existing I-10 Auto Mall dealerships; and (iv) otherwise substantially relates to the municipal affairs of the City.

5.The estimated number of jobs created by the economic development subsidy.

The new dealership is expected to create 50 new jobs.

Environmental Determination:

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

(CEQA Guidelines §15061(b)(3)).

Publication Date: March 22, 2024

/s/

Sabdi Sanchez, CMC
City Clerk Administrator
3/22/24

**CNS-3795563#
THE DESERT SUN**