

## ATTACHMENT 1

### Summary of Reimbursement Agreement Between the City of Suisun City and California Forever LP

The Reimbursement Agreement establishes the framework for potential annexation and entitlement of approximately 22,873 acres of land east of Suisun City by California Forever LP. The proposed development includes residential neighborhoods, industrial uses, open space, and infrastructure improvements.

#### Key Terms:

- **City Role & Authority:**  
Suisun City will serve as the lead agency under CEQA and retains sole discretion to approve or deny all project entitlements and annexation actions. The agreement does **not commit** the City to approve the project.
- **Reimbursement Obligation:**  
California Forever agrees to reimburse the City for all reasonable costs incurred in processing CEQA documentation, annexation materials, and entitlement applications. This includes consultant fees, legal services, and City staff time.
- **Initial Deposit & Budget:**  
Developer will provide an initial **\$400,000 deposit** into a dedicated City account, with replenishment as needed based on a jointly reviewed quarterly budget. No City funds will be advanced for this effort.
- **Exclusivity:**  
Developer agrees to **exclusively negotiate** with Suisun City (and Rio Vista) for a minimum of 12 months. If the project moves forward in Solano County instead and Suisun City previously declined a similar proposal, Developer shall pay the City **\$1 million**.
- **Early Public Benefits:**  
Development Agreement shall require Developer to pay the City **\$3.5 million** towards goal of public benefits to enhance public services, infrastructure, and economic development, within 30 day days of certification of the EIR by the City and mutual execution of a Development Agreement, and an additional **\$6.5 million** upon LAFCO annexation approval. These funds will support public safety, infrastructure, parks, marina, and downtown facade improvements.
- **Term & Termination:**  
The agreement is effective for **three years**, with early termination possible by either party with 30 days' notice.
- **Legal Protections:**  
Developer agrees to indemnify the City for legal challenges related to CEQA and project processing, and all disputes will be resolved through mediation or binding arbitration.

This agreement ensures the City is protected financially during the evaluation process and provides an opportunity to consider a large-scale development while preserving full discretion and regulatory authority.