

**RESOLUTION NO. 2020-39**

**A RESOLUTION OF THE CITY OF COACHELLA CITY COUNCIL AUTHORIZING THE PURCHASE OF VACANT REAL PROPERTY FROM R.B. JOHNSON INVESTMENTS, LLC FOR A SALES PRICE OF \$694,026 CONSISTING OF TWO PARCELS TOTALING 2.21 ACRES LOCATED AT THE SOUTHEAST CORNER OF 4<sup>TH</sup> STREET AND CESAR CHAVEZ STREET FOR THE SUNLINE TRANSIT HUB AND PEDESTRIAN PATH PROJECT (APN: 778-080-012 AND 778-080-013).**

**WHEREAS**, on January 9, 2018 the City of Coachella entered into an Option Agreement with R.B. Johnson Investments, LLC (“Original Option Contract”) to retain the option to purchase a vacant 1.33-acre parcel of land intended to be developed as a public transit hub to be operated by the Sunline Transit Agency (APN 778-080-012); and,

**WHEREAS**, on February 18, 2020 the City of Coachella entered into an Option Agreement – First Amendment with R.B. Johnson Investments, LLC (“Amended Option Contract”) to extend the term of the Original Option Contract and to retain the option to purchase an additional 0.88 acre vacant parcel abutting and easterly of the parcel proposed for the public transit hub, and which said lot will be used for public pedestrian path, landscaping, and drainage improvements (APN 778-080-013); and,

**WHEREAS**, the Amended Option Contract expires on June 10, 2020 and time is of the essence if the City of Coachella is to exercise its option to purchase the two vacant parcels for the public transit hub and the lot easterly of the public transit hub; and,

**WHEREAS**, the California Strategic Growth Council approved a \$15.2 Million grant (“Affordable Housing - Sustainable Communities Grant”) to facilitate the development of a transit-oriented development that includes 105 multifamily apartments, 3,000 square feet of commercial uses in the immediate vicinity of the two vacant parcels that are the subject of the Original Option Contract and the Amended Option Contract, and which grant includes funding for the purchase and development of the proposed public transit hub and pedestrian path parcels; and,

**WHEREAS**, City staff has negotiated a purchase and sale agreement with the R.B. Johnson Investments, LLC and has opened escrow for the land sales transaction (First American Title Company - Escrow No. 6240384); and,

**WHEREAS**, on June 10, 2020 City staff procured an Appraisal Report by TJC Property Services, dated June 10, 2020, which identifies the fair market value of the subject two vacant parcels as being \$8.00 per square foot, which equals \$770,000 for the combined value of the two vacant parcels; and,

**WHEREAS**, on July 16, 2020 the current land owner submitted a written revised contract price offer for the vacant land sale at \$7.20 per square foot, which equals \$694,026 for the the two vacant parcels.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Coachella that the foregoing Recitals are true and correct and are hereby adopted by the City of Coachella. Based on those Recitals, the City Council hereby finds and declares as follows:

**SECTION 1.** The City Council hereby designates and authorizes Coachella City Manager William B. Pattison as City staff to execute the purchase of two (2) vacant parcels totaling 2.21 acres located at the southeast corner of Fourth Street and Cesar Chavez Street, as further described in “Exhibit A” attached and made a part herein, for a sales price of \$694,026 to the City of Coachella and making a City General Fund reserves appropriation to cover the sales price and related closing costs.

**SECTION 2.** The City staff is hereby authorized to execute any and all documents necessary to complete the vacant land sales transaction to the City of Coachella for the stated sales price, and subject to escrow instructions to be prepared consistent with this authorization.

**PASSED, APPROVED AND ADOPTED** at the meeting of the City Council on the 22<sup>nd</sup> day of July, 2020, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Steven A. Hernandez, Mayor

**ATTEST:**

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Angela M. Zepeda, City Clerk

**APPROVED AS TO FORM:**

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Carlos Campos, City Attorney

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )  
CITY OF COACHELLA )

I, Angela M. Zepeda, City Clerk of the City of Coachella, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 2020-39 adopted by the City Council at a meeting therefore duly held and convened on the 22<sup>nd</sup> day of July, 2020.

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Angela M. Zepeda, City Clerk

# EXHIBIT "A"

## LEGAL DESCRIPTION

Parcels 3 and 4 of Lot Line Adjustment 2018-02, in the City of Coachella, County of Riverside, as per map contained in Instrument 2018-0291832 of the County of Riverside Recorder's Office public records.

