

**RESOLUTION NO. 2025-51**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEEDLES  
APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT (ENA) BETWEEN  
THE CITY OF NEEDLES AND PALM COMMUNITIES, A CALIFORNIA CORPORATION  
AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

**WHEREAS**, City desires to encourage and promote the development of new multi-family workforce housing serving local employees and working families, and

**WHEREAS**, City has successfully partnered with private developers that rehabilitated the Sage and River Valley Inn (former motels) into micro-apartments, and

**WHEREAS**, City has been working with Palm Communities, a California Corporation which has a thirty (30) year track record as a housing developer and brought over 3,000 multi-family housing units into communities, and

**WHEREAS**, City owns approximately 2.04 acres of land (Assessor's Parcel Numbers 0186-095-03-0000 and 0186-095-04-0000) bound by Broadway (Route 66), G Street, H Street and Front Street, and

**WHEREAS**, Palm Communities and the City of Needles jointly desire to explore the opportunity to construct new multi-family workforce housing serving local employees and working families on the City-owned site.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Needles, California, hereby approves an Exclusive Negotiation Agreement (ENA) with Palm Communities, a California Corporation, which provides for a time period between now and April 30, 2026, for Palm Communities and the City of Needles to negotiate price, terms, and development specifics for a potential new multi-family workforce housing project serving local employees and working families. Further, the City Manager is authorized to make minor and administrative modifications to the Agreement as needed, provided such changes do not alter its intended purpose.

**PASSED, APPROVED, AND ADOPTED** at a regular meeting of the City Council of the City of Needles, California, held on the 9th day of December 2025 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Janet Jernigan, Mayor

ATTEST: \_\_\_\_\_  
Candace Clark, City Clerk

APPROVED AS TO FORM: \_\_\_\_\_  
Lena Wade, Deputy City Attorney