



AMBROSE RECREATION & PARK DISTRICT

3105 Willow Pass Road – Bay Point, CA (925) 458-1601

AGENDA

Special Meeting of the Board of Directors

Thursday, September 19, 2024

6:30 p.m. at 3105 Willow Pass Road, Bay Point, CA

1. **Opening Ceremonies:**

Call to Order

Roll Call: Hudson ___ Torlakson ___ Garcia ___ Lopez-Garcia ___ Torres ___
Chair Director Director Director Director

2. **Pledge of Allegiance:**

I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

3. **Approval of Agenda:**

Motion: Move to approve the Agenda as presented

Action: Motion: _____ Second: _____ Voice Vote: _____

4. **Public Communications:**

At this time the public may make comments on matters NOT on the agenda, but within the jurisdiction of the Board of Directors. Speakers are limited to three (3) minutes; a total of thirty (30) minutes for all speakers. A "Request to Speak" form should be submitted to staff prior to speaking. No action will be taken by the Board of Directors. Written communication received regarding items NOT on the agenda will be filed and may be read into the record at the discretion of the Board Chair.

5. **Board Matters**

Individuals wishing to speak on items included on this agenda should inform the Chair of their desire to speak upon the Chair's request for public comment. Upon recognition from the Chair, the speaker should identify themselves and limit his/her comments to the specific item being discussed at that time. Speakers are limited to three (3) minutes; a total of thirty (30) minutes for all speakers. If, due to technical difficulties, the Board of Directors is unable to hear the speaker's comments, then the Chair may request the speaker to discontinue the call and call in again.

- a. Consider Selecting One Nominee to Serve as Board Member for Ambrose Recreation and Park District
- b. Consider Approving the Supplemental Amendment to Purchase and Sale Agreement and Joint Escrow Instructions for the Sale of Clearland Property

6. **Closing Ceremonies**

Adjournment

Motion: Move to adjourn the meeting.

Action: Motion: _____ Second: _____ Voice Vote: _____

Declaration of Posting: I declare under penalty of perjury that I am employed by the Ambrose Recreation and Park District and I posted the foregoing Agenda at the District Office on September 16, 2024.

By: _____
Jessica Villa, Senior Accountant

In the District's efforts to comply with the requirements of Title II of the Americans With Disabilities Act, Ambrose Recreation and Park District will provide reasonable disability-related modification or accommodation to a person with a disability who requires a modification or accommodation in order to participate in a public meeting of the District. Please inform the District's Secretary a minimum of 72 hours prior to the scheduled meeting.

PLEASE NOTE: *Documents that are disclosable public records required to be made available under California Government Code Section 54957.5(b) (1) and (2) are available to the public for inspection at no charge during business hours at our administrative office located at 3105 Willow Pass Road, Bay Point, California*

AMBROSE RECREATION & PARK DISTRICT

AGENDA CATEGORY:	
BOARD MATTERS:	<u>5a</u>
CONSENT CALENDAR:	_____
PUBLIC HEARING:	_____
STUDY SESSION:	_____
_____:	_____

SPECIAL BOARD MEETING DATE: September 19, 2024

ITEM TITLE: Consider Selecting One Nominee to Serve as Board Member for Ambrose Recreation & Park District

RECOMMENDATION:

It is recommended that the Board of Directors select one nominee to a full-term position for the Ambrose Park and Recreation District Board.

FISCAL IMPLICATIONS:

There are no fiscal implications.

BACKGROUND:

Ambrose Recreation & Park District has two full-term positions up for election on November 5, 2024. Only one individual filed the necessary paperwork to be nominated as a qualified candidate. As per Election Code 10515, if by 5:00pm on the 83rd day before the election, there are fewer candidate than vacancies, it is necessary to request the board to take action to recommend a person to be appointed for seats without a nominee. Recommendation is required no later than Friday, September 27, 2024. Election Department will then submit the recommended name to the Board of Supervisor for approval of the appointment to the seat.

Respectfully submitted,
Lori Chalifoux, General Manager

AMBROSE RECREATION & PARK DISTRICT

AGENDA CATEGORY:	
BOARD MATTERS:	<u>5b</u>
CONSENT CALENDAR:	_____
PUBLIC HEARING:	_____
STUDY SESSION:	_____
_____:	_____

BOARD MEETING DATE: September 19, 2024

ITEM TITLE: Consider Approving the Supplemental Amendment to Purchase and Sale Agreement and Joint Escrow Instructions for the Sale of Clearland Property

RECOMMENDATION:

It is recommended that the Board of Directors approve the Supplemental Amendment to Purchase and Sale Agreement and Joint Escrow Instructions for the sale of Clearland Property.

FISCAL IMPLICATIONS:

An additional \$100,000 nonrefundable deposit shall be deposited with escrow holder and applicable to the purchase price.

BACKGROUND:

The District and Alliant Strategic Development, LLC (buyer) would like to revive terms and conditions of the original Purchase Agreement. Since the original Purchase and Sales Agreement was entered in December 2021 and under the terms of the Purchase and Sale Agreement, escrow was to close after all extensions no later than April 2024. Since escrow did not close, this Purchase and Sale Agreement expired.

The buyer informed the District that it is unable to acquire one of the privately-owned parcels and it will be redesigning the project and will need to restart the entitlement process for the project. The Supplemental Purchase and Sale Agreement provides for a close of escrow 6 months after effective date of new agreement. If the buyer has not received CEQA clearance for the project, then close of escrow is extended for an additional 2 months, for a total of 8 months.

Summary of the Supplemental Purchase and Sale Agreement with Alliant Strategic Development, LLC (buyer) for Clearland Property with certain changes to incorporate new deal terms. (attachment 1).

Respectfully submitted,
Lori Chalifoux, General Manager

Attachments:

1. Summary of Supplemental Purchase and Sale Agreement with Alliant Strategic Development, LLC

**Supplemental Purchase and Sale Agreement
With Alliant Strategic Development, LLC
For Clearland Property**

- 1) **Expiration of original PSA:** The original PSA was entered in December 2021. Under the terms of the PSA escrow was to close, after all extensions, no later than April 2024. Since escrow did not close, the PSA expired.
- 2) **Revived PSA:** The new agreement, entitled a Supplemental PSA, will essentially revive the terms and conditions of the original PSA with certain changes to incorporate new deal terms.
- 3) **New Term:** The Supplemental PSA provides for a close of escrow 6 months after the effective date of the new agreement. However, if the buyer has not received CEQA clearance for the project, then the close of escrow is extended for an additional 2 months, for a total of 8 months.
- 4) **Additional Deposit:** Buyer made an initial deposit of \$50,000. Under the Supplemental PSA, buyer will submit an additional deposit of \$100,000. All deposits are non-refundable, except in the case of a seller default which prevents the close of escrow and are applicable to the payment of the purchase price—which remains at \$1,300,000.
- 5) **Progress Reports:** Buyer will provide monthly progress reports to seller regarding buyer's efforts to obtain funding for the construction of the project and the payment of the purchase price.
- 6) **Escrow:** The same escrow will be used. The prior deposits will be used for the deposits for the Supplemental PSA.
- 7) **Construction of Project:** Buyer will construct a building consisting of 179 rental units on the Clearland property and the parcel owned by _____. Buyer has indicated that a certain percentage of the units will be affordable at 80% AMI and that buyer will own and operate the project. (Note that these are not terms of the Supplemental PSA.)
- 8) **Entitlements:** Buyer has informed the District that since it was unable to acquire one of the privately-owned parcels it will be redesigning the project and will need to restart the entitlement process for the project.