

**RESOLUTION NO. 2026-026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT WITH TERRI GILLETTE, AS SUCCESSOR TRUSTEE OF THE STURZENEGGER FAMILY TRUST AND KENT H. HENG, AS SUCCESSOR TRUSTEE OF THE LANGDON AND JO ANN TANNEHILL 1992 TRUST, TO ACQUIRE THAT CERTAIN PROPERTY LOCATED AT 13272 6TH STREET IN THE CITY OF CHINO**

WHEREAS, Terri Gillette, as Successor Trustee of the Sturzenegger Family Trust and Kent H. Heng, as Successor Trustee of the Langdon and Jo Ann Tannehill 1992 Trust ("Owner") owns that certain commercial real property located at 13272 6th Street in the City of Chino, (APN: 1020-282-12) which is improved with a 68,524 square foot commercial building, as depicted on Exhibit A ("Property"); and

WHEREAS, the Owner leases the Property to a wholly-owned subsidiary which operates a commercial cabinet manufacturing business on the Property ("Current Tenant"); and

WHEREAS, Staff recommends the City acquire the Property free of the Current Tenant as the city deems appropriate for future uses adjacent to the Civic Center; and

WHEREAS, Staff recommends the City Council approve the Agreement for Purchase and Sale of Real Property and Joint Escrow Instructions pursuant to which City will acquire the Property free of the Current Tenant for the purchase price of \$2,500,000 ("Purchase Price") attached hereto as Exhibit B ("Purchase Agreement"), which Purchase Price includes an initial deposit required to be made by the City of \$60,000 upon the opening of escrow; and

WHEREAS, Staff has confirmed that the Purchase Price is supported by comparable sales prices of commercial property in the area of the Property; and

WHEREAS, Staff will continue to perform its due diligence investigation of the Property after opening of escrow and following Owner's delivery of all reports, surveys, environmental assessments, engineering reports and other documents material to the Property per the terms of the Purchase Agreement; and

WHEREAS, Section 65402 of the Government Code requires that the Planning Commission report to the City Council as to whether the acquisition of real property conforms with the City of Chino General Plan; and

WHEREAS, on April 15, 2026, the Planning Commission of the City of Chino duly considered the proposed acquisition and determined that the proposed acquisition of the Property at 13272 6th Street, Chino is in conformance with the General Plan.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The foregoing recitals are hereby incorporated and adopted as the findings of the City Council.

SECTION 2. That the City Council hereby approves the purchase of the Property located at 13272 6th Street in the amount of \$2,500,000 pursuant to the Purchase Agreement plus the cost for due diligence (estimated at \$6,000) and escrow and closing costs not to exceed \$5,000.

SECTION 3. The City Manager or designee is hereby authorized and directed to proceed with the acquisition of the Property pursuant to the Purchase Agreement and to execute all documents on behalf of the City, including execution of all related escrow, closing, and similar documents necessary to finalize the acquisition pursuant to the Purchase Agreement.

SECTION 4. The City Clerk shall certify to the passage and adoption of this resolution, and the same shall thereupon take effect and be in force.

PASSED, APPROVED, AND ADOPTED THIS 21st DAY OF APRIL 2026.

\_\_\_\_\_  
Eunice M. Ulloa, Mayor

ATTEST:

\_\_\_\_\_  
Natalie Gonzaga, City Clerk

STATE OF CALIFORNIA            }  
COUNTY OF SAN BERNARDINO   } ss  
CITY OF CHINO                    }

I, Natalie Gonzaga, City Clerk, City of Chino, California do hereby certify that the foregoing Resolution No. 2026-026 was duly adopted by the City Council of the City of Chino, at the regular meeting on the 21st day of April 2026 by the following vote:

AYES	Councilmembers
NOES	Councilmembers
ABSENT	Councilmembers
ABSTAIN	Councilmembers

### **Attachments**

**Exhibit A** – Depiction of Property

**Exhibit B** – Purchase Agreement

EXHIBIT A  
DEPICTION OF PROPERTY

