

RESOLUTION NO. 2025-026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHINO, CALIFORNIA, APPROVING A PURCHASE AND SALE AGREEMENT WITH SKS PROPERTY INVESTMENT, LLC, TO ACQUIRE THAT CERTAIN PROPERTY LOCATED AT 13218 6th STREET IN THE CITY OF CHINO

WHEREAS, the SKS Property Investment, LLC (“Owner”) owns that certain commercial real property located at 13218 6th Street in the City of Chino, (APN: 1020-282-03) which is improved with a 2700 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 retail business on the Property (“Current Tenant”); and

WHEREAS, City owns the adjacent properties which are currently used for public parking (“Existing Public Parking”); and

WHEREAS, the City has commenced due diligence investigation of the Property pursuant to that certain License Agreement dated April 24, 2025 with the Owner (“License Agreement”); and

WHEREAS, Staff recommends the City acquire the Property free of the Current Tenant so it can expand as the city deems appropriate for future use 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 \$1,100,000 (“Purchase Price”) attached hereto as Exhibit B (“Purchase Agreement”); and

WHEREAS, Staff has confirmed that the Purchase Price is supported by comparable sales of commercial property in the area of the Property; 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 May 21, 2025, the Planning Commission of the City of Chino duly considered the proposed acquisition and determined that the proposed acquisition of the property at 13218 6th Street, Chino is in conformance with the General Plan; and

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 confirms its approval to purchase of the Property located at 13218 6th Street in the amount of \$1,100,000 pursuant to the Purchase Agreement plus the cost for due diligence (estimated at \$4,500) and escrow and closing costs not to exceed \$4,500.

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 3rd DAY OF JUNE 2025.

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. 2025-026 was duly adopted by the City Council of the City of Chino, at the regular meeting on the 3RD day of June 2025 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

