

**MINUTES OF THE SPECIAL MEETING OF THE
FLORIN RESOURCE CONSERVATION DISTRICT
BOARD OF DIRECTORS**

Wednesday, October 2, 2019

The special meeting of the Florin Resource Conservation District Board of Directors was called to order at 3:30 p.m. by Tom Nelson, Chair, at 9257 Elk Grove Blvd., Elk Grove, CA.

Call to Order, Roll Call, and Pledge of Allegiance.

Directors Present: Bob Gray, Tom Nelson, Elliot Mulberg, Lisa Medina, Sophia Scherman
Directors Absent: None
Staff Present: Mark Madison, General Manager; Bruce Kamilos, Assistant General Manager; Stefani Phillips, Board Secretary
Staff Absent: Donella Murillo, Finance Supervisor; Patrick Lee, Treasurer; Sarah Jones, Program Manager
Associate Directors Present: None
Associate Directors Absent: Shahid Chaudhry, Paul Lindsay
General Counsel Present: Ren Nosky, JRG Attorneys at Law
Consultants Present: Tom Bacon, Bacon Commercial Real Estate

Public Comment

Nothing to report.

1. Closed Session

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN# 134-0072-016-0000

Agency negotiator: Mark Madison

Negotiating parties: Cabrera Family Trust

Under negotiation: Price and terms of payment

Property: APN# 134-0072-015-0000

Agency negotiator: Mark Madison

Negotiating parties: Bigelow Family Trust

Under negotiation: Price and terms of payment

Property: APN# 134-0072-014-0000

Agency negotiator: Mark Madison

Negotiating parties: Anthony and Eloise Badique

Under negotiation: Price and terms of payment

Property: APN# 134-0072-013-0000

Agency negotiator: Mark Madison

Negotiating parties: E/A Properties, LLC, Balfour Properties, LLC, and HJM Properties, LLC

Under negotiation: Price and terms of payment

The Florin Resource Conservation District (FRCD) Board of Directors (Board) voted unanimously to authorize the General Manager to fully execute a purchase and sale agreement for the purchase by FRCD of the four (4) parcels located at APN#s 134-0072-013-0000, 134-0072-014-0000, 134-0072-015-0000, and 134-0072-016-0000. The essential terms are as follows: the purchase price shall be \$310,000 per parcel for a total purchase price of the four (4) parcels of \$1,240,000, terms of the sale are all cash with a due diligence period of 180 days to allow FRCD to do a full due diligence on the property in order to investigate the viability of the site for a new administrative building. Accordingly, closing of escrow is anticipated to be April 30, 2020.

The Board took no other reportable action.

Adjourn to Regular Meeting - October 15, 2019

Respectfully submitted,

Stefani Phillips

Stefani Phillips, Board Secretary
AK/SP