

MINUTES

Special meeting of the Redlands Housing Corporation of the City of Redlands held in the Council Chambers, Civic Center, 35 Cajon Street, on Tuesday, September 15, 2026 at 6:00 P.M.

Present: Mario Saucedo, Chair
Marc Shaw, Vice-Chair
Paul Barich, Board Member
Eddie Tejeda, Board Member
Denise Davis, Board Member

Charles M. Duggan, Jr., President; Yvette M. Abich Garcia, General Counsel; Jeanne Donaldson, Secretary; Phillip Doolittle, Treasurer; Danielle Garcia, Assistant to the President; Kurt O. Wilson, Assistant to the President; Carl Baker, Public Information Officer; Rich Sessler, Fire Chief; Jeremy Floyd, Deputy Police Chief; Tabitha Crocker, Facilities and Community Services Director; Monica Heredia, Municipal Utilities and Engineering Director; Gina King, Human Resources/Risk Management Director; James Garland, Finance Director

A. Call to Order the Meeting of the Redlands Housing Corporation

Chair Saucedo called to order the Special Meeting of the Redlands Housing Corporation at 6:00 p.m. He recessed the special meeting to reconvene immediately following the conclusion of the Redlands City Council meeting.

Chair Saucedo reconvened the Redlands Housing Corporation meeting at 6:38 p.m.

B. Public Comment - Redlands Housing Corporation

There was no public comment.

C. Consent Calendar

1. Approve minutes of the regular meeting on September 1, 2026

On motion of Board Member Eddie Tejeda, seconded by Board Member Denise Davis, the Board of Directors approved, by roll call vote, the regular meeting minutes of September 1, 2026.

Vote: 5-0 Passed

2. Adopt Resolution No. 2026-04-RHC Establishing Regular Board Meeting Schedule

On motion of Board Member Eddie Tejeda, seconded by Board Member Denise Davis, the Board of Directors adopted, by roll call vote, Resolution No. 2026-04-RHC establishing a regular Board Meeting schedule. The proposed resolution establishes regular meetings on the first and third Tuesdays of each month taking place immediately following the regular meetings of the City Council.

Vote: 5-0 Passed

D. New Business

1. Consideration of a Purchase and Sale Agreement and Joint Escrow Instructions with 1675 Industrial Park Ave REO, LLC for the acquisition of Assessor Parcel No. 0292-063-38-0000 in the amount of \$13,500,000, and determine that approval of the agreement is exempt from environmental review pursuant to Section 15061(b)(3) of the State's guidelines implementing the California Environmental Quality Act

Assistant to the President Danielle Garcia detailed a Purchase and Sale Agreement (PSA) and Joint Escrow Instructions with 1675 Industrial Park Ave REO, LLC for the acquisition of Assessor Parcel Number 0292-063-38-0000 in the amount of \$13,500,000. The proposed PSA and Joint Escrow Instructions with 1675 Industrial Park Ave REO, LLC provide for the Redlands Housing Corporation's purchase of the property located at 1675 Industrial Park Avenue for \$13,500,000.

The property consists of the land, three buildings, and related improvements commonly known as Step Up in Redlands, together with specified personal property, assumed service contracts, and related assets. Following acquisition, the Redlands Housing Corporation intends to preserve the property's use as permanent supportive housing for individuals experiencing or at risk of homelessness.

On motion of Board Member Eddie Tejeda, seconded by Board Member Denise Davis, the Board of Directors determined, by roll call vote, that approval of the Purchase and Sale Agreement and Joint Escrow Instructions is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines; approved the Purchase and Sale Agreement and Joint Escrow Instructions with 1675 Industrial Park Ave REO, LLC for the acquisition of the property located at 1675 Industrial Park Avenue, Assessor's Parcel Number 0292-063-38-0000, for \$13,500,000; authorized the President to execute the Purchase and Sale Agreement and Joint Escrow Instructions and related closing documents on behalf of Redlands Housing Corporation; and authorized the \$135,000 escrow deposit and the actions required to proceed with the acquisition in accordance with the Purchase and Sale Agreement and Joint Escrow Instructions.

Vote: 5-0 Passed

2. Consideration of a Funding Agreement with the City of Redlands providing a \$1,650,000 nonrepayable capital contribution toward acquisition of 1675 Industrial Park Avenue for permanent supportive housing

Assistant to the President Danielle Garcia reviewed a Funding Agreement with the City of Redlands providing a \$1,650,000 non-repayable capital contribution toward acquisition of 1675 Industrial Park Avenue for permanent supportive housing. The Corporation has negotiated and proposes to enter into a Purchase and Sale Agreement to acquire the former motel converted into residential housing located at 1675 Industrial Park Avenue, commonly known as the Redlands Homekey Project and continue to operate the property as permanent supportive housing for members of the community experiencing homelessness.

The proposed purchase price is \$13,500,000. Approximately 95% of the purchase price will be funded by State and County partners. Closing is contingent upon specified funding commitments, including \$8,500,000 from the California Department of Housing and Community Development ("HCD"), \$4,300,000 from the County of San Bernardino, and \$700,000 from the City toward the purchase price.

As a companion to the Purchase and Sale Agreement, the proposed Funding Agreement documents the City's \$1,650,000 non-repayable capital contribution toward the Corporation's acquisition and closing costs. The contribution is allocated as follows: \$700,000 toward the purchase price, \$600,000 toward delinquent property taxes, \$135,000 toward estimated closing costs, \$200,000 as a contingency for currently unknown costs that may arise before closing, and \$15,000 toward due diligence reports.

On motion of Board Member Eddie Tejeda, seconded by Board Member Paul Barich, the Board of Directors approved, by roll call vote, the Funding Agreement with the City of Redlands; accepted the City's \$1,650,000, plus up to 5% contingency, non-repayable capital contribution toward the acquisition of 1675 Industrial Park Avenue; authorized the Executive Director to execute the Agreement on behalf of the Corporation; and

authorized the expenditure and deposit of \$135,000 into escrow within three days after the opening of escrow, as required by the Purchase and Sale Agreement.

Vote: 5-0 Passed

E. Adjournment

With no further action, the Redlands Housing Corporation Board meeting was adjourned at 6:44 p.m.