

Del Puerto Health Care District

RESOLUTION NO. 2025-03

RESOLUTION OF THE BOARD OF DIRECTORS OF THE DEL PUERTO HEALTH CARE DISTRICT AUTHORIZING THE ACQUISITION AND APPROVING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT FOR APNS #048-047-028-000 & 048-047-027-000 & 048-047-018-000 & 048-047-007-000 & 048-047-008-000 & 048-047-012-000, WITH THE MAHAFFEY FAMILY LIMITED PARTNERSHIP

WHEREAS, the Del Puerto Health Care District (“Buyer”) desires to purchase multiple parcels totaling approximately 27.59 AC of contiguous commercially zoned vacant land, more particularly described as 15611 S. 9th Street (+/-3.76 acres) & 736 W Las Palmas (+/-17.41 acres) & Sperry Road (048-047-12 - +/-3.55 acres) & 15607 S. 9th Street (+/- .23 acres) & 15601 S 9th Street (+/- .20 acres) & 830 West Las Palmas (+/-2.44 acres) [APNS# 048-047-028-000 & 048-047-027-000 & 048-047-018-000 & 048-047-007-000 & 048-047-008-000 & 048-047-012-000] (the “property”); and

WHEREAS, The acquisition of the property is necessary and directly furthers the express purpose of District work or operations. Specifically, to establish, maintain or provide assistance in the operation of, one or more health facilities or health services pursuant to California Health & Safety Code Section 32121; and

WHEREAS, the current owners of the property, The Mahaffey Family Limited Partnership, (a California Limited Partnership) (“Seller”) desire to sell the Property to the District; and for a mutually agreed purchase price of \$7,210,922.00 along with other terms and conditions set forth in that certain Purchase and Sale Agreement for the transfer of fee title of the Property from the Seller to the Buyer as shown in Exhibit “A” attached hereto and incorporated herein by this reference

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Board of Directors of the Del Puerto Health Care District finds and determines that the foregoing recitals are true and correct and are incorporated herein as if set forth in full.
2. That the Board of Directors of the Del Puerto Health Care District approves the Acquisition and the Purchase and Sale Agreement and authorizes the Chief Executive Officer to execute the Purchase and Sale Agreement for 27.59 AC of contiguous commercially zoned vacant land, more particularly described as 15611 S. 9th Street (+/-3.76 acres) & 736 W Las Palmas (+/-17.41 acres) & Sperry Road (048-047-12 - +/-3.55 acres) & 15607 S. 9th Street (+/- .23 acres) & 15601 S 9th Street (+/- .20 acres) & 830 West Las Palmas (+/-2.44 acres) [APNS# 048-047-028-000 & 048-047-027-000 & 048-047-018-000 & 048-047-007-000 & 048-047-008-000 & 048-047-012-000] in the City of Patterson, CA, attached as Exhibit A.

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3. That the Board of Directors of the Del Puerto Health Care District authorizes the Chief Executive Officer and designees to take such action(s) (including but not limited to the execution of any certificates or other instruments) which the Chief Executive Officer may deem necessary or proper to effectuate the purposes of this Resolution, and any such actions previously taken are hereby ratified and confirmed.

BE IT FURTHER RESOLVED AS FOLLOWS:

4. That the Board of Directors of the Del Puerto Health Care District finds that The act of authorizing the execution of the Purchase and Sale Agreement does not approve any new development or construction of any new buildings, nor does it authorize any new land uses. For this reason, it can be seen with certainty that authorizing the execution of the Purchase and Sale Agreement will not result in any significant adverse impact on the environment. Accordingly, this authorization is exempt from the CEQA environmental review requirements pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations.

The foregoing resolution was adopted at a special meeting of the Board of Directors of the Del Puerto Health Care District held on the 13th day of January 2025, by the following vote:

AYES: Director Avila, Director Stokman, Director Traore, Director Ramirez, Director Campo

NOES: None

ABSTENTION: None

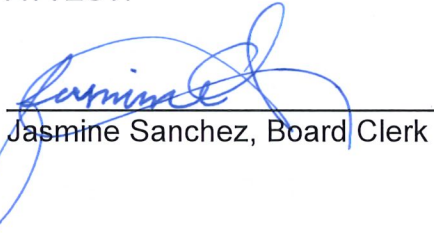
ABSENT: None

APPROVED:



ANNE STOKMAN, Board President

ATTEST:



Jasmine Sanchez, Board Clerk