

**BOARD MEETING AGENDA  
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF  
CITRUS HEIGHTS WATER DISTRICT (CHWD)  
JUNE 28, 2022 beginning at 6:00 PM**



**DISTRICT ADMINISTRATIVE OFFICE  
6230 SYLVAN ROAD, CITRUS HEIGHTS, CA**

In compliance with the Americans with Disabilities Act, if you have a disability and need a disability-related modification or accommodation to participate in this meeting, please contact the General Manager at (916) 725-6873. Requests must be made as early as possible, and at least one full business day before the start of the meeting.

**CALL TO ORDER:**

Upon request, agenda items may be moved to accommodate those in attendance wishing to address that item. Please inform the General Manager.

**ROLL CALL OF DIRECTORS:**

**PLEDGE OF ALLEGIANCE:**

**PUBLIC COMMENT:**

**CLOSED SESSION:**

**CL-1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

- a. Pursuant to Section 54956.8:  
Property: Parcel Number 243-0276-002-0000  
Agency Negotiators: Brian Hensley, Rebecca Scott, Josh Nelson, Melissa Pieri, Hilary Straus, Steve Anderson, Brittney Moore, Lea Park-Kim  
Negotiating Parties: City of Citrus Heights  
Under Negotiation: Price and Terms of Payment
- b. Pursuant to Section 54956.8:  
Property: Parcel Number 243-0276-003-0000  
Agency Negotiators: Brian Hensley, Rebecca Scott, Josh Nelson, Melissa Pieri, Hilary Straus, Steve Anderson, Brittney Moore, Lea Park-Kim  
Negotiating Parties: City of Citrus Heights  
Under Negotiation: Price and Terms of Payment
- c. Pursuant to Section 54956.8:  
Property: Parcel Number 243-0276-004-0000  
Agency Negotiators: Brian Hensley, Rebecca Scott, Josh Nelson, Melissa Pieri, Hilary Straus, Steve Anderson, Brittney Moore, Lea Park-Kim  
Negotiating Parties: City of Citrus Heights  
Under Negotiation: Price and Terms of Payment

**CL-2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

- a. Pursuant to Section 54956.8:

Property: Parcel Number 243-0192-012-0000

Agency Negotiators: Brian Hensley, Rebecca Scott, Josh Nelson, Melissa Pieri, Hilary Straus, Steve Anderson, Brittney Moore, Lea Park-Kim

Negotiating Parties: Sunrise Mall Realty Group LLC, Sunrise CH LLC, Sunrise Nassim LLC

Under Negotiation: Price and Terms of Payment

b. Pursuant to Section 54956.8:

Property: Parcel Number 243-0192-013-0000

Agency Negotiators: Brian Hensley, Rebecca Scott, Josh Nelson, Melissa Pieri, Hilary Straus, Steve Anderson, Brittney Moore, Lea Park-Kim

Negotiating Parties: Seritage SRC Finance LLC

Under Negotiation: Price and Terms of Payment

**BUSINESS:**

B-1. Discussion and Possible Action to Approve Purchase and Sale Agreement with the City of Citrus Heights in a form as approved by the General Counsel (A)

Recommendation:

Approve the Purchase and Sale Agreement with the City of Citrus Heights in a form as approved by the General Counsel

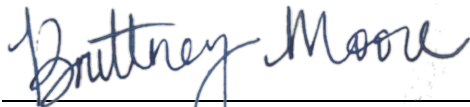
**FUTURE CHWD BOARD OF DIRECTORS MEETING DATES:**

August 17, 2022	6:30 PM	Regular Meeting
September 21, 2022	6:30 PM	Regular Meeting
October 19, 2022	6:30 PM	Regular Meeting
November 16, 2022	6:30 PM	Regular Meeting
December 21, 2022	6:30 PM	Regular Meeting

**ADJOURNMENT:**

**CERTIFICATION:**

I do hereby declare and certify that this agenda for this Special Meeting of the Board of Directors of the Citrus Heights Water District was posted in a location accessible to the public at the District Administrative Office Building, 6230 Sylvan Road, Citrus Heights, CA 95610 at least 24 hours prior to the special meeting in accordance with Government Code Section 54956.



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Brittney Moore, Chief Board Clerk

Dated: June 27, 2022

# CITRUS HEIGHTS WATER DISTRICT

## DISTRICT STAFF REPORT TO BOARD OF DIRECTORS JUNE 28, 2022 SPECIAL MEETING

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SUBJECT : Discussion and Possible Action to Approve Purchase and Sale Agreement with the City of Citrus Heights  
STATUS : Action Item  
REPORT DATE : June 27, 2022  
PREPARED BY : Rebecca Scott, Director of Operations

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**OBJECTIVE:**

Discuss and possibly approve the Purchase and Sale Agreement with the City of Citrus Heights in a form as approved by the General Counsel.

**BACKGROUND AND ANALYSIS:**

In closed session, the Board will discuss the purchase of three adjacent parcels from the City of Citrus Heights. Pending those discussions, this item will authorize the General Manager to approve a Purchase and Sale Agreement with the City subject to approval as to form by the General Counsel. No draft agreement is included within this staff report pending closed session discussions.

**RECOMMENDATION:**

Consider approving the Purchase and Sale Agreement with the City of Citrus Heights in a form as approved by the General Counsel.

**ACTION:**

Moved by Director \_\_\_\_\_, Seconded by Director \_\_\_\_\_, Carried \_\_\_\_\_

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