

RESOLUTION NO. 2026-110

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING AND AUTHORIZING THE PURCHASE AND SALE AGREEMENT, JOINT ESCROW INSTRUCTIONS, AND GRANT DEED OF TRUST BETWEEN SAN BERNARDINO COUNTY AND THE CITY OF FONTANA FOR PROPERTY LOCATED AT 11109 JASMINE STREET, FONTANA, CALIFORNIA (“PROPERTY”) AUTHORIZING THE CITY TO ACCEPT THE PURCHASE PRICE FROM SAN BERNARDINO COUNTY FOR THE PURPOSE OF CONVERTING THE PROPERTY TO REGIONAL NAVIGATION CENTER FOR INDIVIDUALS AND FAMILIES WHO ARE EXPERIENCING HOMELESSNESS OR WHO ARE AT RISK OF HOMELESSNESS, AS DEFINED IN PART 578.3 OF TITLE 24 OF THE CODE OF FEDERAL REGULATIONS

WHEREAS, the City of Fontana has been in negotiation with San Bernardino County for the Sale of the property located at 11109 Jasmine Street, Fontana, California for the purpose of converting the property to a Regional Navigation Center to provide housing and services for individuals and families who are experiencing homelessness or who are at risk of homelessness, as defined in Part 578.3 of Title 24 of the Code of Federal Regulations ; and

WHEREAS, the City and the County have come to an agreement on the terms of the associated agreements and documents; and

WHEREAS, after reviewing the documents, the City Council has determined that the terms upon which the sale is to be given are acceptable.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California, as follows:

Section 1. That the City accepts the purchase price from San Bernardino County, which shall be calculated to include the Base Price of eleven million six hundred sixty-four thousand five hundred ten and 00/100 dollars (\$11,664,510.00) plus the costs actually incurred by the city for all third-party consulting expenses as well as the actual costs incurred for the design, permitting, and construction of the Property for the purpose of converting the Property to a Regional Navigation Center; and

Section 2. That the City Manager is approved and authorized to enter into all documents necessary to facilitate this transaction, including but not limited to; non-material amendments to the Purchase and Sale Agreement, escrow instructions, the Revocable Grant Agreement and the Grant Deed of Trust for the San Bernardino County acquisition of the property, on the terms and conditions specified therein; and

Section 3. That the City Manager, or his designee, are approved and authorized to negotiate, develop, enter into, and otherwise manage any documents in furtherance of

converting the property to a housing facility for individuals and families who are experiencing homelessness or who are at risk of homelessness; and

Section 4. That the City Manager, or his designee, are approved and authorized to Record associated Grant Deed of Trust with San Bernardino County for the sale and

Section 5. That the City hereby approves and adopts a finding that the proposed land transaction is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301. EXISTING FACILITIES and Section 15326. ACQUISITION OF HOUSING FOR HOUSING ASSISTANCE PROGRAMS

Section 6. This resolution shall take effect upon adoption.

APPROVED AND ADOPTED this 24th day of February 2026.

READ AND APPROVED AS TO LEGAL FORM:

City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council of the City of Fontana, do hereby certify that the foregoing Resolution is the actual Resolution that was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting on the 24th day of February, 2026, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

City Clerk of the City of Fontana

Mayor of the City of Fontana

ATTEST:

City Clerk