

**RESOLUTION NO. 22-**

**RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISORS  
AUTHORIZING THE PURCHASE OF FEE INTEREST IN THAT CERTAIN REAL  
PROPERTY LOCATED AT 135 WOODLAND AVENUE, CITY OF WOODLAND,  
COUNTY OF YOLO, STATE OF CALIFORNIA,  
ASSESSOR'S PARCEL NUMBERS 005-720-027-000 AND 005-720-028-000**

**WHEREAS**, St. John's Retirement Village, a California nonprofit public benefit corporation, ("Seller") is the owner of that certain real property located at 135 Woodland Avenue in the City of Woodland, Yolo County, California identified as Assessor Parcel Numbers 005-720-027 and 005-720-028 ("Property"), more particularly described and depicted in Exhibit A attached to and incorporated into this Resolution; and

**WHEREAS**, County desires to acquire from Seller and Seller desires to sell to County the Property pursuant to the terms of the Purchase and Sale Agreement and Joint Escrow Instructions; and

**WHEREAS**, the Board of Supervisors on April 12, 2022, approved to advance St. John's a total of \$400,000 secured by the Property ("Advance") to allow it to maintain its financial operations until agreement and closing on purchase of the Property and the Advance was paid to Seller on or about April 15, 2022; and

**WHEREAS**, the remaining purchase price to acquire the Property, in addition to the Advance, is \$2,500,000; and

**WHEREAS**, the County has developed a draft re-use plan for the campus that provides significant public benefits including, among other things, the provision of Adult Day Health Care pursuant to a pre-existing lease agreement, low-income housing for seniors, and (subject to additional approvals) disadvantaged populations;

**WHEREAS**, notice of intention to purchase real property was given in accordance with Sections 25350 and 6063 of the California Government Code, which require that notice of the County's intention to purchase be published once a week for three successive weeks (with five days intervening between publication dates) in a newspaper of general circulation in the County of Yolo; and

**WHEREAS**, the Board held a duly noticed public hearing on April 26, 2022, which public hearing was continued at the request of Seller to May 10, 2022; and

**WHEREAS**, on May 6, 2022, a lawsuit was filed naming members of St. John's Board and the County as defendants and pursuing, among other relief, an injunction against the purchase of Property (*Turner v. St. Johns Retirement Village, et al.*, Yolo County Superior Court Case No. CV2022-0723) ("Lawsuit"); and

**WHEREAS**, the continued public hearing was held on May 10, 2022 and further continued by the Board to May 24, 2022 to allow for consideration of a revised draft of the proposed purchase and sale agreement that accounted for the pending Lawsuit, which agreement has been revised to include a condition that the Lawsuit must be dismissed with prejudice prior to closing or resolved to the satisfaction of County in County's sole and absolute discretion;

**NOW, THEREFORE, BE IT RESOLVED as follows:**

1. The Board authorizes the purchase of the Property at a remaining purchase price of \$2,500,000, including payment of a good faith deposit of \$20,000, plus closing and escrow costs and fees, for a total purchase price of \$2,900,000 (including the Advance) from Seller.

2. The Board approves the Purchase and Sale Agreement and Joint Escrow Instructions (“Agreement”) between the County and Seller in substantially the form presented to the Board and further authorizes the Chair of the Board or the County Administrator to execute the Agreement on behalf of the County, and to execute the certificate of acceptance conveying the real property to the County to complete the purchase for recordation.

3. The County Administrator or the County Administrator’s designee is authorized to execute any other documents and administer all actions necessary to complete the transfer of title to the County of Yolo and to accept the deed conveying title and any other documents required by the Agreement, including a license agreement in a form approved by County Counsel authorizing the Seller, at no charge, to temporarily use and occupy certain areas of the Property for office space consisting of an accounting office in the main administrative building and one cottage (Units #509 and #526) through December 1, 2022 and storage space through June 1, 2023.

4. The Clerk of the Board has given notice hereof as provided in Sections 25350 and 6063 of the California Government Code.

**PASSED AND ADOPTED** by the Yolo County Board of Supervisors at its meeting on May 24, 2022, by the following vote:

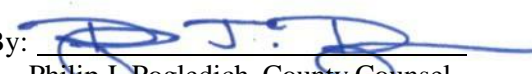
AYES:  
NOES:  
ABSENT:  
ABSTENTON:

\_\_\_\_\_  
Angel Barajas, Chair  
Yolo County Board of Supervisors

Attest: Julie Dachtler, Senior Deputy Clerk  
Yolo County Board of Supervisors

Approved as to Form:

By: \_\_\_\_\_  
Deputy (Seal)

By:   
Philip J. Pogledich, County Counsel

## **EXHIBIT A**

The land described herein is situated in the State of California, County of Yolo, City of Woodland, described as follows: Parcels 1 and 2 as shown on Parcel Map No. 4803 for St. John's Retirement Village, filed in the Office of the Recorder of Yolo County on March 2, 2009, in Book 2009 of Maps, Page 12.

APN: 005-720-028-000, 005-720-027-000