

CITY OF WESTMINSTER
RESOLUTION NO. XXXX

A RESOLUTION OF THE WESTMINSTER HOUSING AUTHORITY APPROVING A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 8190 13TH STREET AND APPROVING A REHABILITATION AND OPERATIONS AGREEMENT FOR THE ROSE GARDEN APARTMENTS AT 8190 13TH STREET, WESTMINSTER, CA

WHEREAS, on December 29, 2011, in *California Redevelopment Association vs. Matosantos*, Case No. S194861, the California Supreme Court upheld ABx1 26, which dissolved all of the redevelopment agencies in California; and

WHEREAS, on January 11, 2012, the Mayor and City Council adopted Resolution 4388 which, among other actions, elected to have the Westminster Housing Authority assume all rights, powers, assets, liabilities, duties, and obligations associated with the housing activities of the Westminster Redevelopment Agency in accordance with Health and Safety Code Section 34176; and

WHEREAS, by operation of law the City of Westminster Housing Authority owns the property located at 8190 13th Street ("Property"); and

WHEREAS, the Property has been leased to a private entity ("Lessee") until August of 2047 through a long-term ground lease; and

WHEREAS, the Lessee has constructed and maintained substantial improvements on the Property; and

WHEREAS, the Lessee has proposed to purchase fee simple interest in the Property and all the Westminster Housing Authority's right title or interest in the improvements constructed on the land; and

WHEREAS, the City has determined it is in the best interest of the Westminster Housing Authority to sell the Property to the Lessee.

NOW THEREFORE, THE WESTMINSTER HOUSING AUTHORITY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. Approval of the Purchase and Sale Agreement. The Westminster Housing Authority hereby approves the Purchase and Sale Agreement in substantially the form attached to this Resolution as Exhibit A.

SECTION 3. Approval of the Rehabilitation and Operations Agreement. The Westminster Housing Authority hereby approves the Rehabilitation and Operations Agreement in substantially the form attached to this Resolution as Exhibit B.

SECTION 4. Authorization. The Westminster Housing Authority Executive Director and staff are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, to execute the above named agreements, to execute a Grant Deed conveying the property to Lessee, and to execute all other documents or deeds required for the sale of the Property, and any such actions previously taken by staff are hereby ratified and confirmed.

SECTION 5. Certification. The Westminster Housing Authority Clerk shall attest to the adoption of this Resolution.

SECTION 6. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 24th day of June 2026.

WESTMINSTER HOUSING AUTHORITY

CHI CHARLIE NGUYEN
CHAIR

ATTEST:

SANDRA ESCUDERO, MMC
INTERIM AUTHORITY CLERK/
INTERIM CITY CLERK

APPROVED AS TO FORM:

SCOTT PORTER
CITY ATTORNEY/
AUTHORITY LEGAL COUNSEL

DRAFT

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**CITY OF WESTMINSTER
CITY CLERK'S OFFICE**

**CERTIFICATION
OF
RESOLUTION**

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF WESTMINSTER)

I, Sandra Escudero, MMC, Interim City Clerk/Interim Authority Clerk of the Westminster Housing Authority, do hereby certify that foregoing Resolution No. XXXX was duly passed and adopted by the Westminster Housing Authority Board Members/City Council of the City of Westminster at a regular meeting held on the 24th day of June 2026, with the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABTAIN: COUNCIL MEMBERS:

Sandra Escudero, MMC
Interim Authority Clerk/Interim City Clerk

EXHIBIT A
PURCHASE AND SALE AGREEMENT

DRAFT