



**JOINT MEETING**  
**BEAUMONT CHERRY VALLEY RECREATION & PARK IMPROVEMENT**  
**CORPORATION (BCVRPIC)**  
**BEAUMONT-CHERRY VALLEY RECREATION & PARK DISTRICT (BCVRPD)**  
**MEETING OF THE BOARD OF DIRECTORS**  
**Monday, December 28, 2020 5:00pm**  
**MINUTES**

PUBLIC PARTICIPATION WAS BY TELECONFERENCE ONLY

Due to the spread of COVID-19 and in accordance with the Governor's Executive Order N-29-20, the Beaumont Cherry Valley Recreation & Park District conducted this meeting by teleconference.

**BEAUMONT CHERRY VALLEY RECREATION & PARK IMPROVEMENT CORPORATION**

**BCVRPIC CLOSED SESSION** – (1 item) Closed Session to Begin at 5:00pm

Closed session began at 5:04pm.

1. Conference with Legal Counsel - Pursuant to Government Code Section 54956.8 Real Property Negotiations, TSG Cherry Valley, L.P. Riverside County Assessor Parcel Nos. 407-200-011-1, 407-210-001-3 (portion), 407-210-001-3 (portion), 407-200-009-0, 407-210-004-6, 407-210-002-4, and 407-200-012-2.”

Roll Call:

Director Armando De La Cruz: Present, via teleconference

Director Denise Ward: Attended via teleconference at 5:16pm

Treasurer Chris Diercks: Present

Vice-Chair/Secretary John Flores: Present

Chairman Hughes: Present

Director Duane Burk: Present

Director Christy Valdivia: Present, via teleconference

Legal Counsels of Best, Best & Krieger, Albert Maldonado attended. Steve Anderson and Peggy Hosking attended via teleconference.

Advisory committee members Nick Hughes and Jim Smith attended.

Closed session ended at 5:44pm.

**BCVRPIC REGULAR SESSION -** Regular Session to begin at 5:30 p.m. Noble Creek Community Center

Regular session began at 5:50pm.

Roll Call:

Director De La Cruz: Present, via teleconference

Director Ward: Present, via teleconference

Treasurer Diercks: Present

Vice-Chair/Secretary Flores: Present

Chairman Hughes: Present

Director Duane Burk: Present

Director Christy Valdivia: Present, via teleconference

Legal Counsels of Best, Best & Krieger, Albert Maldonado attended. Steve Anderson and Peggy Hosking attended via teleconference.

Advisory committee members Nick Hughes and Jim Smith attended.

Invocation: The invocation was given by Vice Chair/Secretary Flores

Pledge of Allegiance: The pledge of allegiance was led by Jim Smith

Adjustments to Agenda: None.

Albert Maldonado reported there were no reportable actions in closed session. The meeting was an update on the proposed contract terms for the proposed donation agreement between TSG CHERRY VALLEY, L.P and the BCVRPIC.

**1. ACTION ITEMS**

1.1 "CONSIDERING THE APPROVAL OF A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEAUMONT-CHERRY VALLEY RECREATION AND PARK IMPROVEMENT CORPORATION AUTHORIZING THE EXECUTION OF A DONATION AGREEMENT WITH TSG CHERRY VALLEY, L.P. AND AUTHORIZING THE EXECUTION OF A CERTIFICATE OF ACCEPTANCE OF THE DONATION OF APPROXIMATELY 123 ACRES OF LAND FROM TSG CHERRY VALLEY, L.P. The land to be donated concerns Riverside County Assessor Parcel Nos. 407-200-011-1, 407-210-001-3 (portion), 407-210-001-3 (portion), 407-200-009-0, 407-210-004-6, 407-210-002-4, and 407-200-012-2."

Chairman Hughes opened public comment at 5:35pm.

Jim Smith spoke. He said this is a once in a lifetime opportunity for the Foundation, the park and the constituents that this property will benefit. He thinks we should move forward and said it will be a long process knowing what the masterplan of the property will be, but it will be something that will benefit the community at large for years and he looks forward to being part of it.

Nick Hughes spoke. He said it is a win-win opportunity for the Foundation, the park and the community. He thinks it is a positive thing that can happen and we should definitely go forward with it.

Director, Burk spoke. He said the property has been a controversial development for many years and involved a long history of the zoning for the property. One of the characteristics of the developer, Mr. Bill Shopoff, in an anticipated effort for development of warehouses in general throughout San Bernardino and Riverside counties, is that this is a unique development because their original offer to give \$400,000.00 and 35 acres to the District is a huge testimony to the region. The residents of Beaumont and Cherry Valley who did not want to see a warehouse can actually see this buffer created, by giving the land to the Foundation and Park District as a whole. He said he wants to make sure that we are mindful that we do not get to condition properties as a Park District or a Foundation and the developer came here willingly to donate and create a buffer for the constituents. He feels it is a huge testimony to the community.

Director Valdivia presented her concerns for the property tax obligations but sees where this opportunity can benefit the Park District and as a follow up there is a strong plan on how we are going to accomplish those goals.

Chairman Hughes commented he has been working on this project for a long time and has built a reputation with the Shopoff group and Brian, and feels they have done nothing but good for the communities providing money to the Park District projects, the City and the other cities around here and they are always sponsoring things. They want to do what is best for the constituents and he feels they have done that. They originally offered us \$400,000.00 and thirty-five (35) acres and now it is one hundred twenty three (123) acres. He knows there is an underlying reason with them needing a tax write off but he feels it is going to be a great deal and thinks our attorneys have done a great job in putting everything together and only because of the time line did it come up for a vote tonight. He assured Christy that the attorneys would continue working on the negotiations in the best interest of the Park District and the constituents that we serve. He thinks it is a slam-

dunk deal and plenty of opportunity as far as our regionalization and vision goes. He said we have come from sixty (60) acres to somewhere around two hundred fifty to two hundred sixty (250 to 260) acres of property. There are plenty of things that can happen and plenty of ideas.

Public comment closed at 5:57pm.

Motion made to accept item 1.1. " APPROVING A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEAUMONT-CHERRY VALLEY RECREATION AND PARK IMPROVEMENT CORPORATION AUTHORIZING THE EXECUTION OF A DONATION AGREEMENT WITH TSG CHERRY VALLEY, L.P. AND AUTHORIZING THE EXECUTION OF A CERTIFICATE OF ACCEPTANCE OF THE DONATION OF APPROXIMATELY 123 ACRES OF LAND FROM TSG CHERRY VALLEY, L.P, Riverside County Assessor Parcel Nos. 407-200-011-1, 407-210-001-3 (portion), 407-210-001-3 (portion), 407-200-009-0, 407-210-004-6, 407-210-002-4, and 407-200-012-2."

Initial Motion: Vice Chair/Secretary Flores

Second: Treasurer Diercks

Result of Motion: Carried 7-0

Director De La Cruz: Aye

Director Ward: Aye

Treasurer Diercks: Aye

Vice Chair/Secretary Flores: Aye

Chairman Hughes: Aye

Director Burk: Aye

Director Valdivia: Aye

**ADJOURNMENT:**

Motion to adjourn at 6:03pm

Initial Motion: Treasurer Diercks

Second: Vice Chair/Secretary Flores



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**BEAUMONT CHERRY VALLEY RECREATION & PARK DISTRICT (BCVRPD)**

**At 6:15pm, the Clerk of the Board announced the meeting was cancelled.**

**BCVRPD CLOSED SESSION** – (1 item) Closed Session to Begin at 6:00pm

1. Conference with Legal Counsel - Pursuant to Government Code Section 54956.8 Real Property Negotiations, TSG Cherry Valley, L.P. Riverside County Assessor Parcel Nos. 407-200-011-1, 407-210-001-3 (portion), 407-210-001-3 (portion), 407-200-009-0, 407-210-004-6, 407-210-002-4, and 407-200-012-2.”

**BCVRPD REGULAR SESSION** – Regular session to begin at 6:15pm

1. **PUBLIC COMMENT:**

2. **CONSENT CALENDAR:**

3. **ACTION ITEMS**

3.1 “CONSIDERING THE APPROVAL OF A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEAUMONT-CHERRY VALLEY RECREATION AND PARK DISTRICT AUTHORIZING THE EXECUTION OF A DONATION AGREEMENT WITH TSG CHERRY VALLEY, L.P. AND AUTHORIZING THE EXECUTION OF A CERTIFICATE OF ACCEPTANCE OF THE DONATION OF APPROXIMATELY 123 ACRES OF LAND FROM TSG CHERRY VALLEY, L.P. The land to be donated concerns Riverside County Assessor Parcel Nos. 407-200-011-1, 407-210-001-3 (portion), 407-210-001-3 (portion), 407-200-009-0, 407-210-004-6, 407-210-002-4, and 407-200-012-2.”

4. **NEXT MEETING: Wednesday January 13, 2021**

5. **DIRECTORS MATTERS:**

6. **ADJOURNMENT:**