

RESOLUTION R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, ADOPTING A RESOLUTION APPROVING A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF MANTECA AND STEVE LEWIS FOR THE ACQUISITION OF 103, 107, AND 115 W. YOSEMITE AVENUE (APNS 217-210-49, 217-210-48, AND 217-210-47); AND APPROVING A BUDGET APPROPRIATION OF \$1,200,000 IN THE GENERAL FUND UTILIZING THE GENERAL FUND ECONOMIC DEVELOPMENT RESERVE

WHEREAS, In 2025, the owner of the Manteca Bedquarters property expressed interest in selling the building and adjacent parking lot to the City of Manteca. The potential acquisition was introduced to the City Council in closed session, at which time the City Council directed staff to negotiate purchase terms for the property as a catalyst for downtown revitalization. The City and Seller have now reached agreement on purchase price and agreement terms; and

WHEREAS, The agreed purchase price for the property is \$1,200,000. Within ten (10) business days of executing the agreement, the City will place a \$50,000 refundable deposit into escrow. The City will have a 90-day feasibility period to conduct due diligence, during which the deposit remains fully refundable. If the City proceeds with the purchase, the deposit will be credited toward the purchase price; and

WHEREAS, The property is being sold as-is, and the City will rely on its own inspections to evaluate zoning, utilities, building condition, and environmental factors. As part of the agreement, the Seller is required to repair and update the parking lot in accordance with agreed-upon specifications prior to closing; and

WHEREAS, Closing is anticipated to occur within 180 days after completion of the feasibility period, unless otherwise agreed, and will be finalized when the Grant Deed transferring ownership to the City is recorded with the County; and

WHEREAS, The Seller will have up to six months to vacate the building, during which time the City will work cooperatively with the Seller and assist the nonprofit currently occupying the second floor in identifying relocation opportunities within Manteca; and

WHEREAS, Ownership of the property allows the City to shape the design, tenant mix, and overall experience, setting a standard for quality development and encouraging additional private investment nearby; and

WHEREAS, The project also allows the City to honor Manteca's history while introducing the types of experiences the community expressed interest in—places to gather, eat, shop, and enjoy entertainment in a walkable setting; and

ATTACHMENT 1

WHEREAS, Should the Purchase and Sale Agreement be approved, staff will return to the City Council with options for redeveloping the site. These may include public-private partnerships or City-led design and construction, with the City serving as landlord and securing commercial tenants.

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

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.
2. Approve a Purchase and Sale Agreement between the City of Manteca and Steve Lewis for the acquisition of 103, 107, and 115 W. Yosemite Avenue (APNs 217-210-49, 217-210-48, and 217-210-47).
3. Authorize a budget appropriation of \$1,200,000 in the General Fund utilizing the General Fund Economic Development Reserve.
4. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Manteca at a public meeting of said City Council held on the 6th day of January, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MAYOR: _____
GARY SINGH
Mayor

ATTEST: _____
CASSANDRA CANDINI-TILON

ATTACHMENT 1

City Clerk