



STAFF REPORT

To: Biola Community Services District Board of Directors

From: Cruz Ramos, General Manager

Date: December 06 20, 2022

RE: Five Acre Vineyard Lease Report

Background

On December 1, 2013, the Biola Community Services District and Keri Salwasser signed a five (5) acre Property Agreement for the vineyard at No. Howard Avenue between Ashlan and Shaw. Gross cash receipts from the sale of raisins was paid as rent with the Lessor at 25% (District) and the Seller (Salwasser) at 75% from the sale.

A first amendment was signed on December 1, 2018, wherein section 4 of the lease of Real Property paid the District 20% of the gross proceeds. The lease was never renewed but continued with the Seller's percentage increased to 90% and 10% for the District. In August 2022, the District received \$1,286.56

Summary

Ms. Salwasser asked for a one-year extension under the same terms of gross proceeds 90% Seller, 10% District as there is no water on the property and has used the neighbor's water. Another contributing factor is overall higher costs.

Recommendation

Staff recommends a one-year extension allowing staff to research other lease or sale options.

**RESOLUTION NO. 2022-18
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
BIOLA COMMUNITY SERVICES DISTRICT APPROVING A
ONE (1) YEAR LEASE OF THE DISTRICT'S FIVE ACRE VINEYARD**

WHERE AS, the Biola Community Services District is a Special District governed by Government code 6100 et. seq.; and

WHERE AS, the Board of Directors may enter into agreements, from time to time, for conducting of the District's business; and

WHERE AS, the Board of Directors desires to approve the above one (1) year lease of the District's Five (5) Acre Vineyard located on No. Howard between Ashlan and Shaw Avenues.

NOW THEREFORE, the Board of Directors of the Biola Community Services District elects to adopt Resolution 2022- approving a one-year lease of the District's five acre vineyard herein by this reference, and authorize Board President Rodriguez to execute said Agreement.

Adopted this 15th day of December, 2022, by the Board of Directors of the Biola Community Services District, at a regular meeting thereof.

APPROVED:

ATTEST:

Carlos Rodriguez, Board President
Board of Directors

Marisol Camacho, Board Secretary
Board of Directors

Motion Made/Seconded by: _____

Ayes: _____

Noes: _____

Abstain: _____

Review as to Legal Form

Meggin Boranian, District Counsel