



Staff Report

TO: City Council

FROM: Kirk Pelsler, Economic Development Director
Joseph Cale, Management Analyst

DATE: October 7, 2025

SUBJECT: Purchase and Sale Agreement for Vacant and Unimproved Land on 5th Street, East of California Avenue

Description: Consideration of a Purchase and Sale Agreement for vacant and unimproved land (Assessor Parcel Numbers 418-091-013, 418-091-014, 418-091-015, and a portion of 418-091-016) located on 5th Street in the City of Beaumont.

Background and Analysis:

The City of Beaumont is interested in acquiring vacant and unimproved land identified by Assessor Parcel Numbers 418-091-013, 418-091-014, 418-091-015, and a portion of 418-091-016 from Douglas C. Jones and Terrence B. Jones to create additional parking to support the Pass Area Business Resource Center and the ongoing revitalization of Downtown Beaumont.

The subject site consists of approximately 0.326 acres (15,682 square feet) of land. The property is zoned Downtown Mixed Use and is designated Downtown Mixed Use in the General Plan. A separate legal parcel will be created for a portion of Assessor Parcel Number 418-091-016, totaling approximately 1,715 square feet, since the property owner intends to keep the existing cell tower facility located within this portion of the lot and maintain access on the north and east sides for cell tower maintenance.

Fiscal Impact:

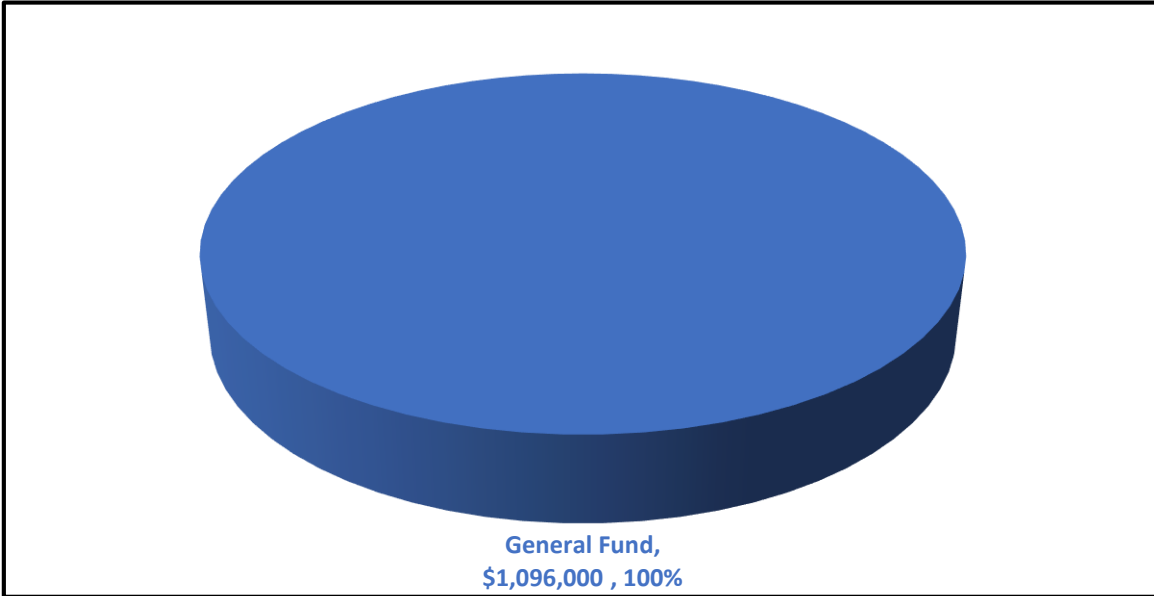
The purchase price for the property is two hundred ninety-seven thousand dollars (\$297,000). Funding for this acquisition will be sourced from **Project CD-03**, which has funds programmed for downtown revitalization.

Project Accounting

CIP CD-03 Downtown Revitalization Project Funding Summary

Estimated Total Project Budget= \$1,096,000

Current Project Budget= \$1,096,000



CIP CD-03 Downtown Revitalization Project Budget Summary

Project Component	Est. Total Budget	Current Budget	Paid to Date	Remaining Budget
Project Management	\$383,575	\$383,575	\$(383,575)	\$0
Preliminary Services	\$187,929	\$187,929	\$(187,929)	
Environmental	\$33,906	\$33,906	\$(27,283)	\$6,623
Design				
Permits				
Right-of-Way				
Construction	\$488,987	\$488,987	\$(198,470)	\$290,517
Construction Management				
Equipment	\$1,604	\$1,604	\$(1,604)	\$(0)
Total	\$1,096,000	\$1,096,000	\$(798,860)	\$297,140

All associated title and escrow fees, and the cost of a Phase I Environmental Investigation during the escrow due diligence period, will be paid from GL Account 100-1235-7068-0000, which has a current budget of \$170,000. These costs are estimated to be roughly \$6,000-\$7,000 in total.

The cost to prepare this staff report is estimated at \$300.

Recommended Action:

Approve the Purchase and Sale Agreement by and between the City of Beaumont and Douglas C. Jones and Terrence B. Jones; and

Authorize and direct the City Manager, or her designee, to take any and all actions and execute any and all documents necessary to consummate the transactions contemplated by the Purchase and Sale Agreement.

Attachments:

- A. Purchase and Sale Agreement
- B. Aerial Photograph