

Coachella Valley Resource Conservation District
USDA Service Center
81077 Indio Blvd., Ste. A
Indio, CA 92201

Meeting Minutes
August 27, 2026
8:00 AM

Directors Present: President Ruben Arias; Vice-President Blaine Carian; Director Juan De Lara; Director Celeste Alonzo

Directors Absent: Don Ackley

Staff Present: District Manager Yvonne Franco

Members of the Public: None

1. CALL TO ORDER

a) Roll Call and determination of a quorum

The meeting was called to order by President Ruben Arias at 8:03.

b) Pledge of Allegiance

Director Ruben Arias led us in the pledge of allegiance.

2. AGENDA REVIEW

Arias	Aye	Carian	Aye
Ackley	Absent	De Lara	Aye
Alonzo	Aye		

Director De Lara provided the motion to approve the agenda. Director Alonzo provided the second. The motion was approved 4-0.

3. PUBLIC COMMENT

There was no public comment.

4. PRESENTATIONS AND ANNOUNCEMENTS

None.

5. CORRESPONDENCE

None.

6. CONSENT CALENDAR

None.

7. PARTNER REPORTS

Nothing to report.

8. DISCUSSION ITEMS AND UPDATES

Nothing to report.

9. ACTION ITEMS

- a) Confirm that three offers were received for the district owned property located at 74271 Highway 111/45125 Panorama Drive; APN 625-122-003; and potential appointment of real property negotiators for the potential sale of 74271 Highway 111 / 45125 Panorama Drive; APN 625-122-003.

Arias	Aye	Carian	Aye
Ackley	Absent	De Lara	Aye
Alonzo	Aye		

Director De Lara the motion to confirm that three offers were received for the district owned property located at 74271 Highway 111/45125 Panorama Drive; APN 625-122-003; and potential appointment of real property negotiators for the potential sale of 74271 Highway 111 / 45125 Panorama Drive; APN 625-122-003 . Director Alonzo provided the second. The motion was approved 4-0.

10. DISTRICT GENERAL COUNSEL REPORT AND ANNOUNCEMENTS

Nothing to report.

11. NEW BUSINESS/ITEMS FOR NEXT AGENDA

The Board asked for an update on the former tenant. And directed the district manager to look into taking legal action

12. CLOSED SESSION – **Closed session started at 8:12 AM**

- a) Conference with Real Property Negotiators (Pursuant to Government Code section 54956.8)

Property: 74271 Highway 111 / 45125 Panorama Drive; APN 625-122-003

Negotiating Parties: Coachella Valley Resource Conservation District and Husnu Emir Kocaballi and Cigdem Ahu Kocaballi – Ahu Kocaballi Real Estate Group Inc.

Under Negotiation: Price and Terms of payment

- b) Conference with Real Property Negotiators (Pursuant to Government Code section 54956.8)

Property: 74271 Highway 111 / 45125 Panorama Drive; APN 625-122-003

Negotiating Parties: Coachella Valley Resource Conservation District and Lux Box Collection

Under Negotiation: Price and Terms of payment

- c) Conference with Real Property Negotiators (Pursuant to Government Code section 54956.8)

Property: 74271 Highway 111 / 45125 Panorama Drive; APN 625-122-003

Negotiating Parties: Coachella Valley Resource Conservation District and Leland & Becky Kestell or assignee

Under Negotiation: Price and Terms of payment

Closed session ended at 8:23 AM.

Action Taken: The Board accepted the offer from Lux Box Collection of \$1,200,000.

13. DATE AND LOCATION OF NEXT DISTRICT REGULAR BOARD MEETING

Date: September 21, 2026

USDA Indio Service Center

81077 Indio Blvd., Ste. A

Indio, CA 92201

14. ADJOURN MEETING

Meeting adjourned at 8:32 AM.

Approved this 21st day of September 2026.



Yvonne Franco, District Manager / Secretary