

**DOUGLAS COUNTY SCHOOL DISTRICT RE-1  
RESOLUTION  
(Authorizing Purchase of Real Property)**

WHEREAS, pursuant to C.R.S. § 22-32-110(1)(b), the Board of Education (“Board”) of Douglas County School District RE-1 (“School District”) is authorized to acquire, on such terms as it sees fit and necessary, real property to be used for School District purposes; and

WHEREAS, the State of Colorado, Department of Higher Education, State Board for Community Colleges and Occupational Education, for the use and benefit of Arapahoe Community College (“ACC”) owns real property located at 15653 Brookstone Drive, Parker, Colorado, 80134 and more particularly described in Exhibit A, attached hereto (the “Property”); and

WHEREAS, ACC desires to sell and the Board desires to purchase the Property for School District purposes for the purchase price of \$7,500,000 (“Purchase Price”); and

WHEREAS, the purchase of the Property is conditioned on the School District and ACC (1) entering into a mutually acceptable leaseback of the Property to ACC on the terms set forth in the Purchase Agreement and (2) entering into a mutually acceptable lease and/or use agreement to occupy a portion of the School District property located at 10035 S. Peoria Street, Lone Tree, Colorado (the “Leases”); and

WHEREAS, there has been presented to the Board at this meeting a form of Commercial Sales Contract and PSA Addendum (collectively, the “Purchase Agreement”), which includes the terms and conditions for purchasing the Property and the financial terms and approximate square footage for the Leases; and

WHEREAS, the Board desires to approve the Purchase Agreement in substantially the form presented and to authorize the purchase the Property and the Leases on the terms set forth in the Purchase Agreement.

NOW THEREFORE, BE IT RESOLVED:

**Section 1. Approval of Purchase and Leases; Ratification of Actions.** That the Board hereby authorizes the purchase of the Property from ACC for the Purchase Price and the Leases in accordance with the Purchase Agreement. All action heretofore taken, not inconsistent with the provisions of this resolution (“Resolution”), by the Board, its officers, and agents, directed toward the purchase of the Property, is hereby ratified, approved, and confirmed.

**Section 2. Approval and Execution of Documents; Authorized Officers.** That the Purchase Agreement in substantially the form presented to the Board prior to the adoption of this Resolution, is in all respects approved, authorized, and confirmed. The Acting Superintendent of Schools or designee is hereby authorized to execute and deliver the Purchase Agreement and to negotiate, execute, and deliver the Leases for and on behalf of the Board, with such changes consistent with this Resolution as they shall approve. The Acting Superintendent of Schools or designee is further authorized to execute and deliver, for and on behalf of the Board, any and all additional certificates, documents and other papers and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the acquisition of the Property and other matters authorized by this Resolution.

**Section 3. Severability.** If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

APPROVED AND ADOPTED this 22<sup>nd</sup> day of February, 2022.

**DOUGLAS COUNTY SCHOOL DISTRICT  
RE-1**

*Mike Peterson*

By: \_\_\_\_\_

Name: Mike Peterson

Title: President, Board of Education



By: *Becky Myers*  
Becky Myers, Secretary, Board of  
Education

**EXHIBIT A**  
Legal Description

Tract E-2, Stonegate Subdivision Filing No. 8A 2<sup>nd</sup> Amendment, County of Douglas, State of Colorado

4886-5252-7119, v. 1