

**RESOLUTION OF THE BOARD OF EDUCATION  
OF  
DOUGLAS COUNTY SCHOOL DISTRICT RE-1**

**Resolution Regarding  
Waiver of Bid Requirements Related to Disposition of Dedicated School Sites**

**WHEREAS**, the Board of County Commissioners of Douglas County (“County”) owns four parcels of real property located in the County and more particularly described in Exhibit A, attached hereto and incorporated by reference in this Resolution (collectively, the “Dedicated School Sites”), which were dedicated to the County for School District use in accordance with the County Subdivision Resolution; and

**WHEREAS**, on October 22, 2019, the Board of Education (“Board”) of Douglas County School District RE-1 (“District”) adopted a resolution (i) declaring the Dedicated School Sites surplus real property not needed within the foreseeable future for any purpose authorized by law in accordance with C.R.S. 22-32-110(1)(e), and (ii) authorizing the Superintendent or his designee to initiate efforts to dispose of the Dedicated School Sites in accordance with applicable law and District policy (the “Surplus Resolution”); and

**WHEREAS**, in accordance with the Surplus Resolution, the District issued a Request for Proposals for Commercial Real Estate Services and retained the services of Coldwell Banker Richard Ellis Group, Inc. (“CBRE”), a full service commercial real estate firm, to advise the District on the marketing and disposition of the Dedicated School Sites; and

**WHEREAS**, under District Policy DN, sales of real property generally should be by sealed bid or public auction, unless the Board determines that it is in the best interests of the District to waive such requirement; and

**WHEREAS**, to dispose of the Dedicated School Sites in an expeditious manner while maximizing their value, CBRE recommends that the Board waive the requirement that the Dedicated School Sites be disposed of by sealed bid or public auction; and

**WHEREAS**, based on the recommendation of CBRE, the Board desires to waive the requirement for disposition by sealed bid or public auction and to authorize the Superintendent or his designee to dispose of the property in such manner as he may approve in consultation with CBRE.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF DOUGLAS COUNTY SCHOOL DISTRICT RE-1:**

**Section 1. Waiver of Disposition Requirement.** That the Board hereby determines that the best interests of the District are served by waiving the sealed bid and public auction requirements set forth in District Policy DN for the disposition of the Dedicated School Sites.

**Section 2. Authorization to Dispose of Dedicated School Sites.** That, subject to Board approval of one or more purchase and sale agreements for the Dedicated School Sites, the

Superintendent or his designee is authorized to dispose of the Dedicated School Sites in such manner as he may approve in consultation with CBRE.

**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.

**Section 4. Repealer of Measures.** All acts, orders, resolutions or parts thereof, in conflict with this Resolution or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, or part thereof heretofore repealed.

**Section 5. Effectiveness.** This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 9th day of June, 2020 by a vote of 7 - 0.

DOUGLAS COUNTY SCHOOL DISTRICT RE-1

[SEAL]



By David Ray  
David Ray, President

By Elizabeth Hanson  
Elizabeth Hanson, Secretary

EXHIBIT A  
Dedicated School Site Legal Descriptions

**Pinery – Assessor Parcel #R0350950:**

A parcel of land consisting of Tract 1, The Pinery, Filing No. 6, located in the N1/2, NW1/4 of Section 7, T. 7 S., R. 65 W., County of Douglas, State of Colorado (containing approximately 12.352 acres)

**Sweetwater Park – Assessor Parcel #R0210278:**

Tract E, ACRES GREEN FILING NO. 6, County of Douglas, State of Colorado

**Toepfer Park 2 – Assessor Parcel #R0406485 - Legal description is:**

Lot 1, Highlands Ranch Filing 130-A,

County of Douglas,

State of Colorado,

According to the recorded plat thereof,

EXCEPT that portion conveyed by Deed to Douglas County School District RE-1 recorded April 18, 1997, in Book 1424 at Page 226, as corrected by Correction Deed recorded September 23, 1997 at Reception No. 9753206

**Westridge Glen – Assessor Parcel #R0417484:**

Tract A, Highlands Ranch Filing No. 112-A, 2<sup>nd</sup> Amendment according to the recorded plat thereof, County of Douglas, State of Colorado