

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

WHEREAS, Douglas County School District RE-1 (“School District”) is the owner of real property located in Douglas County at 312 N. Cantril Street, Castle Rock, Colorado 80104 (“Property”); and

WHEREAS, pursuant to C.R.S. § 22-32-110(1)(e), the Board of Education (“Board”) of the School District on August 23, 2022, determined that the Property was no longer needed within the foreseeable future for any purpose authorized by law and should be sold in accordance with applicable law and School District policy; and

WHEREAS, to maximize the School District’s ability to receive fair market value for the Property, the Board on August 23, 2022, waived the sealed bid and public auction requirements set forth in District Policy DN for the Property and authorized the Superintendent to market and dispose of the Property in consultation with CBRE, a full service commercial real estate firm; and

WHEREAS, the School District has received an offer dated October 18, 2022 from the Town of Castle Rock (“Town”) to purchase the Property for a purchase price in the amount of \$3,525,000 (“Purchase Price”); and

WHEREAS, School District and Town staff have negotiated terms contained within a Contract to Buy and Sell Real Estate (Commercial) (“Contract”), a copy of which has been presented to the Board at this meeting; and

WHEREAS, the Board desires to convey the Property to the Town for the Purchase Price subject to the terms and conditions set forth in the Contract.

NOW THEREFORE, BE IT RESOLVED:

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

Section 2. Approval and Execution of Documents; Authorized Officers. That the Contract in substantially the form presented to the Board prior to the adoption of this Resolution, is in all respects approved, authorized, and confirmed. The Superintendent of Schools or designee is hereby authorized to execute and deliver the Contract for and on behalf of the Board, with such changes consistent with this Resolution as they shall approve. The 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 conveyance 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 15th day of November, 2022.

**DOUGLAS COUNTY SCHOOL DISTRICT
RE-1**

By: _____

Name: Mike Peterson

Title: President, Board of Education

ATTEST:

By: _____

Becky Myers, Secretary, Board of Education