

# 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, Colorado with a street address of 11722 Dransfeldt Road, Parker, Colorado 80134 (“Property”); and

WHEREAS, pursuant to C.R.S. § 22-32-110(1)(e), the Board of Education (“Board”) of the School District on April 23, 2024, determined that the Property was no longer needed within the foreseeable future for any purpose authorized by law; and

WHEREAS, the Board of Education also waived the bid requirements for the Property, and approved of an Exclusive Right-To-Sell Listing contract authorizing CBRE, as the real estate agent for the District, to market the Property.

WHEREAS, with the assistance of CBRE, the School District has negotiated a Real Estate Contract (“Contract”), a copy of which has been presented to the Board at this meeting, to convey the Property to Crash Champions, LLC (“Purchaser”) for a purchase price of \$1,750,000 (“Purchase Price”); and

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

NOW THEREFORE, BE IT RESOLVED:

**Section 1. Authorization; Ratification of Actions.** The Board hereby authorizes the sale of the Property to the Purchaser 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 are 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 are 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.

**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.

APPROVED AND ADOPTED this 10th day of December, 2024.

**DOUGLAS COUNTY SCHOOL DISTRICT  
RE-1**

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

Name: Christy Williams

Title: President, Board of Education

ATTEST:

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

Becky Myers, Secretary, Board of Education