

# SCHOOL DISTRICT NO. 271 -- RESOLUTION 20-21-004

## SALE OF HAYDEN MEADOWS PROPERTY

This Resolution is made this 14<sup>th</sup> day of September, 2020, by the Coeur d'Alene School District #271, whose address is 1400 Northwood Center Court, Coeur d'Alene, Idaho 83814 (the "District"), to convey certain real property designated as surplus property by the District as set forth below:

### RECITALS:

WHEREAS, the District is a validly organized and existing school district authorized under Title 33, Chapter 3 of the Idaho Code;

WHEREAS, the Board of Trustees of the District (the "Board") has authority pursuant to Idaho Code § 33-601(4) to sell and convey the interest of the District in any real or personal property;

WHEREAS, certain real property known as 10.00 Acres Located South of Hayden Meadows Elementary School (referred to herein as the "Property") was previously declared as surplus property;

WHEREAS, the Property consists of approximately 10.0 acres and is more particularly described as TX #14760 in NE 24-51-04W, State of Idaho. AIN 178688 Parcel Number H-0000-024-0975;

WHEREAS, the Board directed the Superintendent to advertise the Property for sale pursuant to sealed bids, to be sold to the highest response bidder, pursuant to Idaho Code § 33-601(4)(a);

WHEREAS, notice of the sealed bid process was properly published in accordance with the requirements of Idaho Code and the District received eight bids on the Property; which were opened on September 8, 2020 at 2:00 p.m.;

WHEREAS, the highest responsive bid received was from Kulka Land/Ryne Stoker Separate Property Trust in the amount of One Million Five Hundred Twenty-Five Thousand Two Hundred Fifty-Five Dollars (\$1,525,255.00); and

WHEREAS, the Board desires to adopt the following findings of fact and authorize the sale of the Property as more specifically outlined below.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the following findings of fact with respect to the Property:

1. The appraised value of the Property was set at \$900,000.00.
2. The highest responsive bid received for the Property is \$1,525,255.00.

3. The highest bid received exceeds the appraised value of the Property and it is in the best interest of the District to accept the highest bid and enter into a purchase and sale agreement for the sale of the Property to Kulka Land/Ryne Stoker Separate Property Trust.
4. The Superintendent and his designee is hereby authorized, empowered and directed to enter into a Purchase and Sale Agreement with Kulka Land/Ryne Stoker Separate Property Trust and execute all other closing documents and other documentation necessary to effectuate the sale of the Property for the total consideration of \$1,525,255.00, subject to the final approval of the Board.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first written above.

BOARD OF TRUSTEES  
COEUR D'ALENE SCHOOL DISTRICT

By:

  
Chair

ATTEST:

  
Clerk