

# SCHOOL DISTRICT NO. 271 -- RESOLUTION 20-21-005

## SALE OF HAYDEN MEADOWS PROPERTY

This Resolution is made this 5<sup>th</sup> day of October, 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 was duly advertised and noticed for sale by sealed bid pursuant to Idaho Code § 33-601(4)(a);

WHEREAS, the sealed bids were opened on September 8, 2020 at 2:00 p.m. and the Board identified Kulka Land as the highest responsive bidder with a purchase amount of One Million Five Hundred Twenty-Five Thousand Two Hundred Fifty-Five Dollars (\$1,525,255.00); and

WHEREAS, the Board authorized the Superintendent to execute a purchase and sale agreement and convey the Property, subject to final approval of the Board of Trustees.

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

1. The Board incorporates by reference the findings outlined in Resolution 20-21-004.
2. The Board has reviewed, and approves of, the terms and conditions of the Purchase and Sale Agreement dated September 14, 2020, and attached hereto as Exhibit "A."
3. The Board directs and authorizes the Superintendent or designee to execute a Quitclaim Deed for the Property to Kulka Land, LLC and to take such other action consistent with the terms of the Sealed Bid Packet and Purchase and Sale agreement to finalize the conveyance of the Property to Kulka Land, LLC in exchange for the purchase price of One Million Five Hundred Twenty-Five Thousand Two Hundred Fifty-Five Dollars (\$1,525,255.00).

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 of the Board