

SCHOOL DISTRICT NO. 271 -- RESOLUTION 21-22-001

SALE OF HAYDEN LAKE SCHOOL PROPERTY

This Resolution is made this 12th day of July, 2021, 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 commonly referred to as 9650 N. Government Way, Hayden, Idaho 83835 (referred to herein as the "Property") was previously declared as surplus property;

WHEREAS, the Property consists of approximately 5.49 acres and is more sometimes described as AVONDALE, TR 60 EX N2-N2, TAX #23521 EX TX#S EX RW HAYDEN URD BASE YR 2005 SECTION 13 TOWNSHIP 51N RANGE 04W;

WHEREAS, the Board directed the Superintendent to advertise the Property for sale pursuant to sealed bids, to be sold to the highest responsive bidder in excess of the minimum bid amount of Two Million Dollars;

WHEREAS, notice of the sealed bid process was properly published in accordance with the requirements of Idaho Code and the District received two bids on the Property; which were opened on May 20, 2021 at 2:00 p.m.;

WHEREAS, the highest responsive bid received was from Hayden Bible Fellowship, Inc. in the amount of Two Million Three Hundred Two Thousand Five Hundred and Sixty Dollars (\$2,302,560.00);

WHEREAS, on June 7, 2021, at a duly called meeting, the Board entered the appraisal of the Property, with a value of \$1,920,000.00, into the records of the Board and authorized the Superintendent to enter into a Purchase and Sale Agreement with Hayden Bible Fellowship, Inc.; 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 \$1,920,000.00.
2. The highest responsive bid for the Property is \$2,302,560.00 submitted by Hayden Bible Fellowship, Inc.
3. The Board has reviewed, and approves of, the terms and conditions of the Purchase and Sale Agreement dated June 8, 2021, and attached hereto as Exhibit "A."
4. Finding that all conditions have been satisfied, the Board directs and authorizes the Superintendent or designee to execute a Quitclaim Deed for the Property to Hayden Bible Fellowship, Inc. 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 Hayden Bible Fellowship, Inc. in exchange for the purchase price of \$2,302,560.00.

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 Brumley

ATTEST:



Board Clerk