

RESOLUTION

A RESOLUTION AUTHORIZING PURCHASE OF PROPERTY AND AUTHORIZING THE DISTRICT SUPERINTENDENT OR DESIGNEE TO NEGOTIATE CONTRACTS AND TO SIGN ALL DOCUMENTS AT CLOSING

WHEREAS, DURANGO CHOOOL DISTRICT 9-R (the “District”) is a duly organized and validly existing school district, political subdivision and body corporate of the State of Colorado (the “State”); and

WHEREAS, the Board of Education of the District (the “Board”) is authorized by Section 22-32-110(I)(B), C.R.S., to purchase property upon such terms and conditions as it may approve, for any school purpose authorized by law; and

WHEREAS, the Board has determined it is in the best interests of the District and its inhabitants that the District undertake the acquisition of the following property (the “Property”):

- One or more units in a townhome community under development located at 1720 Florida Rd in Durango, Colorado

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF EDUCATION OF DURANGO SCHOOL DISTRICT 9-R, LA PLATA COUNTY, COLORADO:

Section 1: Purchase Authorization. The Board hereby approves the purchase of the Property, and directs District Superintendent Karen Cheser, Ed.D. (the “Superintendent”), or her designee, to do all acts and things needful and appropriate to complete the purchase authorized herein, including, without limitation, the negotiation and execution of a Purchase and Sale Agreement and execution of closing documents for the Property.

Section 2: Determination of Fair Market Value. The Board directs that either a MAI appraiser or a qualified commercial real estate broker with active listings in Durango, Colorado, who is not involved in any way in the purchase or sale of the Property, be engaged to provide a written opinion of value of the Property based upon comparable sales and other noted factors, to ensure that the agreed upon purchase price of the Property equates to the fair market value thereof, and is commercially reasonable. It is the Board’s intent that the market evaluation obtained pursuant to this Section 2 is separate from and independent of any market analysis and opinion of value given by a realtor, if any, engaged to serve as buyer’s representative on behalf of the District with respect to the purchase contemplated herein.

Section 3: Execution and Delivery of Documents. The Superintendent and Board of Education President Kristin Smith (“Board President”), are each hereby separately authorized and directed to execute such documents, instruments and papers both before and at the closing as may be required, and, as either of them is available and able, to attend the closing for and on behalf of the District, to complete the purchase thereof, and to perform all other acts that the Superintendent and/or Board President may deem necessary or appropriate in order to implement and carry out the transactions and other matters authorized or contemplated by this Resolution.

It is the Board's intent that the Superintendent will act pursuant to this authorization if she is available at the closing, and that the Board President will act pursuant to this authorization if the Superintendent is not available. In the event that both the Superintendent and Board President should be unable to act in accordance with the authority granted in this Section 3, Erika Brown, the Vice President of the Board, is hereby authorized and directed to do all acts and things and sign all contracts, certificates, documents and papers necessary and appropriate to carry out the intent of this Resolution.

Section 4: Repealer. All resolutions or acts of the Board, or parts thereof, in conflict with this Resolution are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 5: Effective Date. This Resolution shall be in full force and effect immediately upon adoption by the Board.

ADOPTED AND APPROVED this 26th day of May, 2026.

DURANGO SCHOOL DISTRICT 9-R

ATTEST:

Board President

Board Secretary

[DISTRICT SEAL]