CIMMARON HILLS FIRE PROTECTION DISTRICT

RESOLUTION NO. 2026-005

A RESOLUTION AUTHORIZING THE SALE OF PROPERTY: 1835, 1845, AND 1855 TUSKEGEE PLACE, COLORADO SPRINGS, COLORADO

WHEREAS, the Cimmaron Hills Fire Protection District ("**District**") is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Colorado Revised Statutes; and

WHEREAS, pursuant to Section 32-1-1001(1)(d)(I), C.R.S., the District is authorized to enter into contracts and agreements affecting the affairs of the District; and

WHEREAS, the District has identified a surplus property at 1835, 1845, and 1855 Tuskegee Place, Colorado Springs, Colorado 80915 (the "**Property**"), that may be sold to provide the District with additional funding appropriate and necessary to the function and operation of the District; and

WHEREAS, there has been presented to and discussed at the August 19, 2026 Board meeting, a proposed agreement to sell, convey, and transfer all or substantially all of the Property; and

WHEREAS, the Board of Directors ("**Board**") of the District hereby finds and determines that the attached Contract to Buy and Sell Real Estate (together with all attachments referenced therein, the "**Agreement**") is appropriate and necessary to the function and operation of the District; and

WHEREAS, the District deems it to be in its best interests that the property be sold, conveyed and transferred as stated in the proposed agreement of purchase and sale, a true copy of which is to be inserted in the minute book of the District's Board immediately following the sale; and

WHEREAS, the District intends to enter into the attached Agreement with Cherokee Metropolitan District (the "**Buyer**") regarding the purchase and sale of the Property to be purchased by the Buyer; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Cimmaron Hills Fire Protection District as follows:

1. Approval of Agreement. Agreement be and is hereby approved.

2. Purchase Price. The Agreement sets forth the purchase price of the Property at an amount of $1,800,000 (the "**Purchase Price**"). The Board asserts that the Purchase Price is evidence of fair market value for the Property.

3. Conveyance. The District sell, convey, assign, set over, transfer, and deliver to the Buyer all of the Property pursuant to the terms and provisions of, and for the consideration provided in, the Agreement discussed at this meeting.

4. Authorized Signatories. The Board, the Board President or the Board President's designee be allowed to execute all documents required to execute the Agreement.

5. Severability. If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

6. Effective Date. This Resolution shall take effect and be enforced immediately upon its approval by the District Board.

ADOPTED this 19th day of August, 2026.

Cimmaron Hills Fire Protection District

By: _____
Mark Gass, Board President

Attest

_____
Board Member