

TOWN OF BLUFF RESOLUTION NO. 2021- 53

A RESOLUTION AUTHORIZING A REAL ESTATE PURCHASE CONTRACT BETWEEN THE TOWN OF BLUFF AND THE SAN JUAN SCHOOL DISTRICT FOR THE PURCHASE BY THE TOWN OF THE PROPERTY KNOWN AS THE OLD BLUFF ELEMENTARY SCHOOL, AND AUTHORIZING THE MAYOR TO SIGN

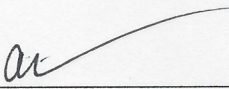
The following describes the intent and purpose of this resolution:

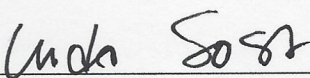
- a. The old Bluff Elementary school (the Property) is currently vacant and unused. Representatives of the Town have determined that the Property would be ideally suited for a future Town Hall and other community uses. Representatives of the Town have initiated negotiations with the San Juan School District (the District), and those negotiations are incorporated into the purchase and sales agreement attached as **Exhibit 1** (the Contract).
- b. The Contract provides for the purchase of the Property for a total purchase price of \$307,500, which sum is payable no later than sixty days from the date of mutual execution of the Contract. As a condition for the sale, the parties will record a restrictive covenant against the Property providing that it will not be used in the future for k-12 educational purposes that would interfere with the mission of the San Juan School District.
- c. Representatives of the Town have already undertaken various inspections as to the physical condition of the Property. Those inspections will continue.
- d. Concurrently, the Town has undertaken negotiations with a third-party non-profit entity involving: i) a financial contribution by the non-profit towards the purchase of the Property; ii) a joint plan to remodel the property into a separate Town Hall, non-profit offices, and common spaces; and iii) separate ownership of two lots pursuant to a subdivision process. The negotiations between the Town and the non-profit entity are ongoing.
- e. The Town finds that the acquisition of the Property is in its best interests and represents an opportunity to develop a centerpiece for future community functions, subject to securing the needed financial contribution from a third-party non-profit for the acquisition of the Property.

THEREFORE,

1. The Town Council hereby authorizes the Mayor to sign the Contract attached as **Exhibit 1** and to tender to the District the earnest money in the amount of TEN THOUSAND DOLLARS (\$10,000) in partial satisfaction of the purchase price.

Approved by a majority of the Bluff Town Council this 3<sup>rd</sup> day of August, 2021.

  
Mayor Ann Leppanen

  
Attest, Linda Sosa, Recorder  
8-4-21 (Date)



APPROVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFF, UTAH, ON THIS 3<sup>rd</sup> DAY OF AUGUST, 2021 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Town Council Member Hook	<u>X</u>	<u>   </u>	<u>   </u>	<u>   </u>
Town Council Mayor Leppanen	<u>   </u>	<u>X</u>	<u>   </u>	<u>   </u>
Town Council Member Murray	<u>X</u>	<u>   </u>	<u>   </u>	<u>   </u>
Town Council Member Sayers	<u>X</u>	<u>   </u>	<u>   </u>	<u>   </u>
Town Council Member Sosa	<u>   </u>	<u>X</u>	<u>   </u>	<u>   </u>

Mayor: an  
Mayor Ann K. Leppanen

Attest: Linda Sosa  
Town Recorder Sosa