

Issaquah School District No. 411
Resolution No. 1048
Concerning Purchase of Rights of First Refusal - Real Property

THIS RESOLUTION of the Issaquah School District No. 411 is in accordance with RCW 28A.335.090(1) which provides that “the board of directors of each school district may purchase real and personal property in the name of the district.”

WHEREAS, the Issaquah School District No. 411 expects continued student enrollment growth in the District;

WHEREAS, the Issaquah School District No. 411 has an identified need to plan for future school facilities to meet projected student enrollment needs;

WHEREAS, the Board of Directors of the Issaquah School District No. 411 has determined that additional property is required to service the District's school purposes and needs;

WHEREAS, the Issaquah School District No. 411 is limited to siting new schools on property located within the urban growth boundary (“UGB”) and must proactively search for adequate school sites inside the UGB;

WHEREAS, the Issaquah School District No. 411 must compete with private developers for the limited available land located inside the UGB;

WHEREAS, the Issaquah School District No. 411 has identified within the District and within the UGB approximately forty (40) parcels of vacant land, which, individually or in combination, could be used for future school sites;

WHEREAS, the Issaquah School District No. 411 wishes to establish a formal right of first refusal interest in certain parcels such that the District would have a first right to respond to and meet a third party's offer to purchase the subject property;

WHEREAS, in consideration for gaining such rights of first refusal, the Issaquah School District No. 411 would provide a payment to property owners in an amount not to exceed \$500 per parcel;

WHEREAS, preliminary discussions indicate interest by some property owners in granting the Issaquah School District No. 411 a right of first refusal; and

WHEREAS, any future District purchase of real property resulting from the District's exercise of a right of first refusal would be subject to all applicable statutory requirements, including without limitation, necessary approvals of the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED that the Superintendent is authorized to enter into right of first refusal agreements with those willing property owners that own parcels of land determined by District staff to be adequate, either individual or in combination with other parcels, for future school sites;

BE IT FURTHER RESOLVED that the Superintendent's authority as granted herein shall be limited such that the compensation for each parcel subject to an agreed right of first refusal does not exceed \$500, with the total compensation for all such right of first refusal agreements not to exceed \$20,000.00.

ADOPTED this ____ day of _____, 2015.

President

Director

Director

Director

Director

Attested to by:

Secretary, Board of Directors