

Resolution 25-07

Authority Member Young moved the approval of the following resolution:

A RESOLUTION AUTHORIZING EXECUTION OF A PRELIMINARY NON-BINDING PURCHASE AGREEMENT BY THE EXECUTIVE DIRECTOR, AT THE DIRECTION OF THE BUILDING EXPANSION SUBCOMMITTEE OF THE AUTHORITY BOARD OF DIRECTORS, WITH A POTENTIAL SELLER TO ALLOW THE AUTHORITY TO COMPLETE DUE DILIGENCE EVALUATION OF A POTENTIAL PROPERTY.

WHEREAS, the El Paso Teller County Emergency Telephone Service Authority ("Authority") is a political subdivision and public corporation of the State of Colorado and a duly organized and existing authority pursuant to section 29-1-203.5, Colorado Revised Statutes; and

WHEREAS, pursuant to section 29-1-203.5(3)(b), Colorado Revised Statutes, the Authority is authorized to acquire property; and

WHEREAS, the Board of Directors ("Board") of the Authority hereby finds and determines that the acquisition of a new Authority Administration Building by purchasing land and constructing such a facility or purchasing an existing building for the same is appropriate and necessary to the function and operation of the Authority.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the El Paso Teller County Emergency Telephone Service Authority as follows:

1. Authority to Enter into Preliminary Non-binding Purchase Contract for Purpose of Performing Due Diligence on Potential New Building Property. The Board hereby authorizes the Authority Executive Director, on the direction of the Building Expansion Subcommittee of the Board, to enter into a preliminary non-binding purchase contract with a potential seller to allow the Authority to complete due diligence evaluation of a potential property. The Board authorizes that this contract may include earnest money (typically 1–2% of the purchase price, up to \$250,000) and that the Authority may expend up to \$50,000 for inspections, reconditioning estimates, and preliminary architectural adjacency/floor planning. Consistent with standard practice,

any earnest money would be fully refundable if, during the due diligence period, inspections or evaluations reveal issues that make the property unsuitable. Any such contract shall provide that Board approval is required to approve any final purchase agreement before moving forward with an acquisition.

2. 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.

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

Authority Member Koch seconded the adoption of the foregoing resolution. The roll having been called; the vote was as follows:


Authority Member:	Bell	aye/nay/ <u>not present</u> /abstain
Authority Member:	Bryant	aye/nay/ <u>not present</u> /abstain
Authority Member:	De Leon	<u>aye</u> /nay/not present/abstain
Authority Member:	Graham	<u>aye</u> /nay/not present/abstain
Authority Member:	James	<u>aye</u> /nay/not present/abstain
Authority Member:	Jensen	<u>aye</u> /nay/not present/abstain
Authority Member:	Koch	<u>aye</u> /nay/not present/abstain
Authority Member:	Wolff	aye/nay/ <u>not present</u> /abstain
Authority Member:	Young	<u>aye</u> /nay/not present/abstain



Jeff Jensen, Chair

Done the 24th day of September 2025, at Colorado Springs, Colorado.

El Paso-Teller County
9-1-1 Authority


Michelle Wolff, Secretary
Andy James, Treasurer