

RESOLUTION NO. 95 - 23

A RESOLUTION AUTHORIZING THE ACQUISITION OF  
REAL PROPERTY OWNED BY JCJK REAL ESTATE, LLC  
TO BE USED FOR THE CENTRAL BLUFFS SUBSTATION  
PROJECT

WHEREAS, certain real property owned by JCJK Real Estate, LLC ("Property Owner") which is located at 2910 Austin Bluffs Parkway, Colorado Springs, Colorado, also known as El Paso County Tax Schedule Number 6327206056 in the records of the El Paso County Clerk and Recorder, El Paso County, Colorado, (the "Property"), has been identified as necessary for the Central Bluffs Substation Relocation Project ("Project"); and

WHEREAS, the City of Colorado Springs on behalf of Colorado Springs Utilities ("Utilities") desires to purchase and the Property Owner desires to sell the Property to the City for a purchase price of \$2,150,000; and

WHEREAS, the \$2,150,000 purchase price for the Property is supported by a real estate appraisal conducted by an independent real estate appraiser; and

WHEREAS, the acquisition of the Property is in the public interest and is necessary for the Project; and

WHEREAS, pursuant to sections 4.1 and 9.6 of *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021* ("Real Estate Manual"), City Council approval is required for acquisition of real property interests if the purchase price exceeds \$100,000; and

WHEREAS, Utilities requests the approval of City Council to purchase the Property for a purchase price of \$2,150,000.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. That the City Council finds the acquisition of the Property to be in compliance with the Real Estate Manual, the City Charter, City Code, and all other applicable laws.


Section 2. That in accord with the Real Estate Manual, the City Council hereby authorizes the acquisition of the Property for the purchase price of \$2,150,000.

Section 3. That the City's Real Estate Services Manager is authorized to execute all documents necessary to complete the acquisition of the Property as contemplated herein.

DATED at Colorado Springs, Colorado, this 11<sup>th</sup> day of July 2023.

ATTEST:

  
Randy Helms, Council President

  
Sarah B. Johnson, City Clerk

