

ORDINANCE 2025-04

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH 2 FORKS VENTURES, INC. FOR THE SALE OF REAL PROPERTY LOCATED AT 879 RAPTOR ROAD, FRUITA, CO (COMMONLY KNOWN AS “THE LAUNCH”) AND AUTHORIZING THE CONVEYANCE THEREOF UPON COMPLETION OF A MINOR SUBDIVISION TO CREATE A LEGAL LOT

WHEREAS, the City of Fruita is the owner of approximately 41.59 acres of land located at 879 Raptor Road, Fruita, Colorado, as described on the Boundary Survey attached hereto as **Exhibit A** (the “Launch”); and

WHEREAS, the City of Fruita and 2 Forks Ventures, Inc. (“2 Forks”) have entered into a Development Agreement approved by City of Fruita Resolution 2024-46 (“Development Agreement”); and

WHEREAS, pursuant to the Development Agreement, the City and 2 Forks have entered into a public/private partnership for the development of the Launch, which includes the sale of the Launch to 2 Forks; and

WHEREAS, pursuant to Section 2.11 of the Fruita City Charter, the Fruita City Council must, by ordinance, authorize the lease or conveyance of real property of the City, and

WHEREAS, pursuant to the Development Agreement, the City will pursue the approval of a Minor Subdivision for the Launch in order to legally convey the property to 2 Forks; and

WHEREAS, it is the intent of this ordinance to authorize the Interim City Manager or City Manager to execute a purchase and sale agreement with 2 Forks for the Launch, which closing and conveyance shall be contingent upon the approval of a Minor Subdivision and creation of a legal parcel therefore and any deeds and other necessary documents to convey the Launch to 2 Forks for the price and terms described in the Development Agreement.

NOW, THEREFORE, THE CITY OF FRUITA HEREBY ORDAINS AS FOLLOWS:

Section 1: The above Recitals are true and correct and incorporated herein.

Section 2: The Interim City Manager or City Manager is hereby authorized to finalize and execute a purchase and sale agreement with 2 Forks for the Launch, which closing and conveyance shall be contingent upon the approval of a Minor Subdivision and creation of a legal parcel

therefore and any deeds and other necessary documents to convey the Launch to 2 Forks for the price and terms described in the Development Agreement.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL
ON THE 21st DAY OF JANUARY, 2025.**

City of Fruita

Mayor Matthew Breman

ATTEST:

City Clerk