

**TOWN OF JOHNSTOWN, COLORADO  
RESOLUTION NO. 2024-13**

**RESOLUTION APPROVING THE PURCHASE AND SALE AGREEMENT BY  
AND BETWEEN THE TOWN OF JOHNSTOWN AND GILLAM  
DEVELOPMENT CORPORATION FOR THE PURCHASE OF REAL  
PROPERTY KNOWN AS LOT 1 AND OUTLOT A, COUNTRY ACRES TENTH  
FILING, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF  
COLORADO, CONSISTING OF APPROXIMATELY .317 ACRES**

**WHEREAS**, the Town of Johnstown, Colorado (the “Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

**WHEREAS**, the Town Council is vested with authority to administer the affairs of the Town; and

**WHEREAS**, Gillam Development Corporation, a Colorado corporation (“Owner”), is the owner of real property known as Lot 1, Country Acres Tenth Filing, Town of Johnstown, County of Weld, State of Colorado, and by legal description as “Lot 1 COUNTRY ACRES 10<sup>TH</sup> FG,” and street address as 1106 Sandra Drive, consisting of approximately .139 acres, and of the real property known as Outlot A, Country Acres Tenth Filing, Town of Johnstown, County of Weld, State of Colorado, and by legal description as “OUTLOT A COUNTRY ACRES 10<sup>TH</sup> FG,” consisting of approximately .178 acres (collectively, the “Property”); and

**WHEREAS**, the Town has determined that the acquisition of the Property will serve a public purpose by ensuring that the Property is not occupied and allowing the Town to construct and install infrastructure to improve drainage for the Country Acres Subdivision; and

**WHEREAS**, the Owner desires to sell the Property to the Town; and

**WHEREAS**, the Purchase and Sale Agreement, attached hereto and incorporated herein by reference as Exhibit A, contains terms and conditions related to the purchase and sale of the Property, including payment by the Town to the Owner of an agreed upon purchase price of Three Hundred Thirty-Five Thousand Dollars (\$335,000.00), payable in the form of cash in the amount of Three Hundred Eight Thousand Thirty-Six Dollars and Fifty-Six Cents (\$308,036.56) and a permitting fee credit in the amount of Twenty-Six Thousand Nine Hundred Sixty-Three Dollars and Forty-Four Cents (\$26,963.44), as well as payment of other miscellaneous closing costs; and

**WHEREAS**, the Town has funds in the General Fund that may be used to purchase the Property; and

**WHEREAS**, the Town Council may be required to adopt an amendment to the 2024 Budget to effectuate this transaction and, if necessary, intends to adopt such amendment; and

**WHEREAS**, the Town Council finds and determines that the terms and conditions of the Purchase and Sale Agreement are reasonable and promote the public health, safety, prosperity, security and general welfare of the Town; and

**WHEREAS**, the Town Council finds that adoption of this Resolution is in the best interests of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:**

**Section 1:** The Purchase and Sale Agreement, attached hereto as Exhibit A, is hereby approved, and the Town Manager is authorized to execute the same.

**Section 2:** The Town Manager is authorized to take all steps necessary to carry out the terms of the Purchase and Sale Agreement, including the execution of all documents necessary or required for closing. The Town Attorney is authorized to make such modifications, if any, to the Purchase and Sale Agreement as are advisable to assure clarity, consistency and protection of the Town's interests.

**Section 3:** This Resolution shall be effective upon adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS \_\_\_\_ day of March, 2024.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: \_\_\_\_\_  
Hannah Hill, Town Clerk

By: \_\_\_\_\_  
Troy D. Mellon, Mayor