

RESOLUTION NO. 2023-05

A RESOLUTION OF THE GOVERNING BODY OF THE TOWN OF SARATOGA, CARBON COUNTY, WYOMING APPROVING THE SALE OF REAL PROPERTY LOCATED AT 1208 SOUTH RIVER STREET TO VALLEY VILLAGE

WHEREAS, the Town owns the real property located at 1208 South River Street, Saratoga, Wyoming 82331, hereinafter referred to as the “Property,” which the Town received as a gift for the purpose of operating a medical facility.

WHEREAS, the Property was improved by the Corbett Medical Foundation; provided, however, that the Corbett Medical Foundation retained the right to consent to any disposal of the property by the Town pursuant to the Agreement between the Town and the Corbett Medical Foundation dated November 21, 1994.

WHEREAS, the Town has the authority to sell real property to any person acquiring the property for a use which the Governing Body of the Town, hereinafter referred to as “Governing Body,” determines will benefit the economic development of the municipality, pursuant to Wyoming Statute § 15-1-112(b)(i)(D).

WHEREAS, Valley Village is a Wyoming nonprofit corporation providing childcare services to the residents of the Town and the Platte River Valley.

WHEREAS, Valley Village desires to purchase the Property for the exclusive purpose of operating an early childhood education and/or childcare facility.

WHEREAS, the Corbett Medical Foundation has consented to disposal of the property to Valley Village for the exclusive purpose of operating an early childhood education and/or childcare facility.

WHEREAS, the Property has been appraised pursuant to Wyoming Statute § 15-1-112(b). The appraised value of the Property is \$443,000.00.

WHEREAS, the Town’s Governing Body has determined that selling the Property to Valley Village will benefit the community and economic development of the Town by increasing the availability of childcare facilities and early childhood educational programming, and by relieving the Town of the economic burden associated with owning and maintaining the property. Valley Village’s facility will provide a substantial benefit to the citizens of the Town now and for years to come.

WHEREAS, the Town has agreed to sell the Property in fee simple determinable subject to a possibility of reverter that will effect the automatic transfer of the Property back to the Town in the event the Property ceases to be used as an early childhood education facility or childcare facility.

WHEREAS, the Governing Body finds that Valley Village will provide the Town with sufficient consideration in exchange for the property in the form of \$1.00, valuable childcare services for the benefit of the community, deed restrictions requiring the property to be used exclusively as an early childhood education facility or childcare facility; and the added benefit that Valley Village and its successors in interest will be solely responsible for maintenance of the property.

WHEREAS, a public hearing on the sale of the Property was held before the Governing Body of the Town on February 21, 2023. Notice of the public hearing was advertised in the Saratoga Sun on February 2, 9, and 16, 2023, pursuant to W.S. § 15-1-112(b).

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY FOR THE TOWN OF SARATOGA, that, pursuant to authority granted by W.S. § 15-1-112(b)(i)(D), the Town shall sell the real property located at 1208 South River Street to Valley Village, and a deed in the form attached to this Resolution shall be signed and recorded only after the Platte Valley Clinic, Inc. has vacated the Property.

PASSED, APPROVED, AND ADOPTED this 21st day of February, 2023.

Chuck Davis, Mayor
Town of Saratoga

Attest:

Marie Christen, Town Clerk
Town of Saratoga