

**RESOLUTION OF THE CENTRAL NINE CAREER CENTER SCHOOL BOARD,  
JOHNSON COUNTY, INDIANA, AUTHORIZING ACQUISITION OF REAL  
PROPERTY**

WHEREAS, the Governing Board (the “Board”) of the Central Nine Career Center, Johnson County, Indiana (“Central Nine”) has considered and given preliminary approval to the purchase of certain real property located in the Greenwood Station subdivision in Greenwood, Johnson County, Indiana as evidenced by its approval and execution of the Memorandum of Agreement (“MOA”) between Central Nine and Pyatt Builders, by which the parties have agreed that Pyatt Builders will sell Central Nine a mutually agreed upon lot in Greenwood Station at Pyatt Builders’ actual cost, along with certain other material benefits to Central Nine;

WHEREAS, the lot in Greenwood Station is intended for the construction of a residential home by the Construction Trades Program of Central Nine commencing during the 2017-2018 school year and reaching completion during the 2018-2019 school year;

WHEREAS, the Board has determined that the purchase of a lot in Greenwood Station for said purpose will materially benefit the students involved in the Construction Trades Program; and

WHEREAS, the Board has received sufficient information and had the opportunity to make all desired inquiries regarding the availability and potential purchase of the Greenwood Station lot and has determined that it is in the best interests of Central Nine and its Construction Trade Program to purchase said real estate; and

WHEREAS, Indiana Code 20-26-5-4(a) authorizes Central Nine to acquire real estate which the Board considers beneficial and necessary for school purposes; and

WHEREAS, I.C. 36-1-10.5 requires that before a school corporation can purchase real estate with a value in excess of \$25,000.00, a resolution must be adopted indicating the corporation’s interest in the purchase of said real estate; and

WHEREAS, after consideration, discussion and debate at a duly organized, public and regular meeting of the Central Nine Board, and upon the advice of counsel for the Board, it has been determined that the Board may acquire the Greenwood Station lot as permitted by I.C. 36-1-10.5-1 for an amount not to exceed the average of two (2) appraisals which the Central Nine purchasing agent is authorized to obtain.

NOW, THEREFORE, the Governing Board of Central Nine Career Center makes the following specific findings and the following specific resolutions are hereby approved:

Section 1. The Board has determined it is interested in purchasing a lot in the Greenwood Station subdivision, Greenwood, Johnson, Indiana and does specifically find that the purchase of the property is in furtherance of and beneficial to necessary school purposes, including specifically allowing for the construction of a residential structure by the Central Nine Construction Trades Program during the 2017-2018 and 2018-2019 school years.

Section 2. Pursuant to I.C. 36-1-10.5-5, to effectuate this purchase of real property, the Board shall appoint one or more Purchasing Agents within the school corporation to hire two qualified (2) appraisers to appraise the fair market value of the lot to be purchased as long as the appraisers are professionally engaged in making appraisals and are trained and licensed as appraiser under I.C. 25-34-1.

Section 3. The appointed Purchasing Agent is hereby authorized to utilize the appraisals for the purchase of said land and shall retain the appraisals on file in the Central Nine offices for a period of not less than five (5) years from the date on which the appraisals are received by the Purchasing Agent.

Section 4. The Board hereby confirms the employment of these real estate appraisers and based upon the appraisals, the Purchasing Agent is authorized to contract, negotiate and potentially complete the purchase of the lot in Greenwood Station for an amount not to exceed the average of the two (2) real estate appraisals received pursuant to this Resolution as limited by I.C. 36-1-10.5-6, which contract shall include terms and conditions consistent with this Resolution.

Section 5. The Purchasing Agent is authorized to utilize such professionals as may be necessary to complete the transaction, such as attorneys, real estate agents, brokers, title and deed analysis, surveyors and the like.

Section 6. The Director of Central Nine ("Director") is hereby appointed as the Purchasing Agent for Central Nine and is hereby authorized to execute any and all documents and to take any and all actions which such person deems necessary or appropriate to complete the transaction contemplated by this Resolution; provided, however, that any such document must be consistent with the terms and conditions set forth in this Resolution and the limitations imposed by I.C. 36-1-10.5-6. Any and all documents executed by Purchasing Agent in connection with the actions contemplated by this Resolution and any and all actions taken by said Purchasing Agent in connection with the transaction contemplated by this Resolution are hereby approved.

This Resolution is hereby ADOPTED by the Governing Board of Central Nine Career Center, Johnson County, Indiana this 17<sup>th</sup> day of August, 2017.

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Mike Metzger, President

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Greg Waltz, Board Vice-President