

**RESOLUTION OF THE BOARD OF TRUSTEES OF
CEDAR HILL INDEPENDENT SCHOOL DISTRICT
AUTHORIZING THE SALE OF REAL PROPERTY**

WHEREAS, the Board of Trustees (the "Board") of the Cedar Hill Independent School District (the "District") is authorized by Texas Education Code § 11.51 to govern and oversee the management of the public schools in the District; and

WHEREAS, under Texas Education Code § 11.151(c) all rights and titles to the real property of the District are vested in the Board and their successors in office; and

WHEREAS, pursuant to Texas Education Code §§ 11.151(c) and 11.154(a), the Board may dispose of property that is no longer necessary for the operation of the District and may, by resolution, authorize the sale of such property; and

WHEREAS, pursuant to Texas Education Code § 11.154(b), such sale of the property is to be by deed signed and executed by the President of the Board to the purchaser of the property reciting the resolution of the Board of Trustees authorizing the sale; and

WHEREAS, this Board authorized the District to initiate proceedings to sell approximately 4.558 acres located in the GC & SF Railroad Survey, Abstract No. 516, City of Cedar Hill, Dallas County, Texas (the "Property"); and

WHEREAS, officials of the District pursuant to Board directive and pursuant to the notice and bid provisions of Local Government Code § 272.001 offered the Property for sale, and received a bid from the City of Cedar Hill (the "City") for \$1,207,870.00, below fair market value for the Property; and

WHEREAS, pursuant to Texas Local Government Code § 272.001(l), the District may donate or sell real property for less than fair market value and without complying with the notice and bidding requirements a designated parcel of land or an interest in real property to another political subdivision if:

1. The land or interest will be used by the political subdivision to which it is donated or sold in carrying out a purpose that benefits the public interest of the donating or selling district;
2. The donation or sale of the land or interest is made under terms that effect and maintain the public purpose for which the donation or sale is made; and
3. The title and right to possession of the land or interest revert to the donating or selling district if the acquiring political subdivision ceases to use the land or interest in carrying out the public purpose; and

WHEREAS, the City is a political subdivision of the State of Texas and will purchase this property as part of its downtown revitalization efforts to develop the Property and improve the economy of the City for the benefit of its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE CEDAR HILL INDEPENDENT SCHOOL DISTRICT THAT:

RESOLVED, the Board finds that the City's intended use serves a purpose that benefits the District's public interest by improving the City's economy for its residents who attend, are employed by, or are otherwise interested stakeholders in the District.

RESOLVED, the Board fully authorizes the sale of the Property to the City of Cedar Hill, Texas, by execution of a deed and contract of sale, with terms agreeable to the District, by the President of this Board of Trustees, as the Property is no longer needed for the educational purposes and operation of the District and the maintenance of said Property is consuming resources in excess of its contribution to the furtherance of the educational purpose of the District; and

RESOLVED, the deed shall recite the approval of this resolution by the Board.

PASSED AND APPROVED this 10 day of October, 2025 by the Board of Trustees for the Palmer Independent School District.

By: Denise Roache-Davis
Dr. Denise Roache-Davis, Board President

Attest: Carma Morgan
Carma Morgan, Board Secretary