

HILLSBORO SCHOOL DISTRICT 1J BOARD OF DIRECTORS
Administration Center, 3083 NE 49th Place, Hillsboro, OR 97124
VIRTUAL

Board Meeting Agenda
Wednesday, July 29, 2026
12:00 PM

Please note that the estimated times for specific items on Board meeting agendas are subject to change; if audience members wish to be present for specific agenda items, they are encouraged to arrive at least 15 minutes prior to the estimated time. A livestream link can be found at the top of the hsd website: <https://www.hsd.k12.or.us/> on the morning of the meeting.

1. **12:00 PM - Executive Session**

A. Call to Order Executive Session

Presenter: Katie Rhyne

Time: 12:00 PM

B. ORS 192.660(2)(e) - Real Property Transaction

Presenter: Scott Harrison

Time: 12:00 PM, 20 minutes

C. Recess Executive Session

Presenter: Katie Rhyne

Time: 12:20 PM

2. **12:20 PM - Special Session**

A. Call to Order Special Session

Presenter: Katie Rhyne

Time: 12:20 PM

B. Action Items

1. Real Property - Purchase and Sale Agreement Final Approval 2

Presenter: Scott Harrison

Time: 12:20 PM, 5 minutes

SAMPLE MOTION: I move that the Board of Directors approve the purchase and sale agreement as negotiated.

C. Discussion Time

Presenter: Katie Rhyne

Time: 12:25 PM, 5 minutes

1. Superintendent's Time

2. Board of Directors' Time

D. Adjourn Special Session

Presenter: Katie Rhyne

Time: 12:30 PM

The Board meeting packet may be found on the District website: <https://www.hsd.k12.or.us/board>.

This meeting will be held in English. If you need interpretation services in another language, please contact our Language Liaisons Department by email at language liaisons@hsd.k12.or.us or by calling 503-844-1429, at least 48 hours before the meeting.

HILLSBORO SCHOOL DISTRICT 1J
July 29, 2026
REAL PROPERTY - PURCHASE AND SALE AGREEMENT FINAL APPROVAL

SITUATION

The Board met in Executive Session earlier this evening to discuss the status of potential real property transactions.

The Board previously approved entering negotiations for the purchase of a property for the Block 56 project. Hillsboro School District CFO, Scott Harrison, and Kyle Hayden of Hayden Group negotiated respective Purchase and Sale Agreements for a cash sale on the property to close on or before August 30, 2026, but no later than October 1, 2026.

The next step is for the Board to approve the Final Purchase as negotiated in the Purchase and Sale Agreement.

RECOMMENDATION

The Superintendent recommends that the Board Members approve the Purchase and Sale Agreement as negotiated.

I move that the Board of Directors approve the purchase and sale agreement as negotiated.

**HILLSBORO SCHOOL DISTRICT 1J
PROPERTY PURCHASE RESOLUTION**

WHEREAS the Hillsboro School District Board of Directors previously approved entering negotiations for the purchase of two properties within the Block 56 area. These properties are located within the targeted land block for the Block 56 project.

WHEREAS the Board agreed that it is desirable and in the best interest of the District to acquire certain real property in order to support the progress of the Block 56 project goals.

WHEREAS the District presented the purchase of said properties, located at 244 SE 5th Avenue, Hillsboro, Oregon.

WHEREAS the District, along with real estate representation, negotiated a purchase price and terms for the respective properties as outlined in the Purchase and Sale Agreement ("Agreements").

NOW, THEREFORE, BE IT RESOLVED that the District is authorized to purchase the properties for the price not to exceed the amounts denoted in the Agreements and upon terms and conditions deemed advisable by the Chief Financial Officer and real estate representative, as outlined in the Agreements.

ADOPTED this 29th day of July, 2026.

By: _____

Katie Rhyne, Chair, Board of Directors

Attested By: _____

Travis Reiman, Superintendent