



BOARD OF SCHOOL TRUSTEES

KELLER INDEPENDENT SCHOOL DISTRICT

6A. Action

Date: February 13, 2006

SUBJECT: APPROVE BID AND CONTRACT FOR SALE OF KELLER ISD PROPERTY

BOARD GOAL: All systems in the Keller Independent School District will be effective, efficient, and accountable in support of the district's mission

FISCAL NOTE: Revenue to District from Sale of Undeveloped Property

Background Information:

- It was previously determined by the district during planning for the 2005 bond program that the following undeveloped and unused properties owned by the district would be offered for sale in a public bid:
 - 22.3 acres along Hwy 377 in Keller ISD
 - 1.41 acre lot on Precinct Line Road in Colleyville
 - 29.559 acres on Union Church Road in Southlake
- Sealed bids for all three properties were received and opened on January 10, 2006
 - A combined total of 22 bids were received on the three properties
- The bids were tabulated and carefully evaluated by the district's real estate consultant, Howe/Wood & Company
 - A representative from Howe/Wood Company will be present at the meeting to address questions

Administrative Considerations:

- Bids for the 22.3 acre site along Hwy 377 in Keller were as follows:

○ Denton Highway Center Inc.		\$ 1,500,000
○ Dinsonmap LLC – Visions Realty		\$ 2,001,000
○ Gary L. Cantrell Company		\$ 2,100,000
○ Regional Management Co., Inc.	(A)	\$ 2,175,000
	(B)	\$ 2,450,000

- The two highest bids were received from Regional Management Co. Inc, through its representative, Quine and Associates
 - Bid A is a straight cash offer with a 45-day closing period
 - Bid B, while a higher offer, requires the district to carry a note in the amount of \$1,200,000, which it is not permitted to do
 - Bid A is therefore the best bid, the amount of which exceeds the February 2005 appraised value of \$1,770,000

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The Administration recommends that the Board accept the bid of \$2,175,000 for the 22.3 acre site along Hwy 377 and approve the contract for sale of the referenced property to Regional Management Co., Inc.

Respectively submitted,

Bill Stone
Asst. Superintendent of Business Operations