

MEMORANDUM

To: Vail Town Council

From: George Ruther, Housing Director

Date: April 5, 2022

Re: Resolution No. 10, Series of 2022 - Proposal to Purchase Vail East Lodging, Unit #16/4123 Spruce Way

I. Purpose

The purpose of this memorandum is two-fold:

- 1.) share an opportunity to purchase Vail East Lodging, Unit #16, located at 4123 Spruce Way, Vail, Colorado, and
- 2.) receive authorization to proceed forward with the real estate contract to purchase the home.

II. Proposal

The Vail East Lodging property is currently under contract for purchase by the Town of Vail, contingent upon authorization by the Vail Town Council to appropriate funds.

The proposal to purchase the Vail East Lodging, Unit #16 (2 bd/1bath/2 assigned parking spaces & 790 square feet) includes the following consideration:

- Acquire the residential property with internal housing funds and hold the property within the inventory of Town-owned residential properties to lease to Town of Vail employees. The HOA maintains a right of first refusal which conflicts with the Town's ability to record a deed restriction on the property.

III. Terms of the Purchase

The following terms summarize the purchase contract of the Vail East Lodging property:

- Purchase Price: \$565,000, plus closing costs
- Financing: Cash
- Closing Date: April 22, 2022
- Possession Date: April 22, 2022
- Appraisal: Completed, comparable market analysis
- Inspection: Completed, no objections
- Contingencies: Vail Town Council authorization to close on the transaction
Subject to the terms of an exist lease through October 31, 2022.