



**BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO**

**RESOLUTION NO: 2013-12**

**A RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF LEASE  
BETWEEN GUNNISON MEDICAL ARTS CENTER, LLC AND GUNNISON VALLEY  
HOSPITAL**

**WHEREAS**, the Board of Trustees for the Gunnison Valley Hospital (“GVH”) is a duly and regularly created, established, organized, and existing public hospital board created by Gunnison County, Colorado (the “County”) pursuant to Title 25, Article 3, Part 3, C.R.S. (the “Hospital Act”), and existing as such under and pursuant to the constitution and laws of the State of Colorado; and

**WHEREAS**, pursuant to the Hospital Act, the GVH operates certain facilities and properties (the “Hospital”); and

**WHEREAS**, GVH desires to enter into that certain lease with the Gunnison Medical Arts Center, LLC (the “Lease”) for certain real property described as:

Lots 13-20, Block 52, City of Gunnison, according to the Official Plat of First Addition to Gunnison, on file and of record in the Office of the Clerk and Recorder of Gunnison County, Colorado, City of Gunnison, County of Gunnison, State of Colorado, consisting of approximately 4,775 square feet

(hereinafter, the “Premises”); and

**WHEREAS**, C.R.S. § 25-3-304(1) states in pertinent part that, “[t]he hospital board may acquire by lease real and personal property subject to the approval of the board of county commissioners”; and

**WHEREAS**, GVH performed a fair market value study, which determined the rate for comparable properties to the Premises is \$7 per square foot to \$14 per square foot, with discrepancies in values depending primarily upon location; and

**WHEREAS**, the Lease is for \$10 per square foot, which the market analysis by GVH found appropriate after taking into consideration the location and available parking for the Premises; and

**WHEREAS**, the Board of Trustees for the Gunnison Valley Hospital, Gunnison County, Colorado intend to enter into the Lease.

**THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO:**



Section 1. Approval of Lease. It is hereby found and determined by the Board that the execution and delivery of the Lease is necessary and appropriate and in the best interest of the County and the execution and delivery of the Lease is hereby approved in accordance with C.R.S. § 25-3-304(1).

Section 2. Severability. If any section, paragraph, clause, provision or portion of any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, such invalidity or unenforceability shall not affect any of the remaining provisions, sections, paragraphs, clauses or portions thereof.

Section 3. Repealer. All bylaws, orders and resolutions, or parts thereof, which are inconsistent herewith are hereby repealed to the extent of such inconsistency, but only to such extent. This repealer shall not be construed as reviving any bylaw, order or resolution or parts thereof.

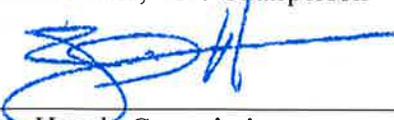
Section 4. Effective Date. This Resolution shall be in full force and effect immediately upon its passage and approval.

ADOPTED AND APPROVED this 18<sup>th</sup> day of June, 2013.

BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF GUNNISON, COLORADO

By:   
Paula Swenson, Chairperson

By:   
Phil Chamberland, Vice Chairperson

By:   
Jonathan Houck, Commissioner

ATTEST:   
Deputy County Clerk

