

RESOLUTION DDA – R - 2023-1

**A RESOLUTION OF THE LONGMONT DOWNTOWN DEVELOPMENT AUTHORITY (LDDA)
RECOMMENDING INCLUSION OF PROPERTIES INTO THE LDDA DISTRICT**

WHEREAS, the Longmont Downtown Development Authority (the “Authority”) is a body corporate, organized and existing pursuant to Part 8 of Article 25 of Title 31 of the Colorado Revised Statutes and City of Longmont Ordinance No. 0-82-76; and

WHEREAS, the Authority’s boundaries are within the City of Longmont (“City”) and the Authority is charged with promoting and improving the downtown area of the City; and

WHEREAS, the LDDA Board of Directors implements the Downtown Master Plan of Development, including making recommendations for expansion; and

WHEREAS, the adjacent property owners expressed interest in joining the LDDA and their inclusion will prevent deterioration of property values or structures within the plan of development area or halt or prevent the growth of blighted areas; and

WHEREAS, pursuant to § 31-25-822, C.R.S., the Authority’s Board of Directors (“Board”) may approve applications for inclusion and submit to the governing body.

**NOW, THEREFORE, BE IT RESOLVED BY THE LONGMONT DOWNTOWN DEVELOPMENT
AUTHORITY BOARD OF DIRECTORS THAT:**

1. The above and foregoing recitals are incorporated by reference and adopted as findings and determinations of the Board.
2. That the Board hereby enthusiastically supports the petitions for inclusion from property owners at 704 Main.
3. This Resolution shall be in full force and effect immediately upon adoption by this Board. Pursuant to § 1-45-117(1)(b)(III)(B), C.R.S., the passage of this resolution may be reported, and this resolution may be distributed, through established, customary means, other than paid advertising, by which information about other proceedings of this District are regularly provided to the public.

ADOPTED AND APPROVED: August 23, 2023.

LONGMONT DOWNTOWN DEVELOPMENT AUTHORITY

By: 
Board President

ATTEST:


Executive Director

STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

BEFORE THE BOARD OF DIRECTORS OF
THE LONGMONT
DOWNTOWN DEVELOPMENT AUTHORITY

PETITION FOR INCLUSION

I, Guy K. Johnson, Trustee is/are the fee owner(s) of one hundred percent of the following-described real property(ies) which is/are capable of being served by the Longmont Downtown Development Authority.

2. The legal description of the property(ies) sought to be included under this Petition is as follows: (insert description below or refer to **Exhibit A** and attach)

Lot 5 Blk 16 Longmont O T address 704 Main St Longmont CO 80501

A COPY OF THE DEED(S) WHEREBY TITLE WAS ACQUIRED IS/ARE ATTACHED HERETO.

3. The undersigned assent to the inclusion of the above-described property into the Longmont Downtown Development Authority and request that the Board of Directors of said Authority grant this Petition after public notice and hearing as provided by law.

[Signature]
Owner Signature*

Print Owner Name: May Hickman Trust Guy K Johnson, Trustee

Mail and Street Address: _____

5151 Belt Line Road, Ste55

Dallas, TX 75254

Ph. Number: 972-239-6777

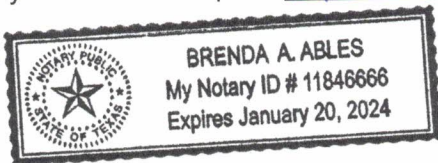
Email: cjohnson@maylar.com or brenda@maylar.com

The foregoing instrument was acknowledged before me this 31st day of July, 2023 by Guy K Johnson.

Witness my hand and official seal.

My commission expires: 01-20-2024

[Signature]
Notary Public



*If property is owned by a Corporation, LLC, or other business entity, a Statement of Authority is required to be attached to Petition for this signature.

(Submit a notarized signature for each Property Owner, as applicable)



File No.: F0715334-383-IKA

SPECIAL WARRANTY DEED

THIS DEED, Made this 18th day of August, 2021 between

LWRD, LLC, a Colorado limited liability company

of the County of Boulder and State of COLORADO, grantor(s), and

May Hickman Trust

whose legal address is 5151 Beltline Road, Suite 555, Dallas, TX 75254

of the County of Dallas, State of Texas, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of One Million Sixty-Eight Thousand Dollars and No/100's (\$1,068,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Boulder, State of COLORADO, described as follows:

Lot 5, Block 16, Longmont (Original Town), County of Boulder, State of Colorado

also known by street and number as 704 Main St, Longmont, CO 80501-4921

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

SELLER:


LWRD, LLC

By: 
Ralph D. Will, Managing Member

STATE OF COLORADO
COUNTY OF Larimer

} ss:

The foregoing instrument was acknowledged before me this 18th day of August, 2021 by Ralph D. Will, Managing Member of LWRD, LLC, a Colorado limited liability company


Notary Public

Witness my hand and official seal.
My Commission expires:

KEITH D ALLEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014023027
MY COMMISSION EXPIRES JULY 28, 2025

STATEMENT OF AUTHORITY
(FOR A TRUST OR CORPORATE ENTITY)

1. This Statement of Authority relates to an entity named: May Hickman Trust
2. The type of entity is a Trust. (Trust, corporation, etc.).
3. The entity is formed under the laws of Texas (state).
4. The mailing address for the entity is: 5151 Belt Line Road, Ste 555
Dallas, TX 75254
5. The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity, pursuant to the provisions of Colorado Revised Statute Section 38-30-172(2), is:

Guy K. Johnson, Trustee

Executed this 31st day of July, 2023.

[Signature]
Signature

Guy K. Johnson
Print Name

Trustee
Title

STATE OF Texas)
COUNTY OF Dallas) ss

The foregoing instrument was acknowledged before me this 31st day of July, 2023 by Guy K. Johnson.

Witness my hand and seal.

My commission expires: 01-20-2024

[Signature]
Notary Public

