



RESOLUTION FOR THE APPROVAL OF PROPERTY TRANSACTION

WHEREAS, CPS Energy owns the Downtown Campus (Main Office, Navarro Building & Garage, Villita Assembly Building, Lot 2, Tower Life Garage) and Northside Customer Service Center (collectively, the "Properties"); and

WHEREAS, these Properties were declared surplus at the September 24, 2018 meeting by the Board of Trustees as they are no longer needed for use in the operation of the gas and electric systems; and

WHEREAS, Chapter 272 of the Texas Local Government Code, which governs the sale or exchange of land by a municipality, provides in Section 272.001(k) that notice and bidding requirements do not apply to sales of land owned by a municipality operating a municipally owned electric or gas utility if the land is held by the municipal utility, provided that the governing body of the municipal utility adopts a resolution stating the conditions and circumstances of the sale and the public purpose that will be achieved by the sale of these properties; and

WHEREAS, with the assistance of its brokers, CBRE, CPS Energy has been marketing the Properties to achieve the best possible sale outcome for the benefit of the systems and all of its customers.

NOW, THEREFORE, BE IT RESOLVED:

1. The recitals to this Resolution are hereby incorporated by reference.
2. The CPS Energy Board of Trustees finds that a "public purpose" will be achieved by the sale of these Properties because they are no longer needed for the operation of the systems, and the revenues generated by the sale will support the operation and service of the utility. As such, the transaction is exempt from the notice and bidding requirements of Chapter 272 of the Texas Local Government Code.
3. The CPS Energy Board of Trustees hereby authorizes, but does not obligate, the President and CEO, or her designee(s), to work with CBRE to pursue negotiations for the sale of the Downtown Campus and Northside Customer Service Center properties consistent with Board discussions and to take actions as necessary to carry out the purposes and intent of this Resolution.