

Letter of Intent and Proposed Term Sheet

Updated: January 19, 2022

Owner/Developer proposes to acquire the Archuleta County Courthouse building based on the terms and conditions outlined below. Under the terms of this proposal, Owner/Developer will:

- Enter into a purchase contract for the Building and pay the County \$250,000 up front in cash to acquire the Building.
- The County will be allowed to continue to occupy their space in the building at no cost (County to pay operating expenses).
- Owner/Developer shall have an exclusive right to lease the space that is not occupied by the County.
- ~~Owner/Developer shall the exclusive right to complete a build-to-suit building for the County at a location and upon terms mutually acceptable to the parties.~~
- Owner/Developer shall pay the County a closing ~~move-in~~ bonus of \$50,000 upon the closing of the Courthouse acquisition. ~~commencement of occupaney in the new location.~~
- Owner will agree that its current plans do not include the demolition of the building.

The lease agreement with the County shall be for a term not to exceed 5 years. The County will agree to waive all fees and charges associated with the current building ~~and the new building~~ (permit fees, etc).

DEFINED TERMS:

Owner/Developer Ronnie Urbanczyk
 Urban Concrete Contractors

Facility Archuleta County Courthouse

Sincerely,

Ronnie Urbanczyk

Professional Bio of

Ronnie Urbanczyk:

Ronnie Urbanczyk serves as President, CEO and owner of Urban Concrete. Mr. Urbanczyk has held this position since he founded Urban Concrete in the early 1980s. For nearly 40 years he has led the company from its humble beginnings to its position today as one of the largest concrete contractors in the State of Texas. The Company is a dominant player in both residential and large-scale commercial projects.

Mr. Urbanczyk has held leadership roles in the following construction organizations, among others:

AGC (Associated General Contractors)

ABC (Associated Builder Contractors)

ASA (Associated Subcontractors of America)

In addition to his professional endeavors, Mr. Urbanczyk and his wife Terry are recognized leaders within the philanthropic community. Together they support such local organizations as:

The San Antonio Livestock Exposition (Vice President, Executive Committee Member)

Wilson, Comal, Medina, Kendall, Karnes Counties Jr Livestock Auctions

St. Judes Camp for Children in Bulverde, Texas

Bridge Builders, and many others.