

**RESOLUTION OF THE BOARD OF TRUSTEES OF
THE FRISCO INDEPENDENT SCHOOL DISTRICT
EXPRESSING INTENT TO ENTER INTO A
GROUND LEASE WITH THE NORTHERN TEXAS
PGA FOUNDATION**

WHEREAS, the Board of Trustees (the “Board”) of the Frisco Independent School District (“District”) is committed to evaluating opportunities to responsibly use District-owned property in ways that provide meaningful benefits to District students and the broader community; and

WHEREAS, the Northern Texas PGA Foundation (“NTPGA Foundation”), a non-profit entity, has proposed the development of a golf and educational facility (the “Proposed Facility”) on District-owned property located on the east side of the District; and

WHEREAS, the Proposed Facility has the potential to provide expanded athletic, educational, career exploration, and experiential learning opportunities for Frisco ISD students while leveraging private investment to significantly reduce or eliminate public cost for the development and operation of the Proposed Facility; and

WHEREAS, the Board desires to express its intent to work with the NTPGA Foundation toward a long-term ground lease and related partnership agreement, subject to the conditions and protections outlined in this Resolution and the subsequent approval of final agreements by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE FRISCO INDEPENDENT SCHOOL DISTRICT THAT:

1. The Board hereby expresses its intent to enter into a ground lease with the NTPGA Foundation for the long-term use of a parcel of real property, such parcel to be identified through a legal property description at a later date (hereinafter, “the Parcel”) for the development and operation of the Proposed Facility.
2. The Board has determined that the long-term lease of the Parcel for the Proposed Facility serves a public purpose and is not to promote an exclusively private end.
3. The Board has further determined that the proposed lease of the Parcel for the Proposed Facility will not harm the Parcel or interfere with school activities.
4. The Board anticipates that the ground lease will include an initial term of thirty (30) years, with two additional fifteen (15)-year extension options, for nominal consideration of One Dollar (\$1.00) per year, subject to negotiation and approval of the final ground lease and related agreements.
5. Any final ground lease shall preserve the District’s ability to reclaim the Parcel prior to the expiration of the initial lease term or either extension period. The contemplated lease shall provide the District the right to terminate the ground lease effective at the end of the

- 25th, 40th, or 55th lease year upon providing the NTPGA Foundation at least one hundred eighty (180) days' prior written notice.
6. The Board has determined that the District will not enter into such long-term lease of the Parcel in a manner that will interfere with the Parcel's use for District purposes or divest the District of the right to manage and control the use of the Parcel.
 7. If the District exercises its right to reclaim the Parcel, the District shall acquire the fixtures and appurtenances located on the Parcel at their depreciated fair market value, as determined pursuant to a valuation methodology to be established in the final agreements. Upon completion of the acquisition, any remaining lease term and any unexercised extension option shall terminate.
 8. The District's intent to proceed is expressly contingent upon the NTPGA Foundation successfully securing external investor, partner, or other financing sufficient to develop the Proposed Facility and related infrastructure. Nothing in this Resolution obligates the District to finance or fund the construction or development of the Proposed Facility.
 9. Execution of any ground lease shall be contingent upon the District and the NTPGA Foundation reaching a mutually acceptable partnership agreement that establishes meaningful and direct benefits for Frisco ISD students.
 10. The specific scope, availability, scheduling, responsibilities, and other terms associated with these benefits shall be established in the final partnership agreement. The Board anticipates that the partnership agreement will address, at a minimum:
 - No-cost access to the facility for Frisco ISD high school golf teams during the school year, under mutually agreed-upon scheduling and operating parameters;
 - Opportunities to integrate the facility and partnership into appropriate physical education, instructional, and enrichment experiences;
 - Opportunities for student learning connected to STEM, data analytics, sports management, agronomy, hospitality, and other relevant career pathways;
 - Internship, work-based learning, mentorship, scholarship, and other career exploration opportunities for Frisco ISD students; and
 - Such additional student and District benefits as may be mutually agreed upon by the parties.
 11. This Resolution constitutes an expression of the Board's present intent to continue negotiations and does not constitute final approval of a ground lease, partnership agreement, construction agreement, or other binding transaction.
 12. The Board authorizes the Superintendent or his designee to negotiate proposed terms with the NTPGA Foundation and its representatives and to develop the necessary agreements for future consideration by the Board. Any proposed ground lease and related agreements shall be subject to review by District legal counsel and approval by the Board of Trustees.
 13. Nothing in this Resolution shall be construed as committing District funds, obligating the District to construct or finance any portion of the Proposed Facility, or requiring the

Board to approve final agreements that it later determines are not in the best interest of the District and its students or otherwise run contrary to the District's public purpose.

PASSED, APPROVED, AND RESOLVED by the Board of Trustees of the Frisco Independent School District, Frisco, Texas, on the 21st day of September, 2026, at a duly constituted public meeting for which notice was timely given.

By:

Keith Maddox, President
Board of Trustees of the
Frisco Independent School District

ATTEST:

Dynette Davis, Secretary
Board of Trustees of the
Frisco Independent School District