RESOLUTION NO. 2017-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK, WASHINGTON AUTHORIZING THE MAYOR TO PURCHASE THE UNIMPROVED REAL PROPERTY LOCATED ON THE CORNER OF EAST 2ND STREET AND NORTH VERNON AVENUE FROM VFW POST 3067 FOR $50,000.

WHEREAS, VFW Post 3067 (the "VFW") owns Spokane County Assessor's Parcel No. 28022 0213, an unimproved lot located on the corner of East 2nd Street and North Vernon Avenue in the City (the "Property"); and

WHEREAS, the Property is the subject of a Comparative Market Appraisal Analysis and Broker's Price Opinion prepared by Jim Palmer Senior, Managing Broker/Owner of Real Estate Marketplace NW, Inc. dated April 13, 2017 which assigns a current fair market value of $50,000; and

WHEREAS, the City has utilized the Property as a place to store snow removed from the City's core commercial district right of ways in the winter for several years; and

WHEREAS, the VFW recognizes this benefit to the business district of the City and has offered to sell this Property to the City for the $50,000 fair market appraisal amount before listing the Property for sale to other potential purchasers; and

WHEREAS, the Mayor and City staff have studied the aforementioned Comparative Market Appraisal Analysis and Broker's Price Opinion as well as the assessed value of neighboring parcels and have determined that the $50,000 asking price for the property is fair and reasonable; and

WHEREAS, without purchasing this property, the City has no reasonable alternative place in a close proximity for the storage of snow removed the streets within in the City's core commercial district and the Mayor and the City Council have determined

that this purpose for purchasing the Property is in the best interest of the citizens and businesses in the City; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF DEER PARK, WASHINGTON, HEREBY RESOLVE AS FOLLOWS:

Section 1. The recitals set forth above in this Resolution are made a part of this Resolution as findings of the City Council in support of the action authorized in the remainder of this Resolution.

Section 2. The Mayor of the City is authorized to purchase the Property for the purchase price of $50,000, plus reasonable, normal, and customary expenses associated with the purchase and to execute all documents necessary to complete the transaction.

Section 3. This Resolution shall be effective immediately upon passage by the City Council.

RESOLVED this _____ day of _____, 2017.

APPROVED:

_____

MAYOR ROBERT WHISMAN

ATTEST/AUTHENTICATED:

_____

DEBY CRAGUN, CITY CLERK

FILED WITH THE CITY CLERK: 7-12-17
PASSED BY THE CITY COUNCIL: _____
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