

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 6882

A RESOLUTION authorizing the City Manager or his designee to execute Agreements for the sale and lease back of the land and buildings known as the City Hall Campus, including the City Hall Building, the Leavitt Building, and the Police Administration Building.

WHEREAS, the City Council has determined that it is in the best interests of the City that the current City Hall Campus, consisting of the City Hall Building, the Leavitt Building, and the Police Administration Building, and the underlying and surrounding land, be sold in order to partially fund the acquisition and development of the New City Building located in Downtown Bellevue; and

WHEREAS, a Real Estate Purchase and Sale Agreement has been negotiated for sale of the City Hall Campus to Michael P. O'Brien (the Buyer); and

WHEREAS, the City Council has further determined that it is in the best interests of the City to lease the City Hall Campus back from the Buyer during the period when the renovations and improvements are being made to the New City Building; and

WHEREAS, a Lease Agreement by which the City will lease back the City Hall Campus during the time when renovations and improvements are being made to the New City Building has been negotiated with the Buyer; and

WHEREAS, the City Council desires to approve the Real Estate Purchase and Sale and Lease Agreements with the Buyer; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act (SEPA), RCW Chapter 43.21C, and with the City of Bellevue Environmental Procedures Code, BCC Chapter 22.02; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager or his designee is hereby authorized to execute an Agreement with Michael P. O'Brien for the sale of the real property commonly known as the City Hall Campus, consisting of the current City Hall Building, the Leavitt Building, and the Police Administration Building, together with the land underlying and surrounding those Buildings, for a total sale price of \$24,691,510, as set forth in that certain Real Estate Purchase and Sale Agreement, a copy of which has been given Clerk's Receiving No. 34280; and to execute an Agreement to

lease said property back from the Buyer upon the terms and conditions, and for the term, as set forth in that certain Lease Agreement, a copy of which has been given Clerk's Receiving No. 34281; and the City Manager or his designee is authorized to take all steps necessary and appropriate to complete said sale and said lease back in accordance with the terms of said Agreements and to pay the necessary costs and expenses thereof.

Passed by the City Council this 28th day of July, 2003, and signed in authentication of its passage this 28th day of July, 2003.

(SEAL)

Connie Marshall
Connie B. Marshall, Mayor

Attest:

Myrna L. Basich
Myrna L. Basich, City Clerk