

RESOLUTION NO. 2024-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELLensburg, WASHINGTON, declaring as surplus to the City of Ellensburg's needs the real property consisting of one building and parking lot described in more detail below and commonly referred to as the "Ellensburg Airport Incubator Building."

WHEREAS, the Ellensburg Airport Incubator Building is located at 3110 Airport Road, Ellensburg, Kittitas County, Washington, consists of approximately 1.17 acres identified by the Kittitas County Assessor's Office as Parcel #955272 ("Subject Property"), and is legally described as:

Lot C-1A of the Bowers Field Airport Binding Site Plan Amendment BS-21-00001, as recorded on January 19, 2023, in Volume 45, pages 80-83, County of Kittitas, State of Washington Containing 50,965.2 square feet or 1.17 acres more or less;

and

WHEREAS, the City of Ellensburg established the Ellensburg Business Development Authority, dba as CenterFuse ("EBDA"), in 1993 by Ordinance No. 3895, codified in Ellensburg City Code (ECC) Chapter 1.62 – Business Development Authority and subsequent Charter and Bylaws guiding operations of the entity with the purpose of promoting economic development within the City of Ellensburg; and

WHEREAS, the City of Ellensburg and Kittitas County enacted an Interlocal Agreement on May 10, 1999, to guarantee a Washington State Community Economic Revitalization Board ("CERB") Loan for construction of a building located at Bowers Field Industrial Park, 3110 Airport Road, Ellensburg, Washington 98926-9345, for which a 35-year lease agreement was signed with Kittitas County for lease of the land, and subsequent changes to lease terms, now ending in December 31, 2035; and

WHEREAS, after more than 30 years of operation, the EBDA dba CenterFuse Board of Directors is merging with the Kittitas County Chamber of Commerce to provide better coordination and collaboration in regional and countywide economic development services;

WHEREAS, on October 7, 2024 the City Council voted to dissolve the EBDA pursuant to adoption of Ordinance No. 4944;

WHEREAS, the EBDA and City of Ellensburg executed a Bill of Sale on October 23, 2024 for the transfer of substantially all of the assets of the EBDA to the City, including the Subject Property; and

WHEREAS, the City Council conducted a duly noticed public hearing on November 4, 2024, in accordance with the provisions of Chapter 2.06 of the Ellensburg City Code ("ECC") for the purpose of declaring as surplus to the City's needs the Subject Property; and

WHEREAS, the City Council hereby finds the Subject Property, including the Ellensburg Business Incubator, to be surplus to the City's needs and no longer required for municipal purposes; and

WHEREAS, the disposition of such property shall be through the future exchange of properties with Kittitas County pursuant to an Interlocal Agreement for Economic Development Real Property Exchanges ("Property Exchange ILA") entered into by the City, Kittitas County and Central Washington University effective September 17, 2024;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of The City of Ellensburg, Washington, as follows:

Section 1. The "Whereas" provisions set forth above are hereby incorporated in this Resolution as findings in support of the actions authorized in this Resolution.

Section 2. The Subject Property on Parcel No. 955272, including the contents and fixtures in the Ellensburg Airport Incubator Building located therein, are hereby declared surplus to the City of Ellensburg's needs and are no longer required for providing municipal services.

Section 3. The means of disposal for Subject Property shall be through exchange and transfer of properties with Kittitas County of relatively comparable values to be transferred from Kittitas County to the City as provided in the Property Exchange ILA and authorized by ECC 2.06.020(C), with the property to be received by the City from Kittitas County to be used for a public benefit purpose, including but not limited to, affordable housing or any other public purpose authorized by law.

ADOPTED by the City Council of the City of Ellensburg this 4th day of November, 2024.



Mayor

ATTEST:



City Clerk