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7/31/08

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY OF LANGLEY, ISLAND COUNTY, WASHINGTON, ESTABLISHING TERMS AND CONDITIONS FOR THE SOLICITATION OF OFFERS FROM THE PUBLIC FOR THE LEASE OR POSSIBLE PURCHASE OF THE OLD FIRE HALL, LOCATED AT 179 SECOND STREET**

WHEREAS, the City of Langley owns in fee simple the real property described as Lots 13 and 14, Block 11, Plat of Langley; and

WHEREAS, this property contains a number of improvements, including a three-bay fire station, associated support facilities and seven parking spaces; and

WHEREAS, the fire station will be vacant toward the end of 2008 when Island County Fire District No. 3 moves its base of operations to a new station on Camano Avenue; and

WHEREAS, the Langley City Council now desires to establish terms and conditions for the solicitation of offers from the public for the lease or possible purchase of the fire station property;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF LANGLEY, ISLAND COUNTY, WASHINGTON:**

**Section 1.** The City Council hereby announces its interest in soliciting proposals from the public for the lease or possible purchase of the fire station property (“Old Fire Hall”). Proposals shall be prepared consistent with the following terms and conditions:

- a. It is the City Council’s preference at this time to lease the Old Fire Hall to a tenant that would make a significant contribution to the overall social and economic vitality of downtown at a rent that exceeds the current rent being paid by Fire District 3 (\$2,500 per month). The City Council will consider proposals to purchase the Old Fire Hall if there are no outstanding proposals to lease the property.
- b. The lease or possible purchase of the Old Fire Hall will include the building itself, the land as described in Appendix A to this Resolution (the “Lot”), together with one water and one sewer connection permit, and the parking spaces on the southern portion of the Lot. The building and Lot improvements will be sold or leased in their “as is” condition. The City will make the property and building available for inspection by interested parties.
- c. The current future land use designation for the Lot is Public Facilities and the current zoning designation is P-1 Public Use. Should it be necessary to amend the Comprehensive Plan and zoning designation to allow a commercial use to locate at the Old Fire Hall site, the City administration will initiate, on the advice of the City Council, a request that the Lot be re-designated for commercial land use and re-zoned to the Central Business zoning district. Public uses would still be permitted with the issuance of a conditional use permit.
- d. All proposals for lease or possible purchase the Old Fire Hall shall be in conformance with the terms and conditions set forth in this Resolution, submitted in writing inside a sealed

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envelope and delivered in said condition to the Mayor. All offers shall be submitted no later than the close of business two (2) months following the date of this Resolution, or \_\_\_\_\_, 2008.

e. All proposals must include the following: (i) whether the proposal is for a lease or for purchase and, if a lease arrangement, the proposed length of the lease; (ii) the proposed use or uses of the property; (iii) the number of jobs likely to be generated by the proposed use or uses; (iv) in general terms, proposed alterations to the property, including site changes, building expansion and/or interior modification; (v) names, addresses and contact information for all likely purchasers or leasees; and (vi) a statement that the proponent(s) is willing to exceed the current rent paid by the Fire District.

f. It is the City Council's desire that the historic look and character of the Old Fire Hall, as viewed from Second Street, be retained. Proposals that include adaptive reuse of the existing structure will be interpreted as meeting this guideline in full. This guideline does not preclude the prospect of increasing the available floor area on the site. Rather, it is intended that this increase in floor area should occur in a way that does not compromise the Old Fire Hall's historic integrity.

g. Vehicular access to the Lot will be permitted from Third Street only and all on-site parking shall be located on the southernmost portion of the site. All proposals must specify how many on-site parking spaces will be available to serve the proposed use. Proposals to expand the available floor area on the site may be subject to payment of fee-in-lieu for parking. Public pedestrian access across the site from west to east in line with similar pedestrian ways to the west must be accommodated.

h. After its review of all timely proposals for lease or possible purchase of the Old Fire Hall, the City Council may decide to: (i) reject all the proposals; (ii) accept one proposal; or (iii) provisionally accept one proposal subject to further discussion. If all proposals are rejected, the City Council may elect to extend the period for submission of proposals or to discontinue the solicitation of proposals for the lease or purchase of the property. Any decision by the City Council to accept or provisionally accept a proposal for lease or purchase of the Old Fire Hall may be subject to additional conditions specified by the City Council in its decision.

i. A decision by the City Council to accept or provisionally accept a proposal shall not be binding on either party. Following the decision, the Council will direct the Mayor to work with the selected proponent(s) to assemble the necessary documents to complete the sale or lease. The City shall not be obligated to complete the lease or sale of the Old Fire Hall until all documents specified by the City Council and assembled by the Mayor are executed by the proponent(s) and approved by the City Council in public session.

**Section 2.** The Mayor is authorized to advertise for the solicitation of proposals for lease or possible purchase the Old Fire Hall as specified herein as he deems necessary and appropriate.

PASSED by the City Council of the City of Langley and APPROVED by the Mayor this \_\_\_ day of \_\_\_\_\_ 2008.