

RESOLUTION NO. R-2019-

A RESOLUTION authorizing the award to and execution of a Lease/Purchase Option Agreement with Y HOTEL LLC for City property located at 1808 North 1st Street.

WHEREAS, the City previously purchased four separate properties that had been owned by the Tiger Oil Company and were the subject of environmental cleanup orders to address the contamination issues and resell the property for productive development; and

WHEREAS, one of the properties acquired, located at 1808 North 1st Street, remains subject to environmental investigation by the Department of Ecology and not yet amenable to a *No Further Action* finding but has been determined by Ecology to be viable for development subject to certain restrictions; and

WHEREAS, the City posted and published notice on December 22 and 23, 2018, in the Yakima Herald Republic and on the City's webpage, that RFP No. 11901P was available for competitive proposals from parties interested in the lease and ultimate purchase of the City property located at 1808 North 1st Street; and

WHEREAS, responsive proposals were due to the City on February 8, 2019 at 11:00 a.m.; proposals that were timely received were opened in City Hall Council Chambers in Yakima, Washington; and

WHEREAS, competitive proposals were received from the following two proponents: Vaibhav Laxmi LLC and Assignee, Yakima and Y HOTEL LLC, YAKIMA; and

WHEREAS, in accordance with the RFP process an Analysis Committee was formed and met on February 8, 2019 to review, analyze and score the two proposals using the criteria specified in the RFP; and

WHEREAS, applying scores to the several criteria that were established in the RFP, the Analysis Committee's final combined scores are as follows: Vaibhav Laxmi LLC and Assignee 143 and Y HOTEL LLC 265; and

WHEREAS, Y HOTEL LLC received the highest overall score from the Analysis Committee and qualified as the successful proponent selected to finalize a Lease/Purchase Option Agreement for the lease and ultimate purchase of the property located at 1808 No 1st Street; and

WHEREAS, the City Council has determined that the proposal submitted by Y HOTEL LLC meets the needs and requirements of the City of Yakima and will provide a productive use of the subject property; and

WHEREAS, the Analysis Committee recommends the Award be made and the Lease/Purchase Option Agreement, attached hereto and incorporated herein by this reference, be finally negotiated with Y HOTEL LLC in a form substantially consistent with the attached Agreement; and

WHEREAS, the City Council has determined that it is in the best interest of the City and for the improvement of the North First Street corridor to approve the lease and ultimate purchase of the property at 1808 North 1st Street by Y HOTEL LLC; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

The Lease/Purchase Option Agreement, attached hereto and incorporated herein by this reference, is awarded to Y HOTEL LLC; the City Manager is hereby authorized and directed to execute the Agreement with Y HOTEL LLC in substantial consistency with the terms therein, specifically providing for a lease in the amount of \$1,000.00 per month and an ultimate sale, at such time as the property is subject to a *No Further Action* letter from the Department of Ecology, in the amount of Three Hundred Thousand Dollars (\$300,000.00), all in accordance with the specific terms of the Agreement.

ADOPTED BY THE CITY COUNCIL this 19th day of March, 2019.

Kathy Coffey, Mayor

ATTEST:

Sonya Claar Tee, City Clerk