

RESOLUTION NO. 588

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, DECLARING THE EXISTING CITY HALL LOCATED AT 3105 JUDSON STREET SURPLUS TO THE CITY'S NEEDS AND ESTABLISHING THE CONDITIONS OF SALE OF THE STRUCTURE AND PROPERTY, PROCEDURES FOR PUBLIC NOTICE AND PUBLIC HEARING ON THE OPENING OF SEALED BIDS AND BID AWARD FOR THE SALE OF THE PROPERTY.

WHEREAS, the City Council reviewed the needs of the City for space and determined that construction of a new City Hall would best meet the City's needs; and

WHEREAS, the City is currently constructing a new City Hall, and will not need the existing City Hall at 3105 Judson Street, Gig Harbor, once the new City Hall is constructed; and

WHEREAS, the City Council desires to establish the conditions of sale of the structure and the property located at 3105 Judson Street, the procedures for public notice and public hearing on the opening of sealed bids and bid award for the sale of the structure and property; NOW THEREFORE,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Declaration of Surplus. The City Council hereby declares that once the new City Hall is constructed, the existing City Hall at 3105 Judson Street (the "Property") will be surplus to the City's needs.

Section 2. Conditions of Sale. The City Council hereby declares its intent to sell the City Hall Property, under the following conditions:

A. Fair market value. The City Council has established the fair market value of the property using an appraisal and an estimate of value from independent commercial real estate consultants. The fair market value has been estimated to be \$1,200,000. The City Council will advertise the fair market value for the property to prospective bidders.

B. Every bid submitted to the City must be for at least fair market value, as established by the City Council, and as advertised. Bids must be submitted to the City on or before August 1, 2002, and clearly state the bidder's compliance and/or agreement to comply with all established conditions of sale.

C. The property will first be offered to non-profit organizations. If no acceptable bids

are received, then the property will then be offered to the general public.

D. The successful bidder must sign the City's form Purchase and Sale Agreement, which is available in the City Clerk's office during regular office hours.

E. The successful bidder may occupy the Property on or after November 1, 2002.

F. Closing on the Property shall be on or before November 1, 2002.

G. The City Council may, after opening the bids during the public hearing on the sale of the Property, decide to throw out all bids and begin the process anew or adopt new procedures for the sale of the Property.

Section 3. Public notice of the public hearing for the opening of the bids shall occur as follows:

A. At least 10 days but not more than 25 days prior to the public hearing, the City shall publish a public notice of reasonable size in display advertising form, setting forth the date, time and place of the hearing, conditions of sale and the deadline for submission of bids on the Property.

B. The notice shall be published at least once in a newspaper of general circulation in the area where the property is located.

C. A news release pertaining to the hearing will be disseminated among printed and electronic media in the Gig Harbor, Pierce County area.

D. The public notice and news release shall identify the property using a description which can be easily understood by the public – the City Council shall use the street address of the Property, 3105 Judson Street, Gig Harbor, Washington.

E. The proposed use of the Property shall be described in the notice.

Section 4. At the public hearing, the City Council will open sealed bids for the purchase of the Property. The Council may vote to sell the Property based on the conditions of sale established in this Resolution, or decide to throw out all bids and begin the process anew. The process described in this Resolution is only one alternative to sale available to the City.

RESOLVED by the City Council this 13th day of May, 2002.

APPROVED:

MAYOR, GRETCHEN WILBERT

ATTEST/AUTHENTICATED:

CITY CLERK, MOLLY M. TOWSLEE

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY:

BY: _____

FILED WITH THE CITY CLERK: 5/8/02
PASSED BY THE CITY COUNCIL: 5/13/02
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