

RESOLUTION NO. 2014-7

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GARFIELD PUBLIC DEVELOPMENT AUTHORITY authorizing the transfer of real estate to the Town of Garfield.

WHEREAS, the GARFIELD PUBLIC DEVELOPMENT AUTHORITY (PDA) owns the following described real estate, situated in Whitman County, Washington, to-wit:

The West 27 feet of Lot 5, Block 6, Amended Plat to the Town of Garfield, according to plat thereof, recorded in Book A of Plats, page 155, records of Whitman County, Washington.

and

WHEREAS, the PDA acquired the property specifically to provide a suitable location for the establishment of a restaurant business within the Town of Garfield; and

WHEREAS, to this end, the PDA leased the property to a succession of restaurant operators for several years but, despite the best efforts of the PDA and various interested residents of the Town to locate a new operator, it has now been nearly three years since the last restaurant business on the property ceased operations; and

WHEREAS, during the past three years, the PDA has depleted all of its cash resources to maintain the property and no longer has sufficient funds to maintain heat in the building located on the property, or to provide insurance coverage for the property; and

WHEREAS, the Town of Garfield has indicated willingness to assume ownership of the property for the purpose of maintaining it until a new operator can be located, provided, the Town shall assume no obligation to locate such an operator, and provided further, the Town shall not be required to reconvey the property to the PDA if a new operator is located but, if it does do so, it shall be reimbursed from any rents received from the property for any sums expended by the Town to maintain the property,

NOW, THEREFORE,

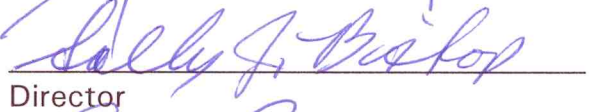
BE IT HEREBY RESOLVED by the Board of Directors of the GARFIELD PUBLIC DEVELOPMENT AUTHORITY that the Chairman of the Board of Directors shall be and is hereby authorized and directed to forthwith execute and deliver to the Town of Garfield a quit claim deed, conveying the property to the Town of Garfield.

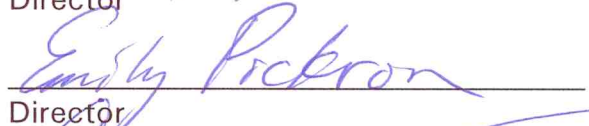
BE IT FURTHER RESOLVED that, if a new restaurant operator for the property is not located within a reasonable period of time, the Town of Garfield shall have full authority and right to use the property for its own municipal purposes, or declare it surplus and dispose of it as it may, in its own discretion, determine to be in its best interests. If the property is surplus and sold, all proceeds therefrom shall belong to the Town of Garfield as full reimbursement for all sums expended by the Town of Garfield to maintain the property.

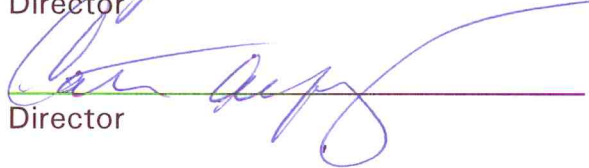
PASSED this 14 day of October, 2014.

BOARD OF DIRECTORS, GARFIELD
PUBLIC DEVELOPMENT AUTHORITY,
by:


Director


Director


Director


Director

Director

Director

After recording return to:
BISHOP LAW OFFICE
P.O. Box 337
Garfield, WA 99130-0337

QUIT CLAIM DEED

Reference No. of related documents: **None**

Grantor: **Garfield Public Development Authority**

Grantee: **Town of Garfield**

Legal Description:

1. **W. 27' of Lot 5, Blk 6, Amended Plat, Town of Garfield.**
2. **Additional legal description on page 2.**

Assessor's Property Tax Parcel No.: _____

GRANTOR, GARFIELD PUBLIC DEVELOPMENT AUTHORITY, a municipally chartered corporation organized under the laws of Washington, doing business at Garfield, Washington, for and in consideration of ONE DOLLAR (\$1.00) and other valuable consideration, conveys and quit claims unto the TOWN OF GARFIELD, a municipal corporation organized under the laws of Washington, the following described real estate, with appurtenances, situated in Whitman County, Washington, together with any interest which grantor may hereafter acquire therein, to-wit:

