

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5812

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE COUNTY OF KING AUTHORIZING DISPOSITION
THROUGH SALE AND DONATION OF THE SKYWAY RESOURCE CENTER; AND
DETERMINING RELATED MATTERS**

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF KING, as follows:**

Section 1. The Board of Commissioners (the “Board”) of the Housing Authority of the County of King (the “Authority”) finds and determines that:

(a) The Authority seeks to encourage the provision of buildings and land for the necessary, convenient and desirable community, health and recreational purposes for low-income persons residing within King County, Washington (the “County”).

(b) The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) “. . .sell, lease, exchange, transfer, assign, pledge, or dispose of any real or personal property or any interest therein”; (ii) “make and execute contracts and other instruments” (RCW 35.82.070(1)); and (iii) “delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper” (RCW 35.82.040). The phrase “housing project” is defined by RCW 35.82.020 to include, among other things, “any work or undertaking . . . to provide . . . buildings, land, equipment, facilities and other real or personal property for necessary, convenient or desirable . . . community, health, recreational, welfare or other purposes.”

(c) In September 2021, U.S. Bank National Association (“U.S. Bank”) donated to the Authority certain real property located in an unincorporated portion of the County, commonly known as 12610 76th Ave S, Seattle, WA 98178 (the “Property”).

(d) The Property had been used as a U.S. Bank branch location, making its future use best-suited for community, rather than multi-family purposes.

(e) Skyway Coalition is a Washington nonprofit corporation formed to foster community, affordable homeownership, and economic growth for the residents of the Skyway neighborhood in which the Property is located, particularly for residents who are black, indigenous, and people of color.

(f) Following acquisition of the Property, the Authority facilitated the renovation of the Property, in partnership with various community organizations including Skyway Coalition, to be transformed into a multi-purpose resource center providing public social services.

(g) The fair market value of the Property is estimated to be \$6,150,000.00 (“Purchase Price”).

(h) Skyway Coalition has offered to purchase the property for the Purchase Price, provided that of such amount, approximately \$4,743,500.00, is paid by donation of such amount from the Authority to Skyway Coalition. Such amount represents a portion of the Purchase Price, closing costs such as escrow and title fees, and a grant fee of \$43,500 due to the Washington State Department of Commerce (“Commerce”) in connection with a Building Communities Fund grant awarded by Commerce to Skyway Coalition. Such sums are not otherwise available to Skyway Coalition through grants or other similar funding sources,

Section 2. The Authority’s President/Chief Executive Officer is hereby delegated the discretionary authority to convey the Property to the Buyer for a price of \$6,150,000, of which approximately \$4,743,500.00 shall be paid by donation of such amount from the Authority to Skyway Coalition. The Authority’s President/Chief Executive Officer, Executive Vice President of Administration/Chief Administrative Officer, Executive Vice President of Development/Chief Development Officer, and Senior Vice President of Real Estate Development & Asset Management, and each of them acting alone (collectively, the “Authorized Officers” and each, an “Authorized Officer”) are granted the authority to execute on behalf of the Authority all documents as may be reasonably required in connection with such conveyance, including without limitation a purchase and sale agreement, deed, and escrow instructions.

Section 3. The Authorized Officers, and each of them acting alone, are authorized to negotiate, execute, and deliver all contracts, agreements, certifications or other instruments required by the Purchase and Sale Agreement or otherwise necessary and/or appropriate in connection with the Authority’s disposition of the Property pursuant to this resolution.

Section 4. The Authority is authorized to expend such funds as are necessary to pay for all costs relating to the actions authorized by this resolution. Each Authorized Officer is authorized to take such further actions including, but not limited to, the execution, delivery and, if applicable, filing (or to cause to be executed, delivered and, if applicable, filed), on behalf of the Authority, of any government forms, affidavits, certificates, letters, documents, agreements and instruments that such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 5. Notwithstanding any other Authority resolution, rule, policy, or procedure, the Authorized Officers, and each of them acting alone, are authorized to create, accept, execute, send, use, and rely upon such tangible medium, manual, facsimile, or electronic documents, records and signatures under any security procedure or platform, as in such Authorized Officer’s judgment may be necessary or desirable to give effect to this resolution and to consummate the transactions contemplated herein.

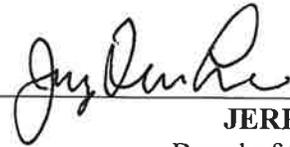
Section 6. While the titles of and parties to the documents described herein may change, no change to such titles or parties shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce, and perform the documents in their final form.

Section 7. Any actions of the Authority or its officers and employees prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 8. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED AT A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 26th DAY OF JANUARY, 2026.

**HOUSING AUTHORITY OF THE
COUNTY OF KING, WASHINGTON**



JERRY LEE, Chair
Board of Commissioners

ATTEST:



ROBIN WALLS
President/CEO and Secretary-Treasurer

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting President/Chief Executive Officer and Secretary-Treasurer of the Housing Authority of the County of King (the "Authority"), and keeper of the records of the Authority, CERTIFY:

1. That the foregoing Resolution No. 5812 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held at the Authority's principal location on January 26th, 2026 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That in accordance with RCW 42.30.080, the public was notified of the Meeting via the Authority's website and email to stakeholders;

3. That in accordance with RCW 42.30.030(2), in addition to allowing in-person attendance and participation, one or more options were provided for the public to attend and participate in the Meeting remotely through real-time telephonic, electronic, internet, or other readily available means of remote access that do not require an additional cost to access the Meeting; and

4. That Meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of January 2026.



Robin Walls
Secretary-Treasurer and President/Chief
Executive Officer of the Authority