

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5694

**A RESOLUTION AMENDING RESOLUTION NO. 5678 WITH RESPECT TO
THE ACQUISITION OF TOD PROPERTY IN ISSAQUAH**

WHEREAS, Resolution 5678 authorized the Executive Director, Stephen J. Norman, of the King County Housing Authority (“Housing Authority”) to, among other things, acquire and develop property located at 1505 Newport Way NW, Issaquah, Washington (the “TOD Property”) and to finalize agreements and other arrangements in connection therewith; and

WHEREAS, the TOD Property is currently owned and occupied by Qwest Corporation dba Lumen Technologies (“Lumen”) as a maintenance facility. Lumen has decided it no longer has any need to replace its existing facility and has therefore modified the terms of its participation in the proposed deal by eliminating the need for a replacement maintenance facility and an interim lease of the TOD Property; and

WHEREAS, Lumen is willing to sell the TOD Property to the Housing Authority, provided the following updated conditions are met:

(i) Lumen receives the fair market value of the TOD Property which is \$12 million based on a recent independent appraisal and

(ii) Lumen will have perpetual use of a cell tower and a communications hub located on the TOD Property (including as each may be relocated to facilitate construction of the proposed TOD development).

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

Section 1: Section 2 of Resolution No. 5678 shall be deleted in its entirety and replaced with the following language:

“The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, on behalf of the Housing Authority, to purchase the TOD Property and in connection therewith to enter into: 1) any and all contracts, agreements, certifications or other documents in each case containing such terms and conditions as are customary in such transactions and as are deemed by the Executive Director to be in the best interests of the Housing Authority, including without limitation, a purchase and sale agreement for the TOD Property, and 2) one or more communication system easements or similar agreements with respect to the TOD Property.”

Section 2: Other than as amended in Section 1, all authorizations of the Board of Commissioners included in Resolution No. 5678 are hereby ratified and confirmed.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 19TH DAY OF JUNE, 2021.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners

Attest:



STEPHEN J. NORMAN
Executive Director and Secretary-Treasurer

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director 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 attached Resolution No. 5694 (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 on June 19, 2021 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That in accordance with RCW 43.06.220, and the Proclamations of the Governor of the State of Washington, as extended by the leadership of the Washington State Senate and House of Representatives (a) the Meeting was not conducted in person, (b) one or more options were provided for the public to attend the Meeting remotely, including by telephone access, which mean(s) of access provided the ability for all persons attending the Meeting remotely to hear each other at the same time, and (c) adoption of the Resolution is necessary and routine action of the Board of Commissioners of the Authority;

3. The public was notified of access options for remote participation in the Meeting via the Authority's website and email to stakeholders; and

4. The 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 through telephonic and/or internet means of remote access, 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 19th day of June, 2021.



Stephen J. Norman
Secretary-Treasurer and Executive Director of the
Authority