

William Shore Memorial Pool District

225 E. 5th St.
Port Angeles, WA 98362
360-417-9767

COMMISSIONERS

RANDY JOHNSON, BILL PEACH, ANNA MANILDI, CHERIE KIDD, MICHAEL MERIDETH

RESOLUTION 5-2018

A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY LOCATED AT 223 E 8TH ST., PORT ANGELES, WA.

RECITALS

1. The William Shore Memorial Pool District (the "District"), is a duly organized and legally existing metropolitan park district organized under Chapter 35.61 RCW, and a "municipal corporation" of the State of Washington, incorporated pursuant to an approving vote of its residents on May 19, 2009 and certified on June 3, 2009. The District is located entirely within Clallam County and is governed by a Board of District Commissioners (the "District Board").
2. The District intends to expand the William Shore Aquatic Center, and needs property for this purpose that is located west of the existing Aquatic Center at 205 E. 5th St., which property is currently owned by Clallam County and leased to Peninsula Behavioral Health ("PBH") for use by PBH's Horizon Center Program.
3. The District and PBH have identified a parcel of property located at 223 E. 8th, St, Port Angeles, WA, , as a location that would be suitable for the relocation of the Horizon Center program, which property is currently owned by William J. and Sharon Westrem, as trustees ("Westrems").
4. It is the intention of the District to purchase this property from the Westrems, in order to provide a suitable parcel for a new location for the PBH's Horizon Center Program, so that the District may acquire the property and leasehold for 205 E. 5th street from Clallam County and PBH.
5. Pursuant to Ch. 35.61, the District has the authority to acquire real property for recreational purposes.
6. The District Board has determined that it is in the best interests of the District, to purchase 223 East 8th Street, from the Westrems for the sum of \$85,000, for the purpose of exchanging that parcel for 205 E. 5th St.
7. The District has received a market analysis of the property at 223 East 8th St. which finds that its fair market value is \$80,000, and that other factors justify the additional cost.

NOW, THEREFORE, BE IT RESOLVED by the William Shore Pool District Board of Commissioners that:

1. That the above recitals are true and correct and incorporated herein.
2. That the District Board hereby finds and determines that the purchase of the following described property for the sum of \$85,000 from the Westrems is in the best interests of the District:

Address: 223 E Eighth St , Port Angeles, WA
Parcel Number: 0630000230800000
Property ID: 58013

Legal Description: LOT 15 BL 230 TPA SURVEY V61 P56

3. The Board hereby authorizes the Executive Director to enter into a Real Estate Purchase and Sales Agreement between the District and the Westrems for the purchase of this real property, with a feasibility study contingency to allow review of the environmental acceptability of the property, and further authorizes the Executive Director to sign such other and further documents, and take such further actions, as may be necessary and proper to purchase the above described property, in accordance with the terms of this resolution.

4. This resolution shall be in full force and effect after its adoption.

PASSED AND ADOPTED this twenty-seventh day of March 2018

WSMPD BOARD OF COMMISSIONERS

ATTEST:

Rachelle Sires, Clerk



Bill Peach, President

APPROVED AS TO FORM:

Craig L. Miller, attorney for the Board