

CITY OF BURIEN, WASHINGTON

RESOLUTION NO. 286

A RESOLUTION OF THE CITY OF BURIEN, WASHINGTON, AUTHORIZING THE COMMUNITY DEVELOPMENT DIRECTOR TO EXECUTE AN AGREEMENT WITH BURIEN TOWN SQUARE, LLC FOR THE PURPOSE OF GRANTING A MULTIFAMILY HOUSING LIMITED PROPERTY TAX EXEMPTION.

WHEREAS, RCW 84.14 and BMC 19.45 authorize the city to grant limited multifamily housing tax exemptions; and

WHEREAS, on March 22, 2007, Matt Burton, representing Burien Town Square, LLC filed an application for a multifamily tax exemption; and

WHEREAS, the proposed project is located within the designated residential target area as defined by BMC 19.45.020 [3]; and

WHEREAS, the proposed project includes the construction of approximately 404 for sale residential units; and

WHEREAS, on May 8, 2007 the City of Burien determined that the project, if developed as proposed, will meet the requirements for the exemption and conditionally approved a multifamily tax exemption for the Burien Town Square project; and

WHEREAS the City's tax exemption program requires the Owner to enter into an agreement with the City regarding the terms and conditions of the project;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Manager is hereby authorized to execute an agreement for a multifamily housing limited property tax exemption between the City of Burien and Burien Town Square Parcel 1, LLC and RECP/UP Burien II, LP substantially in the form of the agreements attached hereto as Exhibit A. These agreements shall provide for the development of the above-described project in accord with certain terms and conditions, in consideration for which the property related to the new multi-family housing will be certified by the City as qualifying for a ten-year property tax exemption.

Section 2. Effective Date. This resolution shall take effect immediately upon passage by the Burien City Council.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF BURIEN, WASHINGTON, AT A REGULAR MEETING THEREOF THIS ____DAY OF _____, 2009.

CITY OF BURIEN

Rose Clark, Acting Mayor

ATTEST/AUTHENTICATED:

Monica Lusk, City Clerk

Approved as to form:

Christopher D. Bacha,
Kenyon Disend, PLLC
Interim City Attorney

Filed with the City Clerk: January 7, 2009
Passed by the City Council: _____, 2009
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