

POULSBO DISTRIBUTION SCHEDULE

RESOLUTION NO. 2024-03

SUBJECT: Sale of Commercial Property to the Poulsbo Farmer's Market

CONFORM AS TO DATES & SIGNATURES

- Filed with the City Clerk: 04/04/2024
- Passed by the City Council: 04/17/2004
- Signature of Mayor
- Signature of City Clerk
- Publication: _____
- Effective: _____

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Kati Diehl
Deputy City Clerk

04/18/2024
Date

RESOLUTION NO. 2024-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POULSBO, WASHINGTON REGARDING THE SALE OF COMMERCIAL PROPERTY TO THE POULSBO FARMERS MARKET (A 501 (C) 3 NON-PROFIT CORPORATION)

WHEREAS, the City of Poulsbo (“City”) cares about healthy lifestyles, providing locally grown food and active recreation to all our citizens; and

WHEREAS, the City has a stated mission of community support and obligation to all its citizens and specifically to small businesses; and

WHEREAS, the City understands supporting local farmers markets is historically within the purview of local government as demonstrated by the City of Seattle’s creation of the Pike Place Market on August 5, 1907 and

WHEREAS, farmers markets are known business incubators, as demonstrated by Starbucks, which began in 1972 at the Pike Place Market; and

WHEREAS, the Poulsbo Farmers Market is a business incubator where local businesses are born and now operate storefronts throughout Poulsbo such as ChocMo’s and Oxalis; and

WHEREAS, the Poulsbo Farmers Market originated in the summer of 2003 when farmers came together to sell locally produced food and created a sales place for local artists and craftsman to market their goods; and

WHEREAS, the Poulsbo Farmers Market has never had a permanent home, moving from location to location as space became available. This has led to instability and hardship for the Poulsbo Farmers Market; and

WHEREAS, the Poulsbo Farmers Market needs a central location with easy access for its customer base; and

WHEREAS, the Poulsbo Farmers Market addressed the Poulsbo City Council on September 6, 2023, explaining the market functions and their organizational goals; and

WHEREAS, the Poulsbo Farmers Market has achieved their important goal of realizing their 501 C 3 status, as presented to the Poulsbo City Council on September 6, 2023; and

WHEREAS, the City owns property ("Property") along Dog Fish Creek, on Iverson Street, which housed the City's Public Works Department since the early 1960's; and

WHEREAS, portions of the Property, as further pictured in Attachment A, will be surplus property once the Public Works functions are moved off site; and

WHEREAS, the City desires to establish proposed terms and conditions upon which the City would sell the surplus property to the Market; and

WHEREAS, the Market intends to reuse the existing buildings to create a year-round market, using the garages and administration building to provide covered areas for the many vendors of the market; and

WHEREAS, the City acknowledges the value of a vibrant, stable Market and supports this organization so it can achieve long-term growth and success.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF POULSBO, HEREBY RESOLVES AS FOLLOWS:

This resolution of the City Council of the City of Poulsbo, Washington serves as a non-binding Letter of Intent to outline the relationship between the Poulsbo Farmers Market

("Market") and the City of Poulsbo ("City") and the general terms upon which the Market may purchase or lease to purchase from the City real property described herein.

Section 1. Upon passage of this resolution, the Poulsbo City Council authorizes the Mayor to enter negotiations for the sale or lease-to-purchase agreement with the Market. If the Mayor and the Market can reach agreement as the result of the negotiations, the agreement will be returned to the City Council for final review and approval.

Section 2. The property location is 710 NE Iverson Street, as shown in Attachment A. The City commissioned an appraisal of the Property, which was completed August 15, 2022, and performed by SH&H Valuation and Consulting, File #15681-22A, 3609 Marketplace West, Suite 201, University Place, WA 98466.

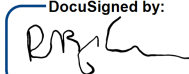
Section 3. Preliminary conditions of the sale shall include but not be limited to the following:

- a. the sale price shall be the fair market value of the property and buildings, as determined by the Property appraisal, with any credit against the sale price as negotiated herein;
- b. the City will complete boundary adjustments to consolidate the various parcels of land subject to this sale, and record them to the title of the Property;
- c. the City will retain several portions of the Property, including the public parking, creek property and library parking. The total parcel is 77,026 square feet however a credit against the final sale price shall be negotiated to recognize the value of the portions of the Property that will be retained by the City;

- d. the Market has inspected the buildings and shall accept them "as-is", with no requirement for the City to improve the buildings. All improvements will be the responsibility of the Market. Such improvements will conform to all applicable permitting processes and meet all applicable regulations. The Market acknowledges the environmental concerns due to the creek location and understands, if the buildings are demolished, they cannot be replaced. The Market understands that certain public works functions are still contained within the Iverson Facility as of April 2024. The City is in the process of moving these business functions to the new Public Works Facility on Viking Avenue. The process of moving these functions will be completed by December of 2026;
- e. the sale or lease to purchase agreement shall be completed and the Public Works Facilities shall be relocated before the Market can take possession of the Property.
- f. the City will endeavor to assist the Market to seek additional funding sources to facilitate the sale or lease to purchase and the creation of the Market at the Iverson location. The City has established past practices of retaining debt while other agencies have purchased city held property.

RESOLVED this 17th day of April, 2024.

APPROVED:

DocuSigned by:

77AA4B38C18A4BA

MAYOR, REBECCA ERICKSON

ATTEST/AUTHENTICATED:

DocuSigned by:

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CITY CLERK, RHIANNON FERNANDEZ

FILED WITH THE CITY CLERK: 04/04/2024
PASSED BY THE CITY COUNCIL: 04/17/2024
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Appendix A- Public Works Iverson

