

10/9/2023

RESOLUTION NO. M- [Resolution Number]

A RESOLUTION relating to the approval of a disposition and development agreement between the City of Vancouver and LPC West, Inc.; establishing the terms and conditions under which the Waterfront Gateway Site may be leased and conveyed by the City to LPC West; and authorizing the City Manager to execute the disposition and development agreement.

WHEREAS, the City owns real property commonly referred to as the “Vancouver Waterfront Gateway” site, which is located near the intersection of W 6th Street and Esther Street, in City of Vancouver, Washington (the “Property”); and

WHEREAS, the City identified the Property as a potential redevelopment site and on November 4, 2019 entered into a Memorandum of Understanding (MOU) with the City Center Redevelopment Authority (CCRA) authorizing the CCRA to lead the development of the Property.

WHEREAS, on March 31, 2021, CCRA issued a Request for Qualifications (the “RFQ”) for the Property and, following a thorough review process, selected LPC West as the preferred master developer for the Property; and

WHEREAS, on November 18, 2021, CCRA and LPC West entered into an Exclusive Negotiation Agreement which was subsequently extended through October 31, 2023; and

WHEREAS, LPC West and CCRA have negotiated a disposition and development agreement between the City and LPC West that details the terms of the disposition and development of the Property into a mixed-use district with mixed income housing, retail, office and a parking structure; and

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WHEREAS, a public hearing was duly noticed and held by the City Council on Monday October 9, 2023, regarding the approval of the attached disposition and development agreement.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The City Council hereby authorizes the City Manager to execute on behalf of the City the disposition and development agreement, in its substantive form, attached hereto as Exhibit "A." The City Manager is authorized to negotiate and execute any documents necessary to implement the agreement, as well as any amendments to the agreement, except those that extend deadlines for more than 180 days, modify the financial terms of the agreement, or that are inconsistent with the material substantive terms set forth in SR _____.

ADOPTED at a Regular Meeting of the Vancouver City Council this _____, of _____, 2023.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, Acting City Attorney