

**MULTI-FAMILY HOUSING
LIMITED PROPERTY TAX EXEMPTION AGREEMENT**

THIS AGREEMENT is entered into this 16th day of MARCH, 2015 by and between Columbia Heights Partners LLC, a Washington limited liability corporation, hereinafter referred to as the “Applicant” and the City of Olympia, Washington, a municipal corporation hereinafter referred to as the “City”.

WITNESSETH:

WHEREAS, the City has an interest in encouraging new construction or rehabilitation of multi-family housing in Residential Target Areas in order to reduce development pressure on single-family residential neighborhoods, to increase and improve housing opportunities, and to encourage development densities supportive of transit use; and

WHEREAS, the City has, pursuant to the authority granted to it by Chapter 84.14 RCW, designated various Residential Target Areas for the provision of a limited property tax exemption for new multi-family residential housing; and

WHEREAS, the City has, through Olympia Municipal Code Chapter 5.86, enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Thurston County Assessor-Treasurer that the owner is eligible to receive a limited property tax exemption; and

WHEREAS, the Applicant is interested in receiving a limited property tax exemption for constructing one hundred and thirty-eight (138) units of new multi-family residential housing in the Downtown Residential Target Area; and

WHEREAS, the Applicant has submitted to the City preliminary site plans and floor plans for new multi-family residential housing to be constructed on property situated approximately at 123 – 4th Avenue West, Olympia, WA 98507 and described more specifically as follows:

County Assessor’s Parcel Numbers: 78500500100; 78500500400; and 78500500500.

Legal Description: Those portions of Block 5 Sylvester Plat of Olympia. As recorded in volume 1 of plats, page 14, described as follows: Lot 1, Blocks 5 of said plat , excepting therefrom the east 20 feet, Also Lot 4, Block 5 of said plat, excepting therefrom the easterly 2 feet thereof, together with the north half of alley abutting thereon vacated by ordinance 6561 as recorded June 26, 2008 under auditors file 4019892: also lots 5 and 8, blocks 5 of said plat, excepting therefrom the easterly 5 feet of alley; together with the south half of the alley abutting thereon vacated by Ordinance no. 6561 as recorded June 26,2008 under auditors file No. 4019832 in Thurston County Washington.

Street Address: 123 – 4th Ave. West, Olympia Washington

Herein referred to as the “Site;” and

WHEREAS, the Director of the Department of Community Planning and Development has determined that the improvements will, if completed and operated as proposed, satisfy the requirements for a Final Certificate of Tax Exemption; and

WHEREAS, the Olympia Municipal Code requires an applicant for a limited property tax exemption to enter into a contract with the City, in which the applicant agrees to implement the proposed project on terms satisfactory to the Olympia City Council so as to maintain the improvements’ eligibility for the limited property tax exemption;

NOW, THEREFORE, in exchange for the City’s consideration of the applicant’s request for a Final Certificate of Tax Exemption, the Applicant and the City mutually agree as follows:

1. Each of the recitals set forth above are by this reference incorporated into this Agreement as though fully set forth herein.
2. The City agrees to issue the Applicant a Conditional Certificate of Acceptance of Tax Exemption.
3. The Applicant shall construct on the site multi-family residential housing substantially as described in the most recent site plans, floor plans, and elevations on file with the City as of the date of City approval of this Agreement. In no event shall such construction provide fewer than four new multi-family permanent residential units nor shall it provide fewer than half of its total residential units as permanent housing.
4. The Applicant shall complete construction of the agreed upon improvements within three (3) years from the date the City issues the Conditional Certificate of Acceptance of Tax Exemption or within any extension thereof granted by the City.
5. The Applicant shall, upon completion of the improvements and upon issuance by the City of a temporary or permanent Certificate of Occupancy, file with the City’s Community Planning and Development Department the following:
 - A. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
 - B. A description of the completed work and a statement of qualification for the exemption; and
 - C. A statement that the work was completed within the required three-year period or any authorized extension.

6. Upon the Applicant's successful completion of the improvements in accordance with the terms of this Agreement and on the applicant's filing of the materials described in Paragraph 4 above, and upon the City's approval of a Final Certificate of Tax Exemption, the City shall file the Final Certificate with the Thurston County Assessor-Treasurer.
7. The Applicant shall, within thirty days following the first anniversary of the City's filing of the Final Certificate of Tax Exemption and each year thereafter for a period of eight (8) years, file a notarized declaration with the City's Community Planning and Development Department indicating the following:
 - A. A statement of occupancy and vacancy of the multi-family units during the previous year;
 - B. A certification that the property continues to be in compliance with this Agreement; and
 - C. A description of any subsequent improvements or changes to the property.
8. If, during the term of any Final Certificate of Tax Exemption, the Applicant converts to another use any of the new multi-family residential housing units constructed under this Agreement, the Applicant shall notify the Thurston County Assessor-Treasurer and the City's Department of Community Planning and Development within sixty (60) days of such change in use. The City may, in its sole discretion, revoke and cancel the Final Certificate of Tax Exemption effective on the date of the Applicant's conversion of any of the multi-family residential housing units to another use.
9. The applicant shall notify the City promptly of any transfer of the Applicant's ownership interest in the Site or in the improvements made to the Site under this Agreement.
10. In addition to any other powers reserved to the City by law the City may, in its sole discretion, cancel the Final Certificate of Tax Exemption should the Applicant, its successors and assigns, fail to comply with any of the terms and conditions of this Agreement.
11. No modifications of the Agreement shall be made unless mutually agreed upon by the parties in writing.
12. The venue for any dispute related to this Agreement shall be Thurston County, Washington.

13. In the event that any term or clause of this Agreement conflicts with applicable law, such conflict shall not affect other terms of this Agreement which can be given effect without the conflicting terms or clause, and to this end, the terms of the Agreement are declared to be severable.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF OLYMPIA

PROPERTY OWNER(S)

By: _____
Steven R. Hall, City Manager

By: _____
Print Name: Shuo Lou
Authorized Representative

By: Columbia Heights partners LLC
Print Name: Columbia Heights partners LLC

APPROVED AS TO FORM:

By: _____
City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF THURSTON)

On the ____ day of _____ 2015, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Steven R. Hall, to me known to be the City Manager of the City of Olympia, a municipal corporation, who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned and on oath states that he is authorized to execute the said instrument.

WITNESS my hand and official seal the day and year first above written.

Signature
Print Name: _____
NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires _____

STATE OF WASHINGTON)
King Ave) ss.
COUNTY OF ~~THURSTON~~)

On this 16th day of March, 2015, before me, the undersigned a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Shuo Lou to me known to be President with Columbia Heights Partners LLC, a Washington limited liability corporation, who executed the foregoing instrument and acknowledged said instrument to be his/her/their free and voluntary act and deed of said Washington limited liability corporation, for the uses and purposes therein mentioned and on oath stated that he/she is/they are authorized to execute the said instrument on behalf of the Columbia Heights Partners LLC .

WITNESS my hand and official seal hereto affixed on 03/16/2015.



Alex M. Carmel

Signature

Print Name: Alex M. Carmel

NOTARY PUBLIC in and for the State of Washington, residing at 1001 Madison ST

My commission expires 04/09/2017