

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON, AUTHORIZING AN OPTION TO PURCHASE REAL ESTATE AGREEMENT OF REAL PROPERTY OWNED BY JJP GROUP, LLC FOR FUTURE TEMPORARY SHELTER/HOUSING, AFFORDABLE LOW INCOME HOUSING, A PUBLIC ROADWAY, WETLANDS PRESERVATION, AND OPEN SPACE**

**WHEREAS**, JJP Group, LLC, a Washington limited liability company, (JJJ Group) owns real property located at 3126 Pacific Avenue, SE Olympia, Washington, consisting of approximately 11.59 acres, more or less, (herein “JJJ Property”); and

**WHEREAS**, City staff have determined the JJP Property is suitable for future temporary shelter/housing, affordable low income housing, a public roadway, wetlands preservation, and open space; and

**WHEREAS**, temporary shelter/housing, affordable low income housing, a public roadway, wetlands preservation, and open space on the JJP Property will benefit residents of the City of Olympia; and

**WHEREAS**, the City and JJP Group have negotiated terms and conditions for the City’s option to purchase the JJP Property; and

**WHEREAS**, the Olympia City Council hereby accepts the terms, among others, for:

- An option to purchase the JJP Property for Three Million Dollars and No/100 Cents (\$3,000,000.00) U.S., subject to confirmation by appraisal by the City;
- The term of the Option shall be for a period of two years, expiring after June 30, 2026, at a cost of \$80,000.00 per year, with the first payment due June 30, 2024, and the second payment due on June 30, 2025;
- Option payments made by the City shall be applied toward and deducted from the purchase price of the Property, if the City elects to exercise its Option to purchase;
- In the event the City decides not to purchase the Property, all Option payments made by the City to JJP Group, LLC are nonrefundable;

**NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE** as follows:

1. The Olympia City Council hereby accepts the terms and conditions negotiated with JJP Group, LLC for an option to purchase the real property located at 3126 Pacific Avenue, SE, in Olympia, Washington, from JJP Group, LLC for Three Million Dollars and No/100 Cents (\$3,000,000.00) U.S., subject to confirmation by appraisal by the City.

2. The City Manager is directed and authorized to execute all documents necessary for the option to purchase the aforesaid real property from JJP Group, LLC, upon the terms and conditions negotiated in the Option to Purchase Real Estate Agreement, and to make any amendments or minor modifications consistent with the intent of the option to purchase real estate agreement as may be necessary, or to correct any scrivener's errors.

**PASSED BY THE OLYMPIA CITY COUNCIL** this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

**Mark Barber**  
\_\_\_\_\_  
CITY ATTORNEY