

RESOLUTION NO. 401

**A RESOLUTION OF THE CITY OF UNIVERSITY PLACE, WASHINGTON,
AUTHORIZING THE CITY MANAGER TO NEGOTIATE THE
EXTINGUISHMENT OF TENANCIES IN THE PROPERTIES RECENTLY
ACQUIRED BY THE CITY FOR TOWNE CENTER**

WHEREAS, the City Council by Ordinance No. 379, passed on May 5, 2003, declared a public use and necessity those properties listed on "Exhibit A-Properties Identified for Condemnation" and authorized the City Attorney to commence condemnation proceedings to acquire real property necessary for City Public Works projects associated with Towne Center; and

WHEREAS, prior to the initiation of any such condemnations, the City Manager has been acting diligently to attempt voluntary acquisitions of any real property interests in such properties; and

WHEREAS, certain of the existing tenants of the properties recently acquired by the City for the Towne Center have contractual rights which the City wishes to extinguish in order to develop Towne Center; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE,
WASHINGTON, AS FOLLOWS:**

Section 1. Authorize the City Manager to Negotiate Voluntary Termination of Tenancies with Real Property Interests in the Properties Acquired by the City for Towne Center. The City Council hereby authorizes the City Manager to pay just and reasonable compensation to extinguish any tenancies that have a real property interest in the properties acquired for Towne Center. Provided, however, that any payment for real property interest in a tenancy in excess of \$30,000 shall be specifically approved by the City Council. The City Manager is authorized to negotiate and enter into reasonable tenancy termination agreements, and to so inform the Council on a receive and file basis of his action.

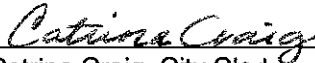
Section 2. Effective Date. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE CITY COUNCIL July 14, 2003.



Jean Brooks, Mayor

ATTEST:



Catrina Craig, City Clerk