

RESOLUTION NO. 2023-26

A RESOLUTION of the City Council of the City of Ellensburg approving an agreement with Patricia Place, LLC for property tax exemption.

WHEREAS, the City of Ellensburg desires to stimulate new construction of multifamily housing in the downtown, in order to encourage increased residential opportunities within the central commercial zone, to stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in the central commercial zone to increase and improve housing opportunities, and to reduce development pressure on single-family residential neighborhoods; and

WHEREAS, the City is interested in promoting new housing in the downtown area of the City of Ellensburg; and

WHEREAS, the City has, pursuant to authority granted to by Chapter 84.14 RCW, designated the Central Commercial zoned area of the city as a Residential Target Area for the provision of limited property tax exemptions for new multifamily residential housing; and

WHEREAS, the City has, as set forth at Chapter 2.30 of the Ellensburg City Code ("ECC"), enacted a program whereby property owners may qualify for a Final Certificate of Tax Exemption which certifies to the Kittitas County Assessor and Treasurer that the Applicant is eligible to receive a limited property tax exemption; and

WHEREAS, the original Applicant, Crytyl Enterprises Inc. ("Applicant"), applied in April 2014 to receive a limited property tax exemption for constructing units of new multifamily residential housing, to be known as "Patricia Place I," within the Central Commercial zoning district, which is a Designated Residential Target Area identified in ECC 2.30.020; and

WHEREAS, the Applicant submitted to the City a complete application for the City's limited tax exemption program outlining the development of new multifamily residential housing being constructed on property addressed as 212 West 5th Avenue, Ellensburg, WA, Parcel ID # 646933, and more particularly described as Lots 1 & 2, Block 9, Original Town of Ellensburg Addition ("Property"); and

WHEREAS, the City determined that the improvements to the Property will, if completed as proposed, satisfy the requirements for a Final Certificate of Tax Exemption, and issued a "Final Certificate of Tax Exemption" on November 14, 2014, which was filed with the Kittitas County Auditor, and the property has been in a tax-exempt status since that time; and

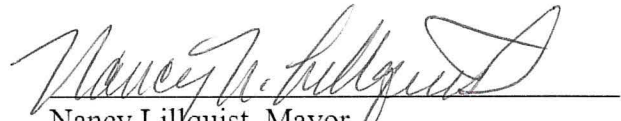
WHEREAS, as a result of oversight by City staff, no agreement was prepared or signed by the applicant to receive the tax exemption nor was such an agreement presented to City Council for approval, all of which is required by Chapter 2.30 of the Ellensburg City Code;

NOW THEREFORE, the City Council for the City of Ellensburg do resolve as follows:

Section. 1. The Multifamily Housing Limited Property Tax Exemption Agreement attached hereto as Exhibit A between Patricia Place, LLC and the City of Ellensburg, a Washington Municipal Corporation, is approved, and all actions taken in conformance with the Agreement prior to the effective date of this Resolution are hereby approved and ratified.

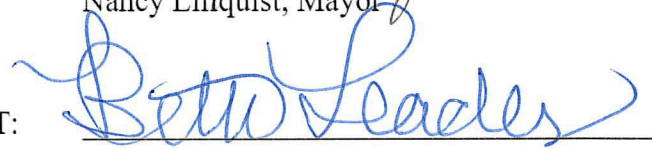
Section 2. The City Manager of the City of Ellensburg or her designee is authorized to execute the attached Exhibit A.

ADOPTED by the City Council of the City of Ellensburg on 16th day of October, 2023.



Nancy Lillquist, Mayor

ATTEST:



Beth Leader, City Clerk