

**WEST PLAINS/AIRPORT AREA PUBLIC DEVELOPMENT AUTHORITY**

**RESOLUTION NO. 2022-002**

*(Concerning the Purchase of Real Property for  
the Development of a Wetland Bank Thereon)*

**WHEREAS**, the mission of the West Plains Airport Area Public Development Authority (the "PDA") is to grow economic prosperity within the geographic confines of the PDA, and, to the extent possible, within the broad Spokane region; and

**WHEREAS**, two of the main issues facing all development within the boundaries of the PDA are stormwater retention and developing around the footprint of wetlands; and

**WHEREAS**, the PDA desires to purchase real property for the purpose of creating a wetland bank thereon, which would allow putative developers to purchase wetland credits as part of the solution to the wetlands and stormwater issues on their sites; and

**WHEREAS**, the PDA has identified Spokane County Parcel No. \_\_\_\_\_ (the "Property") as a suitable site for the wetland bank, which is currently owned by Catlin Dix (as "Seller") and has negotiated the terms of an acquisition with Seller, which include the following:

1. A Purchase and Sale Agreement setting forth the terms of the purchase of the Property from Seller.
2. A Real Estate Contract setting forth the terms of the PDA's payments to Seller for a portion of the purchase price.
3. A Pasture Lease setting forth Seller's rights to continue to farm and graze on the property until December 31, 2023.
4. An Access License Agreement giving the seller the ability to continue to access the property for purposes of retrieving cattle and inspecting and maintaining fences.
5. A Right of First Offer giving seller the potential ability to purchase the property back from the PDA should the PDA determine that a wetland bank project is infeasible on the property and want to sell the property.

(collectively, the "Transaction Documents").

**WHEREAS**, pursuant to Section 3.7 and Section 6.6 of the corporate bylaws, the affirmative vote of a majority of the Permanent Authority Board members is required to adopt a board resolution regarding the (i) acquisition of real property, (ii) conveyance of any interest in real property, and (iii) debt.

**NOW, THEREFORE, BE IT RESOLVED** that the West Plains Airport Area Public Development Authority desires to execute the Transaction Documents for the purpose of acquiring the Property in order to accommodate the wetland bank project discussed above.

**BE IT FURTHER RESOLVED**, that the Executive Director of the PDA, on behalf of the Board of Directors, is hereby authorized and directed to (i) make any non-substantive changes to the Transaction Documents as needed, (ii) execute the Transaction Documents, and (iii) to otherwise take all action necessary and proper to effectuate the foregoing.

**BE IT FURTHER RESOLVED**, any actions of the Board of Directors or staff of the West Plains/Airport Area Public Development Authority prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

**ADOPTED** by an affirmative majority vote of the Board of Directors (and the Permanent Authority Board members, as required by Section 3.7 of the corporate bylaws) of the West Plains Public Development Authority on the 14<sup>th</sup> day of July 2022.

**WEST PLAINS PUBLIC DEVELOPMENT AUTHORITY**

  
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William E. Butler, Board Chair

**Attachments:**

1. Purchase and Sale Agreement
2. Real Estate Contract
3. Pasture Lease Agreement
4. Access License Agreement
5. Right of First Offer

## SECRETARY'S CERTIFICATE

I, the undersigned, Secretary of the West Plains Public Development Authority Board of Directors, a municipal corporation organized under the laws of the State of Washington, do hereby certify that the foregoing resolution was duly approved and adopted by the Board of Directors of the corporation at a meeting of the Board of Directors duly called and held on the 14<sup>th</sup> day of July, 2022, at which meeting a quorum was present; and that said resolution, as set out above, will appear in the minutes of said meeting in the corporation's minute book.

DATED this 14<sup>th</sup> day of July, 2022.



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Breean Beggs, Secretary

