

RESOLUTION 2025 - _____

**A RESOLUTION OF THE CITY COUNCIL OF SUNNYSIDE,
WASHINGTON, AUTHORIZING THE CITY MANAGER TO ENTER
INTO A PURCHASE AND SALE AGREEMENT BETWEEN THE
CITY OF SUNNYSIDE AND F&M INVESTMENTS LLC FOR THE
SALE OF APPROXIMATELY 77 ACES OF CITY-OWNED
PROPERTY LOCATED AT 2920 OUTLOOK ROAD.**

WHEREAS, the City of Sunnyside owns approximately 77 acres of land located at 2920 Outlook Road (Yakima County Parcel Nos. 22102712006 and the eastern portion of 22102721001); and

WHEREAS, the City Council has determined that the sale of this land is in the best interest of the community and consistent with the City's long-term development goals; and

WHEREAS, NAI Tri-Cities, acting on behalf of the City, has successfully negotiated a Purchase and Sale Agreement with F&M Investments LLC for the purchase of said property in the amount of \$1,700,000; and

WHEREAS, the Buyer has a successful track record in residential development, having completed the nearby Harvest Valley Estates project, and intends to develop the 77 acres into a high-quality residential neighborhood; and

WHEREAS, the sale of this property will contribute to Sunnyside's much-needed housing stock, create economic development opportunities, and enhance the City's future tax base and overall economic future; and

WHEREAS, the transaction includes reasonable protections for the City, including a feasibility contingency period, engineering review provisions, and full release of earnest money upon approval of development feasibility by the City; and

WHEREAS, the proposed sale aligns with the City's land use plans and supports responsible, community-focused development;

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON:

SECTION 1. The City Council hereby approves the Purchase and Sale Agreement between the City of Sunnyside and F&M Investments LLC for the sale of approximately 77 acres of city-owned property located at 2920 Outlook Road, as substantially set forth in the attached agreement.

SECTION 2. The City Manager is hereby authorized to execute the Purchase and Sale Agreement and any necessary supporting documents to carry out the intent of this Resolution.

SECTION 4. The City Clerk is authorized to make the correction of scrivener's/clerical errors, references, Resolution numbering, section/subsection numbering and any references thereto.

SECTION 5. Effective Date. This Resolution shall be effective upon passage, approval and signatures heron in accordance with law.

PASSED this 12th day of May, 2025.

DEAN BROERSMA, MAYOR

ATTEST:

JACQUELINE RENTERIA, CITY CLERK

APPROVED AS TO FORM:
MENKE JACKSON BEYER, LLP

BY: QUINN N. PLANT
CITY ATTORNEY FOR THE CITY OF SUNNYSIDE

