



**BUSINESS OF THE CITY COUNCIL**  
**CITY OF SUNNYSIDE, WA**  
**May 12, 2025**

<b>ITEM TITLE:</b> Monson Property Purchase and Sale Agreement	<b>PROPOSED COUNCIL ACTION:</b> Authorize Agreement
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<b>SUBMITTED BY</b>	Mike Gonzalez
<b>EXHIBITS</b>	Resolution Purchase and Sale Agreement
<b>APPROVED BY CITY MANAGER</b>	May 9, 2025

<b>AMOUNT OF EXPENDITURE</b>	\$0.00
<b>AMOUNT BUDGETED</b>	\$0.00
<b>BUDGET AMENDMENT</b>	\$0.00

## SUMMARY

### Agenda Summary: Purchase and Sale Agreement for 77 Acres – Outlook Road

The City of Sunnyside has entered into a Purchase and Sale Agreement with **F&M Investments LLC** for the sale of approximately **77 acres of city-owned land** located at **2920 Outlook Road**. The agreed **purchase price is \$1,700,000**, following negotiations led by **NAI Tri-Cities**, the City’s real estate broker.

Key terms of the agreement include:

- **Earnest Money:** \$100,000 (refundable until engineering approval is granted; applied to purchase price once released).
- **Feasibility Period:** 120 days from mutual acceptance.
- **Closing:** Within 15 days after the feasibility period or sooner.
- **Buyer intends to develop the property for residential housing** and has a proven track record (e.g., Harvest Valley Estates).
- Buyer will be solely responsible for any infrastructure improvements, including a potential sewer lift station.
- The agreement is **contingent on City Council approval** and includes provisions for biweekly progress updates from the buyer until closing.

This transaction represents a significant opportunity to support Sunnyside’s growth and development

## RECOMMENDATION

Approve a resolution 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 acres of city-owned property located at 2920 Outlook Road also known as the “Monson Property”.