

**BOARD OF COUNTY COMMISSIONERS**  
**WALLA WALLA COUNTY, WASHINGTON**

**IN THE MATTER OF  
REFINANCING COUNTY-OWNED  
PROPERTY LOCATED AT 1520  
KELLY PLACE, WALLA WALLA,  
WASHINGTON**



**RESOLUTION NO. 17 148**

**WHEREAS**, Walla Walla County owns property at 1520 Kelly Place, Walla Walla, Washington;  
and

**WHEREAS**, said property is formally identified as Walla Walla County parcel number 36-07-31-21-0002, with a legal description of Lot 4 of Highland Commerce Center Short Plat filed under Auditor's File Number 9203682 in Volume 2 of Short Plats at Page 171, records of Walla Walla County, State of Washington, and all improvements and appurtenances thereto; and

**WHEREAS**, pursuant to Walla Walla County Resolution 15 235, said property was declared surplus, and in accordance with state statute, the County Treasurer prepared for and conducted the sale of the property on October 16, 2015; however, no bids were received; and

**WHEREAS**, the Board of County Commissioners determined there was a need to re-consider declaring said property as surplus and then disposing of same; and

**WHEREAS**, pursuant to Walla Walla County Resolution No. 16 300, a public hearing date of November 28, 2016 was set to consider the subject County property as surplus and disposing of same, and subsequent to the hearing and pursuant to Walla Walla County Resolution 16 334, said property was once again declared surplus; and

**WHEREAS**, pursuant to RCW 36.34.080, Walla Walla County Treasurer Gordon Heimbigner set, supervised and conducted the sale on January 31, 2017; however, once again, no bids were received; and

**WHEREAS**, the Board of County Commissioners has informally discussed refinancing said property during open, public sessions of the Board, and a Board workshop with the County Treasurer specifically to discuss this matter was held on April 24, 2017 during a regular open session of the Board; and

**WHEREAS**, at the conclusion of said workshop and hearing the report of the County Treasurer of information he compiled, the consensus reached by the Board was to ask the County Treasurer to move forward with seeking refinancing from Baker-Boyer Bank; and

**WHEREAS**, as part of the refinancing process, certain information is required by Baker-Boyer Bank, which information is outlined on the attached Exhibit A, which is by this reference made a part hereof; now therefore

**BE IT HEREBY RESOLVED** by this Board of Walla Walla County Commissioners that they do approve refinancing the County-owned building at 1520 Kelly Place, Walla Walla, Washington, by means of a loan from Baker-Boyer Bank, Walla Walla, Washington.

"Passed this 22nd day of May, 2017 by Board members as follows: 2 Present or 0 Participating via other means, and by the following vote: 2 Aye 0 Nay 0 Abstained 1 Absent."

Attest:

Connie R Vinti  
Connie R. Vinti, Clerk of the Board

James L. Duncan  
James L. Duncan, Chairman, District 3

absent  
James K. Johnson, Commissioner, District 1

Todd L. Kimball  
Todd L. Kimball, Commissioner, District 2

Constituting the Board of County Commissioners  
of Walla Walla County, Washington

## EXHIBIT A

### REQUIRED INFORMATION FOR BAKER-BOYER BANK RE: REFINANCING COUNTY-OWNED PROPERTY LOCATED AT 1520 KELLY PLACE, WALLA WALLA, WASHINGTON

1. Baker-Boyer Bank, Walla Walla, Washington, is the authorized lender for this transaction.
2. County Treasurer Gordon Heimbigner is the authorized individual to sign on Walla Walla County's behalf for this transaction.
3. Walla Walla County pledges the full faith, credit, and taxing power of the County to guarantee the payment, when due, of the principal and interest on the Loan.
4. The proceeds of the Loan are to be used for the refinancing of County-owned property at 1520 Kelly Place, Walla Walla, Washington, aka Walla Walla County Community Service Center. For as long as the Loan is outstanding, the County irrevocably pledges to levy taxes annually without limitation as to rate or amount on all of the taxable property within the County in an amount sufficient, together with other money legally available and to be used therefor, to pay when due the principal of and interest on the Loan, and the full faith, credit and resources of the County are pledged irrevocably for the annual levy and collection of those taxes and the prompt payment of that principal and interest.
5. Terms of the Loan: Amount is \$1,300,000; semi-annual payments; 3.49% interest; seven (7) year fixed Loan with a balloon payment at 25 years amortization. The County reserves the right and option to pay the Loan in full at any time.
6. The Loan is designated as a "Qualified Tax-Exempt Obligation". The County designates the Loan as a "qualified tax-exempt obligation" for the purposes of Section 265(b)(3) of the United States Internal Revenue Code of 1986 (Code), and makes the following findings and determinations:
  - (i) the Loan does not constitute a "private activity bond" within the meaning of Section 141 of the Code;
  - (ii) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds and other obligations not required to be included in such calculation) that the County and any entity subordinate to the County (including any entity that the County controls, that derives its authority to issue tax-exempt obligations from the County, or that issues tax-exempt obligations on behalf of the County) will issue during the calendar year in which the Loan is issued will not exceed \$10,000,000; and
  - (iii) the amount of tax-exempt obligations, including the Loan, designated by the County as "qualified tax-exempt obligations" for the purposes of Section 265(b)(3) of the Code during the calendar year in which the Loan is issued will not exceed \$10,000,000.