

LEWIS COUNTY PUBLIC FACILITIES DISTRICT

RESOLUTION NO. 10-004

A RESOLUTION of the Board of Directors of the Lewis County Public Facilities District, approving the form of Event Center Lease Agreement relating to the proposed Lewis County Event Center and Sports Complex.

WHEREAS, Pursuant to Chapter 36.100 RCW, by Resolution No. 07-247, the Board of County Commissioners of Lewis County ("the County") created the Lewis County Public Facilities District (the "District"), with boundaries coextensive with the boundaries of the County, for the purpose of pursuing the design, construction, ownership, operation and/or financing of specifically, a public facility, including parking facilities, constituting a "regional center" as defined in RCW 35.57.020; and

Resolution No. 07-247 of the Lewis County Board of County Commissioners, in a recital, declared that it is in the interest of the County to provide for the development of a public facility for a range of purposes, including equestrian, rodeo, musical, and other cultural purposes "to serve local and regional businesses, community, family entertainment, youth performance, sport, recreation and athletic organizations, [and] to promote economic development..."; and

WHEREAS, the District's Board entered into discussions with the proponents of the Lewis County Event Center and Sports Complex (the "Project"), the City of Centralia, and the Centralia School District, and entered into an "Umbrella Agreement" dated March 22, 2010, and an "Interlocal Agreement For Development of Event Center and Sports Complex" dated June 15, 2010, each setting forth the basic parameters of the Project and the various documents and actions necessary to carry out the Project; and

WHEREAS, one of the key agreements to be entered into prior to carrying out the Project is a lease agreement between the District and Lewis County Event Center, LLC (the "Event Center Lease"), the entity that will lease the Event Center from the District and operate it as a major component of the multi-government regional center; and

WHEREAS, the District directed a negotiating committee comprised of Boardmembers Bill Jones and Judy DeVaul, and Treasurer Rose Bowman (the "Negotiating Committee"), to negotiate an Event Center Lease with Event Center LLC,

and the Negotiating Committee has carried out that responsibility and recommended a form of Event Center Lease for approval by the Board;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LEWIS COUNTY PUBLIC FACILITIES DISTRICT:

Section 1 Approval of Form of Event Center Lease.

The Board approves the Event Center Lease in substantially the form of the drafts on file with the Secretary of the Board. That form is incorporated herein by reference.

Section 2 Authorization of Execution of Event Center Lease.

The Chair of the Board is authorized to execute the Event Center Lease in substantially the form on file with the Secretary of the Board, with such changes as the Chair, in consultation with the Negotiating Committee, determines are consistent with the purposes of this resolution and which do not materially alter the basic framework established by the form on file. If the Chair concludes that a change to the form of Event Center Lease on file is so material as to warrant additional review by the Board, he shall, prior to executing it circulate to all members of the Board the final form for review, and any Board member may request a Board meeting to discuss the final form of any agreement prior to its execution.

Section 3 Ratification of Prior Acts

Any action taken consistent with the authority of this resolution, after its passage but prior to its effective date or the effective date of the formation of the District, is ratified, approved, and confirmed.

ADOPTED this 14th day of July, 2010.



Bill Jones, Chair