

July 30, 1997

Introduced By:

CHRISTOPHER VANCE

424F2

Proposed No.:

97 - 489

ORDINANCE NO. **12844**

AN ORDINANCE relating to interim use of the Community Development Block Grant (CDBG) Fund to provide a short-term property acquisition loan to a firm to purchase a distressed shopping center creating and retaining employment opportunities primarily benefiting low/moderate income persons and authorizing the King County Executive to enter into loan agreements necessary to effect the project.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Definitions. Unless the context otherwise requires, the terms defined in this section shall, for all purposes of this ordinance have the meanings specific; words importing the singular number include the plural number and vice versa:

“County” means King County, Washington.

“Council” means the metropolitan county council of King County, Washington.

“Community Development Interim Loan (CDIL)” shall mean the making of short-term financing loans to assist in the development of Community Development Block Grant eligible projects.

“Community Development Block Grant (CDBG) funds” shall mean those entitlement monies King County receives through the United States Department of Housing and Urban Development and are dedicated to the CDBG Fund.

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SECTION 2. The council finds and determines to be necessary and appropriate and in the best interests of the county to make a CDIL in the amount of seven million one hundred thousand dollars to Gramor Development Northwest, Inc. The loan will be used to acquire a distressed shopping center (the Kent Hill Plaza) located at the southeast corner of 104th Avenue South East and the Kent Kangley Road in Kent, Washington. The shopping center is currently only 51 percent occupied. The project will result in the creation and retention of approximately 214 full-time equivalent jobs, at least 51 percent of which will be held by or be available to low/moderate income persons. This project will also enhance the CDBG Fund by earning interest and fees to be used for other CDBG eligible projects.

SECTION 3. In accordance with the regulations of the United States Department of Housing and Urban Development, the county executive is hereby authorized to enter into a CDIL agreement with Gramor Development Northwest, Inc. The loans shall be repaid to King County in accordance with the terms and conditions of the CDIL agreement.

SECTION 4. For the purpose of making this CDIL, the sum of seven million one hundred thousand dollars, or so much thereof as may be necessary to fund these projects, shall be disbursed from such unexpended balances as may become available in the King County CDBG Fund.

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SECTION 5. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this ordinance.

INTRODUCED AND READ for the first time this 25th day of August, 1997.

PASSED by a vote of 12 to 0 on this 2nd day of September, 1997.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Jane Hogue
Chair

ATTEST:

Jane Mason
Clerk of the Council

APPROVED this 7 day of September, 1997.

[Signature]
King County Executive

Attachments:
None