



Board of Commissioners

County Administration Building
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COMMISSIONERS

Arne Mortensen
District 1

Dennis P. Weber
District 2

Joe Gardner
District 3

CLERK OF THE BOARD

Tiffany Ostreim

February 15, 2017

Maureen Winger
1525 Broadway
PO Box 128
Longview, WA 98632

RE: Memorandum of Understanding

Dear Ms. Winger:

At its regularly scheduled meeting on February 14, 2017, the Board of County Commissioners of Cowlitz County, Washington, executed the above-mentioned document.

Enclosed is one original and one copy. Please sign all originals, retaining one for your files and returning one original signature to:

Board of Cowlitz County Commissioners
207 4th Ave. N.
Kelso, WA 98626

Thank you for your prompt attention to this matter. If you have any questions, please don't hesitate to call.

By direction,
**Board of County Commissioners
of Cowlitz County, Washington**


Tiffany Ostreim
Clerk of the Board

Enclosure
cc: Clerk's Misc.

**Memorandum of Understanding
Between
Cowlitz County and the City of Longview**

This agreement is made and entered into by and between Cowlitz County, a political subdivision of the State of Washington, (“County”) and the City of Longview, a municipal Corporation (“City”)

WHEREAS, the parties jointly financed a long-range Event Center Master Plan and a hotel feasibility study, and

WHEREAS, the recommendations of both studies declare that there is a need for additional conference space at the Event Center as well as a hotel for the use of conference attendees, and

WHEREAS, pursuant to RCW 35.21.735 the City of Longview has created a duly-constituted Public Development Authority (PDA) which is empowered to develop a commercial hotel in conformity with the Event Center Master Plan, and

WHEREAS, pursuant to RCW 36.34.130, RCW 35.79, RCW 39.33.010, RCW 43.09.210 and County policy per RCW 36.34.005, County and City propose an exchange of lands to allow for development of a commercial hotel facilitating local events and gatherings at the County Events Center and the Fairgrounds,

Now, therefore, it is mutually agreed that:

The County will apply for subdivision or boundary line adjustment for the creation of the parcel substantially as depicted in Attachment B, and which parcel shall be provided ingress and egress via access owned in fee by City of Longview. City or its PDA will facilitate funding for all permitting fees and costs necessary for such division of land and provide a valuation of all concerned properties. The parties agree that the separate, City-owned access for the hotel may be further segregate and controlled to restrict access to the Conference Center and fairgrounds as necessary. The parties will endeavor to create a coordinated entrance plan with such City access at the time of parcelization.

Within 30 days from the creation and recording of all the legal lots substantially as depicted in Attachments A and B, the parties will initiate exchange the real property of Attachment A, attached hereto and incorporated herein, currently owned by the City, for the real property of Attachment B plus the property agreed to by the parties for access to the hotel, attached hereto and incorporated herein, currently owned in fee by the County. Exchanged parcels depicted in Attachment A shall exclude property that is legally or prescriptively encumbered by any private use or private rights. In consideration for exchange of parcels, City shall cause to be performed surveys of all concerned parcels.

This written agreement constitutes the parties' entire and integrated agreement, and supersedes all prior and contemporaneous negotiations, representations, or agreements, whether written or oral.

This MOU shall be effective upon the signatures of authorized officials of participating agencies. The authorized officials below indicate agreement with this MOU by their signatures.

For the City of Longview:

For Cowlitz County:

David Campbell, City Manager



Joe Gardner, Commissioner





Dennis Weber, Commissioner



Arne Mortensen, Commissioner

Attest:

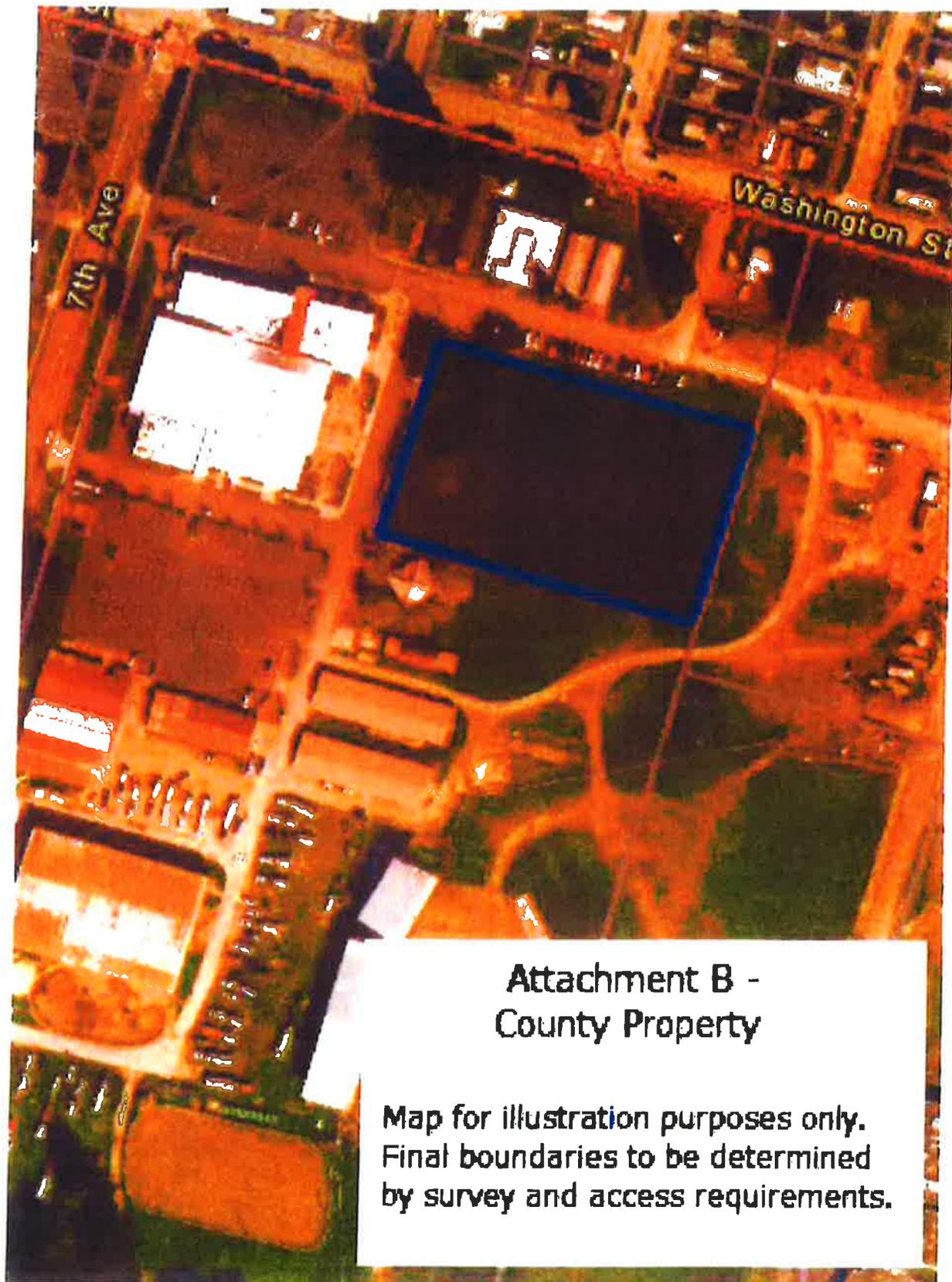


Clerk of the Board 2-14-17

Attachment A - Longview Properties

Map for illustration purposes only. Actual property boundaries to be determined by survey.





**Attachment B -
County Property**

**Map for illustration purposes only.
Final boundaries to be determined
by survey and access requirements.**