

**RESOLUTION AUTHORIZING PROPERTY CONVEYANCE AND
RELATED DOCUMENTS
(Approved by Finch Green LLC and Submitted to Bethany Annual Meeting)**

WHEREAS, Bethany Lutheran Church owns 8+ acres of land on Bainbridge Island Washington, and for many years a portion of it has been considered for development of affordable housing; and

WHEREAS, in response to advocacy by the congregation and the community, Bethany has been granted an “increased density bonus,” by adoption of COBI Ordinance 2022-02; and

WHEREAS, Bethany created Finch Green LLC to focus its efforts and energy to move forward and to create and implement an affordable housing project; and

WHEREAS, engagement between Finch Green and HRB has resulted in an agreement to collaborate and to jointly engage in a capital campaign and fund development program; and in so doing Finch Green and HRB covenanted and agreed to move forward “to reach mutually agreeable provisions and enter contracts/agreements” to fully implement their mutual objectives; and

WHEREAS, the Boards of Directors of Finch Green and HRB have concluded that the best way to advance their mutual vision and to accomplish the necessary project development, site control, management, permitting, and fund raising in order to construct an affordable housing community on Bethany’s property is to convey the property on which the project will be constructed to HRB and to authorize related documents such as easements, covenants, conditions, etc. to be reviewed and approved by Finch Green; and

WHEREAS, it is mutually agreed that parking will be adjusted to meet the needs of Bethany and residents of the affordable housing community, and Bethany will receive payments, if any, made by Kitsap Transit for the lease of parking in the reconfigured parking lot;

Now, therefore, it is RESOLVED as follows:

1. That Finch Green is hereby authorized to prepare for and arrange to convey portions of the property owned by Bethany Lutheran Church south of the existing improvements where the sanctuary, fellowship hall, and pre-school are located to Housing Resources Bainbridge (HRB) in order to facilitate and move forward with plans for the development of that property for an affordable housing project of +/- 20 units; and
2. The conveyance will provide Bethany and with easements, covenants, and conditions, as necessary, for reasonable access to the property to be conveyed, as well as income received from Kitsap Transit for parking; and
3. The conveyance documents will provide that the Bethany may recover the property after deed conveyance if construction of the affordable housing project is not commenced within five years of recording the transfer deed; and
4. Upon completion of the conveyance documents and upon approval of the Bethany Lutheran Church Executive Committee, the Council President of Bethany is authorized to sign them; and
5. Finch Green is authorized to sign any related easements and land use approval documents, including but not limited to easements for utilities and access, as well as final subdivision documents, right-of-way dedications and similar documents required for the approval of the affordable housing permits, and to allocate parking income to Bethany; and
6. Finch Green will monitor progress on the affordable housing project and provide periodic updates and opportunities to respond to questions regarding progress to the Bethany Council and congregation.