

AM NO. 13-190 (C3)

TO: City Council
FROM: John Marchione, Mayor
DATE: November 19, 2013
SUBJECT: APPROVAL OF THE DISPOSITION BY SALE OF CITY OF REDMOND OWNED REAL PROPERTY, KING COUNTY TAX PARCEL 122505-9140

I. RECOMMENDED ACTION:

Approve the sale of a 4,596 square foot City-owned property, being King County Tax Parcel 122505-9140, and authorize the Mayor to sign a Purchase and Sale Agreement and other documents associated with the disposition of the real property.

II. DEPARTMENT CONTACT PERSONS:

Ron Grant, Interim Director of Public Works	425-556-2742
Mike Paul, Construction Division Manager	425-556-2721
Debby Wilson, Real Property Manager	425-556-2715

III. DESCRIPTION:

Background

The City has considered the sale of an undevelopable “remnant” property to an interested and immediately adjacent property owner as a reasonable practice to efficiently dispose of such land if not needed for any planned public projects. Sale to an immediately adjacent owner increases the opportunity the remnant will be consolidated with other land to enhance its value, as well contribute to the area’s overall development and economic vitality. King County’s assessed value of the property would be the basis of the consideration amount for a disposition.

The City owns a 4,596 square foot irregular shaped property at the southwest corner of 166th Ave NE and NE 80th Street. The property is a remnant, the undevelopable remainder of a larger parcel, which the City acquired fee title to under a King County condemnation action in 1978. The larger parcel was originally acquired to accommodate construction of 166th Ave NE. The property was condemned as “fee simple” and would be sold as fee-land rather than using the street vacation process.

The subject property, a large grassy street corner, is currently maintained by the City. There are no planned capital projects that would require use of any portion of the property. The property, in its current configuration, could not reasonably be developed under the City's current zoning regulations. Public sidewalks and street curbing exist outside the property lines. There are public utilities and utility appurtenances existing along the northern edge of the property.

The property owner adjacent to the subject remnant requested the City consider disposing of the remnant. City staff negotiated terms to dispose of the remnant. These terms have been found acceptable to the interested adjacent owner and have been memorialized in a Purchase and Sale Agreement. The consideration amount for the disposition is \$45,000.

If the disposition is approved, the existing public utilities and appurtenances will be protected by a public utility easement.

IV. IMPACT:

- A. Service/Delivery: No public service will be impacted. Public street and sidewalk improvements are complete adjacent to the property. The property is not needed to support any plan capital improvements. Existing public facilities will be protected by the City having easements rights to access, maintain and enhance the utilities.
- B. Fiscal: Proceeds from the sale of the subject property would be deposited into the General Government CIP to be reallocated in the future to an applicable capital project. Following the disposition, the property will return to the King County Assessor's tax rolls.

V. ALTERNATIVES:

- A. The City Council could choose not to authorize disposition of the property.
- B. The City Council could choose to delay authorization of a disposition.

VI. LIST OF ATTACHMENTS:

A. Vicinity Map

/s/
Ronald D. Grant, Interim Director of Public Works

11/8/2013
Date

Approved for Council Agenda _____
/s/
John Marchione, Mayor

11/13/2013
Date

VICINITY MAP Remnant of 16555 NE 80th Street

