

ORDINANCE No. 113932

COUNCIL BILL No. 106697

AN ORDINANCE declaring City Light Department property located in Seattle, Washington, surplus to the City's needs and not required for providing continued public utility services; authorizing the sale by competitive bidding procedures of said surplus property and establishing the fair market value therefore, and transferring jurisdiction over a portion of said property to the Engineering Department. (P.M. #260432-1-301)

The City of Seattle--Legislative

REPORT OF COMMITTEE

Honorable President:

Your Committee on _____

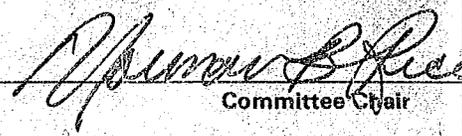
to which was referred the within Council Bill No. _____
report that we have considered the same and respectfully recomm

DO PASS

COMPTROLLER FILE No. _____

Introduced: <u>April 18 1988</u>	By: <u>Rice</u>
Referred: <u>April 18 1988</u>	To: <u>Energy</u>
Referred:	To:
Referred:	To:
Reported: <u>APR 25 1988</u>	Second Reading: <u>APR 25 1988</u>
Third Reading: <u>APR 25 1988</u>	Signed: <u>APR 25 1988</u>
Presented to Mayor: <u>APR 25 1988</u>	Approved: <u>APR 29 1988</u>
Returned to City Clerk: <u>MAY 3 1988</u>	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

01068 - 11-25-88


Committee Chair

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

Honorable President:

Your Committee on _____

to which was referred the within Council Bill No. _____
report that we have considered the same and respectfully recommend that the same:

DO PASS

Norman Rice

Committee Chair

OMB 4-25-88

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ORDINANCE 113932

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AN ORDINANCE declaring City Light Department property located in Seattle, Washington, surplus to the City's need and not required for providing continued public utility services; authorizing the sale by competitive bidding procedures of said surplus property and establishing the fair market value therefore, and transferring jurisdiction over a portion of said property to the Engineering Department. (P.M. # 260432-1-301)

WHEREAS, the real property hereinafter described, acquired pursuant to Ordinance 76767 for a unit substation is now surplus to the City's needs and is not and will not be used or useful for any City Light Department or other municipal purpose; and the Superintendent of City Light has recommended in the attachments hereto the sale and conveyance thereof following competitive bidding;

AND WHEREAS, the Seattle Engineering Department has requested, and the Superintendent of City Light has recommended that a portion of the real property hereinafter described be transferred to the Engineering Department for street purposes. Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Upon payment by the Engineering Department into the City Light Fund the sum of Two Hundred Dollars (\$200.00) the Seattle City Light Department will transfer to the Seattle Engineering Department for street purposes the following described real property:

Beginning at the northeast corner of Lot 1, Acre 5, Block "H", The Maple Leaf Addition to Green Lake Circle, as per plat recorded in Volume 2 of Plats, page 115, records of King County, Washington; thence South 0°18'02" West, along the east line of said Lot 1, a distance of 10 feet to a point on a non-tangent curve to the northwest from which the radial center bears North 38°19'25" West a distance of 10 feet; thence northwesterly along the arc of said curve, through a central angle of 91°22'33", to a point on the north line of said Lot 1; thence South 88°19'25" East, along the north line of said Lot 1, a distance of 10 feet to the point of beginning.

Section 2. Pursuant to the provision of RCW 35.94.040 and after a public hearing, the following described real property in Seattle, Washington, located at the southwest corner of Northeast 104th Street and 8th Avenue Northeast:

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The East 100 feet of Lot 1, and the East 100 feet of the North Half of Lot 2, in Acre 5, Block "H", The Maple Leaf Addition to Green Lake Circle, as per plat recorded in Volume 2 of Plats, page 115, records of King County, Washington; except that portion described as follows:

Beginning at the northeast corner of said Lot 1; thence South 0°18'02" West, along the east line of said Lot 1, a distance of 10 feet to a point on a non-tangent curve to the northwest from which the radial center bears North 88°19'25" West a distance of 10 feet; thence northwesterly along the arc of said curve, through a central angle of 91°22'33", to a point on the north line of said Lot 1; thence South 88°19'25" East, along the north line of said Lot 1, a distance of 10 feet to the point of beginning.

is hereby found and declared to be no longer required for providing public utility service and to be surplus to the City's needs.

Section 3. The appraised value of said property is hereby found and declared to be Twenty-One Thousand Five Hundred Dollars and no/100 (\$21,500.00).

Section 4. As requested by the Superintendent of City Light and recommended by the Mayor in the attachments hereto, said Superintendent is authorized to offer said surplus property for sale by competitive bidding procedures substantially upon the terms, conditions, restrictions and limitations set forth in the "Invitation for Bids" contained in the materials attached hereto. The Executive Director of the Board of Public Works is authorized to receive and open said bids. After the bids have been evaluated by the Superintendent, said Superintendent is hereby authorized to execute any such form of deed and/or real estate contract as may be necessary to effectuate the real property sale herein authorized. If no acceptable bids are received for this property, the Superintendent may proceed with a negotiated sale as stated in Section 5.

Section 5. Recognizing that some properties may not sell through the bid process and that the value of property may vary within a range of the

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(To be used for all Ordinances except Emergency.)

appraisal, the Superintendent is authorized, in the event that no acceptable bids are received for this property, to negotiate a sale within 10% of the appraised value.

Section 6. Proceeds from the sale of the property shall be deposited in the Light Fund.

Section 7. Any act pursuant to the authority of this ordinance and prior to its effective date is hereby ratified and confirmed.

Section 8. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 25th day of April, 1988,

and signed by me in open session in authentication of its passage this 25th day of April, 1988

[Signature]
President of the City Council.

Approved by me this 27th day of April, 1988

[Signature]
Mayor.

Filed by me this 3rd day of May, 1988.

Howard J. Brooks
Attest: City Comptroller and City Clerk.

Margaret Carter
By: Deputy Clerk.

(SEAL)

Published.....

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Your
Seattle
City Light

Randall W. [unclear] Superintendent
Charles R. [unclear]

April 15, 1988

Via the Mayor's Office
Attention Office of Management and Budget

The Honorable Norman Rice
Chair, City Council Energy
Committee
Seattle City Council

Dear Councilmember Rice:

Proposed Sale of Surplus Northgate Substation Site
(P.M. #260432-1-301)

The City Light Department is referring proposed legislation to be enacted for disposal by public bid or negotiated sale of the Northgate Substation Site, located at the southwest corner of Northeast 104th Street and 8th Avenue Northeast.

This property was acquired in 1949 for use as a unit substation. Due to the conversion of City Light facilities from 4-kV to 26-kV, the substation site is no longer needed.

The Department of Community Development has circulated the information on the property to other City departments and government agencies. They have not shown an interest in acquiring this site. However, the Seattle Engineering Department has requested that a ten foot radius corner be transferred to the Engineering Department for street purposes.

City Light and the Department of Community Development recommend that after a public hearing, legislation be passed to declare the property surplus. This would allow City Light to proceed

#9
C.B. 106697



APR 15 1988

839228

"An Equal Employment Opportunity - Affirmative Action Employer"

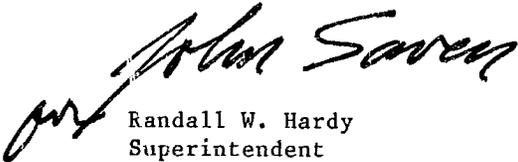
City of Seattle - City Light Department, City Light Building, 1015 Third Avenue, Seattle, Washington 98104 (206) 625-3000

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The City Council
Page 2
April 15, 1988

with the transfer of jurisdiction and the disposition of the remainder of the property according to the attached "Invitation for Bid" or through a negotiated sale per the attached ordinance.

Yours truly,



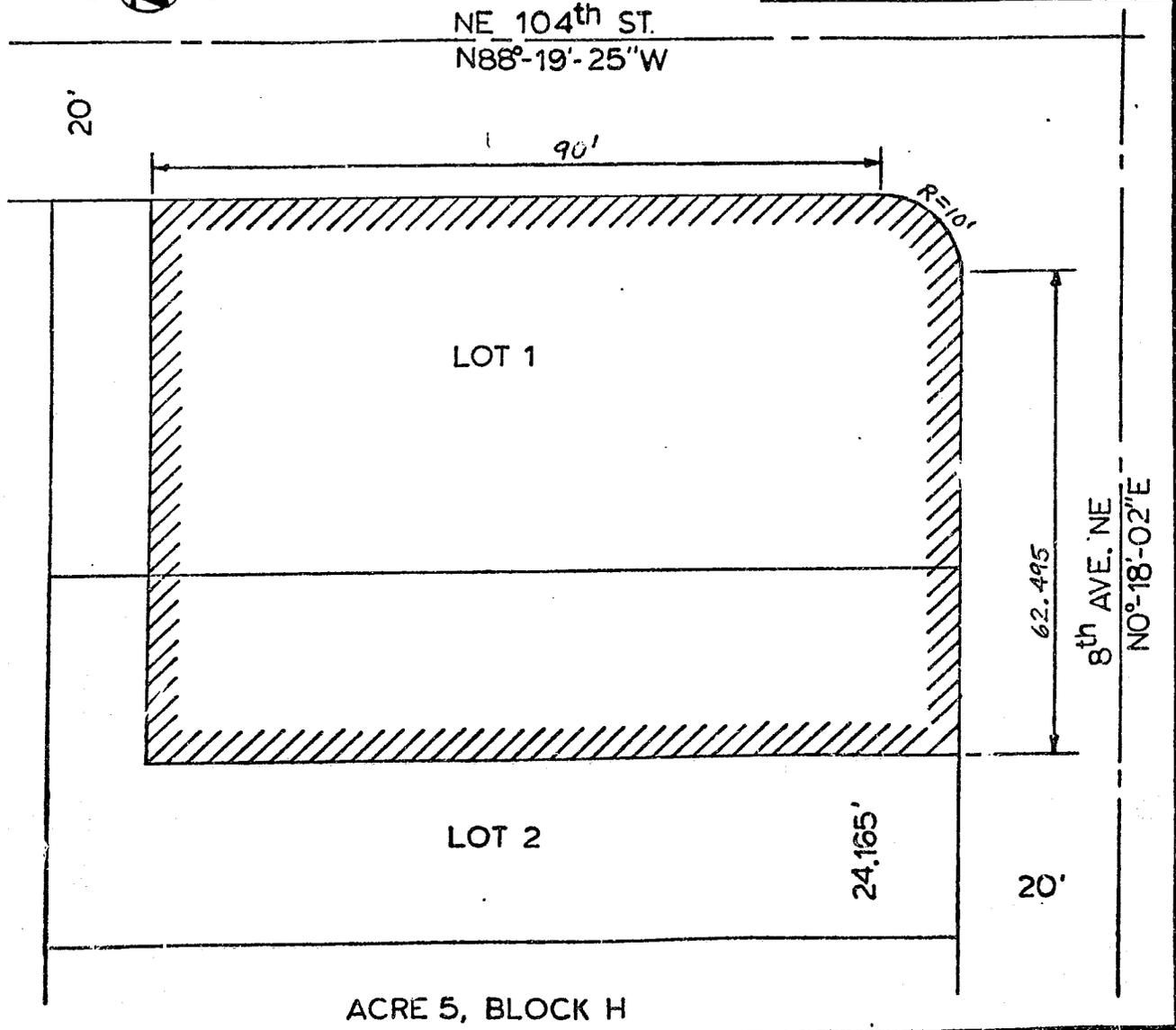
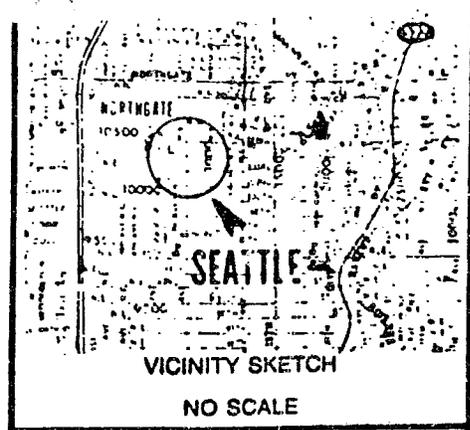
Randall W. Hardy
Superintendent

DA:vp

Enclosures: Sketch
Proposed "Invitation to Bid"
Proposed Ordinance

cc: Mayor Charles Royer
All City Councilmembers
Office of Management and Budget

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ACRE 5, BLOCK H

SIZE: Approximately 7228 square feet
 ZONING: SP 5000
 Predominant Land Use in the Area: Residential

CITY OF SEATTLE
 CITY LIGHT DEPARTMENT
 SURPLUS PROPERTY MAP

DW Hamlin	SCALE 1"-20'	DATE 12/18/86
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CITY OF SEATTLE

Sale of Real Estate

Date of Bid Opening: _____

P.M. #260432-1-301

INVITATION FOR BIDS

Sealed bids for the purchase of the Northgate Substation Site, located at the southwest corner of Northeast 104th Street and 8th Avenue Northeast, will be received by the City of Seattle's Executive Director of the Board of Public Works, 400 Yesler Building, Room 403, Seattle, Washington 98104, up to 2:00 p.m. _____, 19_____.

Bids received after 2:00 p.m. will not be accepted or read.

The real estate is legally described as follows:

The East 100 feet of Lot 1, and the East 100 feet of the North Half of Lot 2, in Acre 5, Block "H", The Maple Leaf Addition to Green Lake Circle, as per plat recorded in Volume 2 of Plats, page 115, records of King County, Washington; except that portion described as follows:

Beginning at the northeast corner of said Lot 1;
thence South 0°18'02" West, along the east line of said Lot 1, a distance of 10 feet to a point on a non-tangent curve to the northwest from which the radial center bears North 88°19'25" West a distance of 10 feet;
thence northwesterly along the arc of said curve, through a central angle of 91°22'33", to a point on the north line of said Lot 1;
thence South 88°19'25" East, along the north line of said Lot 1, a distance of 10 feet to the point of beginning.

No bids will be considered for less than the minimum bid price of \$19,350.00.

Successful bidders may purchase by terms or for cash. Terms shall include 20% of bid price as down payment with balance payable in ten equal annual installments, together with interest at 10% on the declining balance with option to pay the balance at any time.

No bids will be considered unless accompanied by cash, certified or bank cashier's check payable to the City Treasurer, in the sum of not less than 20% of the bid price, which payment shall be security for the performance of such bid and shall be held for liquidated damages in case the successful bidder fails to comply with the bid terms. Deposits of unsuccessful bidders will be returned as soon as possible after the bids have been evaluated. This may take as long as two weeks.

Purchase of property is subject to existing easements. All assessments, if any, will be assumed by the purchaser. Bids are to be in a sealed separate envelope marked "Bid, Northgate Substation." Successful bidder will pay recording fees and may provide title insurance, if desired. The sale must be closed within 45 days after approval by the Superintendent of City Light.

The City reserves the right to reject any and all bids submitted. The public offering and bid shall be subject to approval by the Superintendent of City Light; and the public offering and bid shall not be deemed binding upon the City until approved by the Superintendent of City Light. Upon receipt by the City of the full sale price plus interest, if any, a statutory form of quit claim deed will be conveyed.

Bid forms, real estate contract forms, additional details, information and drawings may be obtained from Property Management Section, City Light Department, 1015 Third Avenue, Room 615, Seattle, Washington 98104-1198, (phone 684-3394).

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TIME AND DATE STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

Thomas B. Rice

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO:

PRESIDENT'S SIGNATURE

IT IS DUE TO THE QUALITY OF THE DOCUMENT.

City of Seattle

ORDINANCE 113822

AN ORDINANCE declaring City Light Department property located in Seattle, Washington, surplus to the City's needs and not required for providing continued public utility services; authorizing the sale by competitive bidding procedures of said surplus property and establishing the fair market value thereof, and transferring jurisdiction over a portion of said property to the Engineering Department. (P. M. #26042-1-301)

WHEREAS, the real property hereinafter described, acquired pursuant to Ordinance 76767 for a substation is now surplus to the City's needs and is not and will not be used or useful for any City Light Department or other municipal purpose; and the Superintendent of City Light has recommended in the attachments hereto the sale and conveyance thereof following competitive bidding;

AND WHEREAS, the Seattle Engineering Department has requested, and the Superintendent of City Light has recommended that a portion of the real property hereinafter described be transferred to the Engineering Department for street purposes. Now, therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Upon payment by the Engineering Department into the City Light Fund the sum of Two Hundred Dollars (\$200.00) the Seattle City Light Department will transfer to the Seattle Engineering Department for street purposes the following described real property:

Beginning at the northeast corner of Lot 1, Acre 5, Block "H," The Maple Leaf Addition to Green Lake Circle, as per plat recorded in Volume 2 of Plats, page 115, records of King County, Washington; thence South $0^{\circ} 18' 02''$ West, along the east line of said Lot 1, a distance of 10 feet to a point on a non-tangent curve to the northwest from which the radial center bears North $88^{\circ} 19' 25''$ West a distance of 10 feet; thence northwesterly along the arc of said curve, through a central angle of $91^{\circ} 22' 33''$, to a point on the north line of said Lot 1; thence South $88^{\circ} 19' 25''$ East, along the north line of said Lot 1, a distance of 10 feet to the point of beginning.

Section 2. Pursuant to the provision of RCW 35.94.010 and after a public hearing, the following described real property in Seattle, Washington, located at the southwest corner of Northeast 104th Street and 8th Avenue Northeast:

The East 100 feet of Lot 1, and the East 100 feet of the North Half of Lot 2, in Acre 5, Block "H," The Maple Leaf Addition to Green Lake Circle, as per plat recorded in Volume 2 of Plats, page 115, records of King County, Washington; except that portion described as follows:

Beginning at the northeast corner of said Lot 1; thence South $0^{\circ} 18' 02''$ West, along the east line of said Lot 1, a distance of 10 feet to a point on a non-tangent curve to the northwest from which the radial center bears North $88^{\circ} 19' 25''$ West a distance of 10 feet; thence northwesterly along the arc of said curve, through a central angle of $91^{\circ} 22' 33''$, to a point on the north line of said Lot 1; thence South $88^{\circ} 19' 25''$ East, along the north line of said Lot 1, a distance of 10 feet to the point of beginning.

is hereby found and declared to be no longer required for providing public utility service and to be surplus to the City's needs.

Section 3. The appraised value of said property is hereby found and declared to be Twenty-One Thousand Five Hundred Dollars and no/100 (\$21,500.00).

Section 4. As requested by the Superintendent of City Light and recommended by the Mayor in the attachments hereto, said Superintendent is authorized to offer said surplus property for sale by competitive bidding procedures substantially upon the terms, conditions, restrictions and limitations set forth in the "Invitation for Bids" contained in the materials attached hereto. The Executive Director of the Board of Public Works is authorized to receive and open said bids. After the bids have been evaluated by the Superintendent, said Superintendent is hereby authorized to execute any such form of deed and/or real estate contract as may be necessary to effectuate the real property sale herein authorized. If no acceptable bids are received for this property, the Superintendent may proceed with a negotiated sale as stated in Section 5.

Section 5. Recognizing that some properties may not sell through the bid process and that the value of property may vary within a range of the appraisal, the Superintendent is authorized, in the event that no acceptable bids are received for this property, to negotiate a sale within 10% of the appraised value.

Section 6. Proceeds from the sale of the property shall be deposited in the Light Fund.

Section 7. Any act pursuant to the authority of this ordinance and prior to its effective date is hereby ratified and confirmed.

Section 8. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 25th day of April, 1988, and signed by me in open session in authentication of its passage this 25th day of April, 1988.

SAM SMITH,
President of the City Council.
Approved by me this 29th day of April, 1988.

CHARLES ROYER,
Mayor.
Filed by me this 3rd day of May, 1988.
Attest: NORWARD J. BROOKS,
City Comptroller and City Clerk.
(Seal) By MARGARET CARTER,
Deputy Clerk.
Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk.
Date of official publication in Daily Journal of Commerce, Seattle, May 12, 1988.
(C-449-X)

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C-449-X

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY--SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 113932

was published on May 12, 1988

R. Spriggs
Subscribed and sworn to before me on

May 12, 1988

Richard G. Jones
Notary Public for the State of Washington,
residing in Seattle.

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