



SEATTLE CITY COUNCIL

Legislative Summary

CB 118622

Record No.: CB 118622

Type: Ordinance (Ord)

Status: Passed

Version: 1

124994

In Control: City Clerk

File Created: 10/28/2015

Final Action: 02/29/2016

Title: AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the vacant property located at 10610 55th Ave. S. as surplus to the City's needs; authorizing the sale of said property; authorizing the Director of Finance and Administrative Services to execute all documents for the sale and transfer of the property; and directing how proceeds from the sale shall be distributed.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Burgess

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: daniel.bretzke@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	11/10/2015	Mayor's leg transmitted to Council	City Clerk			
	Action Text: The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk Notes:						
1	City Clerk	11/10/2015	sent for review	Council President's Office			
	Action Text: The Council Bill (CB) was sent for review. to the Council President's Office Notes:						
1	Council President's Office	11/12/2015	sent for review	Finance and Culture Committee			
	Action Text: The Council Bill (CB) was sent for review. to the Finance and Culture Committee Notes:						

- 1 Council President's Office 02/02/2016 sent for review Affordable Housing, Neighborhoods, and Finance Committee
Action Text: The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee
Notes:
- 1 Full Council 02/08/2016 referred Affordable Housing, Neighborhoods, and Finance Committee
Action Text: The Council Bill (CB) was referred. to the Affordable Housing, Neighborhoods, and Finance Committee
Notes:
- 1 Affordable Housing, Neighborhoods, and Finance Committee 02/17/2016 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
Notes:
In Favor: 3 Chair Burgess, Vice Chair Herbold, Member Johnson
Opposed: 0
- 1 Full Council 02/22/2016 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:
In Favor: 7 Councilmember Bagshaw, Councilmember Burgess, Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember O'Brien, Councilmember Sawant
Opposed: 0
- 1 City Clerk 02/23/2016 submitted for Mayor's signature Mayor
Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
Notes:
- 1 Mayor 02/29/2016 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 1 Mayor 02/29/2016 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 1 City Clerk 02/29/2016 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
-

CITY OF SEATTLE
ORDINANCE 124996
COUNCIL BILL 118622

AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the vacant property located at 10610 55th Ave. S. as surplus to the City's needs; authorizing the sale of said property; authorizing the Director of Finance and Administrative Services to execute all documents for the sale and transfer of the property; and directing how proceeds from the sale shall be distributed.

WHEREAS, in May 1979 the City acquired the vacant property located at 10610 55th Ave. S. in fee simple by a Local Improvement Assessment Deed as payment in full for a delinquent local improvement assessment; and

WHEREAS, the Department of Finance and Administrative Services (FAS) has determined that the property does not serve an essential City function; and

WHEREAS, by Resolution 30862, the City adopted amended Procedures for the Evaluation of the Reuse and Disposal of the City's Real Property, which established a uniform evaluation process for the reuse or disposal of real property the City owns in fee simple; and

WHEREAS, no other City department or other government agency requested jurisdiction over the property; and

WHEREAS, the parcel being 1,000 square feet in size is exempt from the public notification requirements of Resolution 30862; and

WHEREAS, FAS offered the property to the adjoining property owners through a competitive process; and

WHEREAS, FAS received a fair market offer from Jacqueline A. Murray and Virginia R. Dunning, who own an adjoining property; and

1 WHEREAS, the property is subject to an easement for a driveway that serves the property owned
2 by Jacqueline A. Murray and Virginia R. Dunning, and

3 WHEREAS, FAS recommends declaring the subject property surplus to the City's needs and
4 requests authorization to sell and transfer the property to Jacqueline A. Murray and
5 Virginia R. Dunning; NOW, THEREFORE,

6 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

7 Section 1. The property legally described in this section is hereby found and declared to
8 be no longer required for municipal purposes and is hereby declared surplus to the City's needs:

9 Lot 2 of Block 4, Whites Rainer Beach Gardens, according to the plat thereof, recorded in
10 Volume 13 Page 38, in King County Washington; Except the north 85 feet thereof; and
11 Except the south 98 feet thereof.

12 Section 2. The Director of Finance and Administrative Services (FAS) or the Director's
13 designee is authorized to negotiate the purchase and sale agreement and any ancillary documents
14 to accomplish the sale and transfer of the property to the owners of the adjacent property,
15 Jacqueline A. Murray and Virginia R. Dunning, a married couple.

16 Section 3. Proceeds from the sale authorized herein shall be used first to reimburse costs
17 incurred and paid by FAS in connection with the sale. The remaining proceeds shall be deposited
18 in the Unrestricted Subaccount of the Cumulative Reserve Subfund (00164).

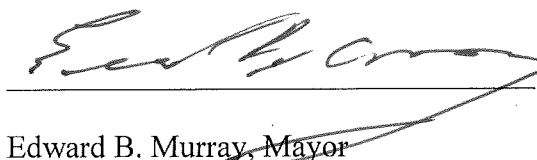
Section 4. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 22nd day of February, 2016, and signed by me in open session in authentication of its passage this 22nd day of February, 2016.



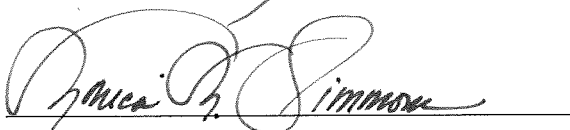
President _____ of the City Council

Approved by me this 24th day of February, 2016.



Edward B. Murray, Mayor

Filed by me this 29th day of February, 2015.



Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Contact Person/Phone:	Executive Contact/Phone:
Finance and Administrative Services (FAS)	Daniel Bretzke /733-9882	Katy Tassery/615-0703

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the vacant property located at 10610 55th Ave. S. as surplus to the City's needs; authorizing the sale of said property; authorizing the Director of Finance and Administrative Services to execute all documents for the sale and transfer of the property; and directing how proceeds from the sale shall be distributed.

Summary and background of the Legislation: The proposed legislation declares the vacant property located at 10610 55th Ave. S. as surplus to the needs of the City. The Director of Finance and Administrative Services will be authorized to sell the property to Jacqueline A. Murray and Virginia R. Dunning, who are owners of the adjacent property, and to carry out any necessary negotiations and execute all documents to complete the transaction.

The property was acquired by the City of Seattle in 1979 as a result of a public sale of the real property to pay for a local improvement assessment. The parcel is not large enough for separate development. Following the Procedures for the Evaluation of the Reuse and Disposal of the City's Real Property (as amended by Resolution 30862), the Department of Finance and Administrative Services (FAS) circulated a notice of the availability of the property to other City departments and government agencies. No proposed uses were put forward by other City departments and government agencies. This property being 1,000 square feet in size is exempt from a public notice under the procedures.

The property is located adjacent to properties that are under separate ownership. FAS offered the property to the adjoining property owners through a competitive process. The property is subject to a driveway easement that serves the property owned by Jacqueline A. Murray and Virginia R. Dunning, who are one of the adjoining property owners. Murray and Dunning have offered to purchase the property at the estimated fair market value of \$5,000.

2. CAPITAL IMPROVEMENT PROGRAM

☐ This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

☒ This legislation has direct financial implications.

3.a. Appropriations

 This legislation adds, changes, or deletes appropriations.

3.b. Revenues/Reimbursements

 X This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2015 Revenue	2016 Estimated Revenue
Unrestricted Subaccount of the Cumulative Reserve Subfund (00164)		Sale of property		\$4,000
Facility Services Subfund (50330)	FAS	Sale of Property		\$1,000
TOTAL				\$5,000

Revenue/Reimbursement Notes:

Of the sale price of \$5,000 an estimated \$1,000 will be used to pay for closing costs including title, escrow and the preparation and recording of documents.

4. OTHER IMPLICATIONS

- a) **Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?**
Yes, the City will receive funds for the sale of the property it no longer needs, and the property is returned to the tax rolls contributing tax revenues.
- b) **Is there financial cost or other impacts of not implementing the legislation?**
Yes, the City will continue to own a property that is not essential to the needs of the City, and will not receive future tax revenue on the property.
- c) **Does this legislation affect any departments besides the originating department?**
No other department is affected by this legislation.
- d) **Is a public hearing required for this legislation?**
No public hearing is required.
- e) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No publication is required.
- f) **Does this legislation affect a piece of property?**
Yes, a map is provided as Attachment A

- g) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

The property's small size makes it undevelopable as a stand-alone lot, and could not be used to support the goals and principles of the Race and Social Justice Initiative.

- h) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.**

This legislation is not part of a new initiative.

- i) Other Issues:**

No.

List attachments/exhibits below:

Attachment A: Site Map of PMA 1656

[For Ordinance 124996 / CB 118622]

EMERALD
REAL ESTATE
SOLUTION

5503
MORINGSTAR SARAH

5511
KWONG SO YING

10601

DAVID & HELEN LLC

 PMA 1656

1656 SEATTLE CITY OF FAS

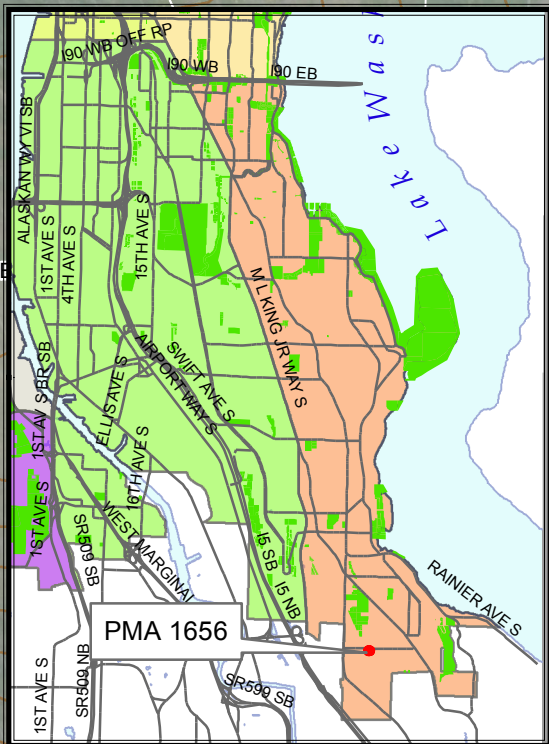
10610
MURRAY JACQUELINE
VIRGINIA DUNNING

4522 SEATTLE CITY OF FAS

10616
BUSHNELL ROGER G

10620
PRATT MITCHELL-ROBERTA

55TH AVE S



Feet  Feet



STATE OF WASHINGTON -- KING COUNTY

--SS.

334583

No.

CITY OF SEATTLE, CLERKS OFFICE

Affidavit of Publication

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.

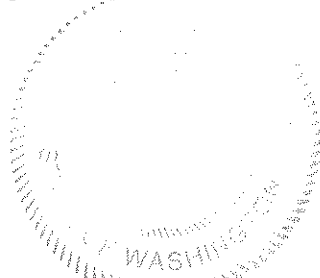
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124995-996 TITLE ONLY

was published on

03/08/16

The amount of the fee charged for the foregoing publication is the sum of \$47.85 which amount has been paid in full.



Affidavit of Publication

Subscribed and sworn to before me on

03/08/2016

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

The full text of the following legislation, passed by the City Council on February 22, 2016, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

Ordinance 124995

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Ordinance 124996

AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the vacant property located at 10610 55th Ave. S. as surplus to the City's needs; authorizing the sale of said property; authorizing the Director of Finance and Administrative Services to execute all documents for the sale and transfer of the property; and directing how proceeds from the sale shall be distributed.

Date of publication in the Seattle Daily Journal of Commerce, March 8, 2016.

3/8(334583)