

**FISCAL NOTE FOR CAPITAL PROJECTS ONLY**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Seattle City Light	Lynn Best / 386-4586	Anthony Colello / 684-5292

**Legislation Title:**

AN ORDINANCE relating to City real property, authorizing the transfer of jurisdiction of certain property in Block 1, Wenzel Addition to the City of Seattle, commonly referred to as 1125 North 98<sup>th</sup> Street, from the Department of Information Technology to the City Light Department for electric system purposes, and authorizing the payment of true and full value by the City Light Department to the Department of Information Technology for this transfer.

**Summary and background of the Legislation:**

This ordinance will authorize the transfer of jurisdiction of real property at 1125 North 98<sup>th</sup> Street in North Seattle from the Department of Information Technology (DOIT) to Seattle City Light. City Light will pay DOIT the true and full value of the property for this transfer.

DOIT acquired the real property at 1125 North 98<sup>th</sup> Street from a former public access television provider in 2010, as authorized by Ordinance 123619. DOIT has no further need for this property. This property was processed through the Department of Administrative Services (FAS) in accordance with the surplus property disposition procedures set forth in Resolution Nos. 29799 and 30862.

In circulation to other City departments, City Light noted that this property abuts the existing City Light North Service Center, which is badly overcrowded and cannot be expanded to the north, south, or east due to the presence of residential neighborhoods. This property will be useful to City Light to relieve the existing overcrowding.

The full report of FAS, "Preliminary Recommendation Report on Reuse and Disposal of the Excess Property of the Department of Information and Technology at 1125 North 98<sup>th</sup> Street, PMA 4538," is attached to this Fiscal Note as Attachment B.

City Light will pay DOIT \$900,000 for the true and full value of this property, based on appraisal, with a minor adjustment for environmental remediation.

<b>Project Name:</b>	<b>Project I.D.:</b>	<b>Project Location:</b>	<b>Start Date:</b>	<b>End Date:</b>
North Service Center Interim Work	9220	1125 North 98 <sup>th</sup> Street Seattle, WA	June, 2013	June, 2013

X  **This legislation has financial implications.**

**Spending Plan and Future Appropriations for Capital Projects:**

<b>Spending Plan and Budget</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Total</b>
Spending Plan	\$1,009,000	\$148,000	\$193,000			<b>\$1,350,000</b>
Current Year Appropriation	N/A					
Future Appropriations						N/A

Spending Plan and Budget Notes:

Spending includes \$900,000 to be spent in 2013 for acquisition, and \$450,000 to be spent between 2013 and 2014 for consultant services, environmental remediation, demolition of existing structures and resurfacing.

Capital Project 9220 includes funding for additional facility improvements not related to the transfer of this property from DOIT to SCL.

**Funding Source:**

<b>Funding Source (Fund Name and Number, if applicable)</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>Total</b>
City Light Fund 4100	\$1,009,000	\$148,000	\$193,000			<b>\$1,350,000</b>
<b>TOTAL</b>	<b>\$1,009,000</b>	<b>\$148,000</b>	<b>\$193,000</b>			<b>\$1,350,000</b>

**Uses and Sources for Operation and Maintenance Costs for the Project:**

<b>O&amp;M</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
<b>Uses</b>							
Start Up							
On-going	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	<b>\$6,000</b>
<b>Sources (itemize)</b>	City Light Fund 4100						<b>\$6,000</b>

Operation and Maintenance Notes:

After acquisition, environmental remediation and removal of existing structures, continuing operation and maintenance costs will be minimal until redevelopment.

**Other Implications:**

**a) Does the legislation have indirect financial implications, or long-term implications?**

City Light will assume costs of environmental cleanup (for an underground residential heating oil tank, demolition of existing structures, improvement for yard use, and long-term maintenance).

**b) What is the financial cost of not implementing the legislation?**

If this surplus City property were disposed of in the private market, it is likely that City Light would need to acquire it or another adjacent property at a later date at a higher price.

**c) Does this legislation affect any departments besides the originating department?**

DOIT will realize revenue in the amount of \$900,000. One building on the property has been temporarily rented by DOIT to the Seattle Police Department for use by the Parking Enforcement Program; the Department of Finance and Administrative Services is conducting a search for replacement rental space for this SPD program.

**d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?**

This legislation takes advantage of an opportunity for City Light to acquire needed real property from another City department. City Light could acquire additional land abutting its existing North Service Center on the private market, but there are no listings currently, and listings are rare in this area.

**e) Is a public hearing required for this legislation?**

No.

**f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

**g) Does this legislation affect a piece of property?**

Yes. A GIS sketch of the property is provided as Attachment A to this Fiscal Note.

**h) Other Issues:**

None.

**List attachments to the fiscal note below:**

Attachment A: Map of DoIT Property to be Transferred to City Light

Attachment B: Report by the Department of Administrative Services dated March 25, 2013, "Preliminary Recommendation Report on Reuse and Disposal of the Excess Property of the Department of Information and Technology at 1125 North 98<sup>th</sup> Street, PMA 4538."