John Bresnahan
SCL GCW and WG Shoreline Easement SUM
May 4, 2015
#D1

BILL SUMMARY & FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
Seattle City Light	Lynn Best / 386-4586	Greg Shiring / 386-4085

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to the City Light Department; declaring certain real property rights surplus to utility needs; authorizing the General Manager and Chief Executive Officer to execute an agreement for the City to grant an easement for parking and access purposes over a portion of the City's fee-owned Bothell-Canal Transmission Corridor at 17524 Aurora Avenue North in the City of Shoreline, Washington; accepting payment for the true and full value of the easement from GCW Shoreline, LLC, and WG @ Shoreline, LLC; and ratifying and confirming certain prior acts.

Summary: This legislation authorizes Seattle City Light to grant an easement to GCW Shoreline, LLC, and WG @ Shoreline, LLC, for parking and access for a Walgreen's Store in Shoreline, Washington, in City Light's Bothell-Canal Transmission Corridor, and authorizes the acceptance of $525,000 for this easement.

Background: GCW Shoreline, LLC, and WG @ Shoreline, LLC (GCW and WG Shoreline") own property in Shoreline, Washington that is leased to the Walgreen Company ("Walgreen's"). GCW and WG Shoreline currently lease a portion City Light's transmission corridor abutting their parcel, which provides access and customer parking for Walgreen's.

GCW and WG Shoreline are seeking to sell their property. The lease between GCW and WG Shoreline and City Light has a 30-day cancellation provision. Without permanent rights for access and parking, GCW and WG Shoreline conclude that their property is unmarketable. For that reason, GCW and WG Shoreline have requested to purchase a permanent easement for parking and access within a portion of City Light's abutting transmission corridor.

The proposed easement would prohibit GCW and WG Shoreline from constructing any structures in the easement area, would allow City Light to install additional transmission or distribution poles anywhere in the easement area, and provides for other prohibited uses by the Grantee and allowable uses by City Light, consistent with the continued transmission use of the City's property.

GCW and WG Shoreline have agreed to pay City Light $525,000 for the permanent easement, based on an independent appraisal by an MAI appraiser.

2. CAPITAL IMPROVEMENT PROGRAM

_N/A_ This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

__X__ This legislation has direct financial implications.

Budget program(s) affected:				
Estimated $ Appropriation change:	**General Fund $**		**Other $**	
	2015	**2016**	**2015**	**2016**
	N/A	N/A	N/A	N/A
Estimated $ Revenue change:	**Revenue to General Fund**		**Revenue to Other Funds**	
	2015	**2016**	**2015**	**2016**
	N/A	N/A	$525,000	$0
Positions affected:	**No. of Positions**		**Total FTE Change**	
	2015	**2016**	**2015**	**2016**
	N/A	**N/A**	**N/A**	**N/A**
Other departments affected:	N/A			

3.a. Appropriations

_N/A_ 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
City Light Fund 4100	Seattle City Light	Sale of Easement	$525,000	$0
TOTAL			**$525,000**	**$0**

3.c. Positions

_N/A_ This legislation adds, changes, or deletes positions.

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?

This easement will replace a lease which currently provides revenue of $27,408 per year.

City Light may deposit the proceeds of this sale in the City Light Rate Stabilization Account, if necessary, to avoid the triggering of automatic rate increases resulting from fluctuating fund balances.

b) Is there financial cost or other impacts of not implementing the legislation?

City Light would forgo the immediate receipt of $525,000 in revenue.

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

No.

d) Is a public hearing required for this legislation?

Yes. A public hearing is required pursuant to RCW 35.94.040.

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

No.

f) Does this legislation affect a piece of property?

Yes. A map of the property is shown in Exhibit C to Attachment 1 to the Ordinance.

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?

No.

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.

N/A

i) Other Issues:

None.

List attachments below:

None.