



SEATTLE CITY COUNCIL

Legislative Summary

CB 118472

Record No.: CB 118472

Type: Ordinance (Ord)

Status: Passed

Version: 1

124840

In Control: City Clerk

File Created: 06/05/2015

Final Action: 08/21/2015

Title: AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the vacant property located at 5622 40th Avenue West 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: Licata

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	06/30/2015	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	06/30/2015	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	07/01/2015	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 Full Council 08/10/2015 referred Finance and Culture Committee
- 1 Finance and Culture Committee 08/12/2015 pass Pass
Action Text: The Committee recommends that Full Council pass the Council Bill (CB).
In Favor: 3 Chair Licata, Vice Chair Godden, Member Burgess
Opposed: 0
- 1 Full Council 08/17/2015 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote and the President signed the Bill:
Notes:
In Favor: 8 Councilmember Bagshaw, Council President Burgess, Councilmember Godden, Councilmember Harrell, Councilmember O'Brien, Councilmember Okamoto, Councilmember Rasmussen, Councilmember Sawant
Opposed: 0
- 1 City Clerk 08/18/2015 submitted for Mayor's signature Mayor
Action Text: The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
Notes:
- 1 Mayor 08/21/2015 Signed
Action Text: The Council Bill (CB) was Signed.
Notes:
- 1 Mayor 08/21/2015 returned City Clerk
Action Text: The Council Bill (CB) was returned. to the City Clerk
Notes:
- 1 City Clerk 08/21/2015 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
Notes:
-

CITY OF SEATTLE
ORDINANCE 124840
COUNCIL BILL 118472

AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the vacant property located at 5622 40th Avenue West 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 April 1965 the City acquired the property located at 5622 40th Avenue West 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 both adjoining property owners through a competitive process; and

1 WHEREAS, FAS received a fair market offer from Christopher J. Meffie and Teresa L. Shupe, a
2 married couple who are one of the adjoining property owners; 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 Christopher J. Meffie and
5 Teresa L. Shupe; NOW, THEREFORE,

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

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

9 Property legal description:

10 Lot 10, Block 8, Bay Terrace Addition, together with the portion of the vacated street,
11 less the southerly 15.14 feet, according to the plat thereof recorded in Volume 7 of plats,
12 Page 61, in King County Washington.

13
14 Section 2. The Director of Finance and Administrative Services or the Director's
15 designee is authorized to negotiate the purchase and sale agreement and any ancillary documents
16 to accomplish the sale and transfer of the property to the owners of the adjacent property,
17 Christopher J. Meffie and Teresa L. Shupe, a married couple.

18 Section 3. Proceeds from the sale authorized herein shall be used first to reimburse costs
19 incurred and paid by FAS in connection with the sale. The remaining proceeds shall be deposited
20 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 17th day of AUGUST, 2015, and signed by me in open session in authentication of its passage this 17th day of AUGUST, 2015.



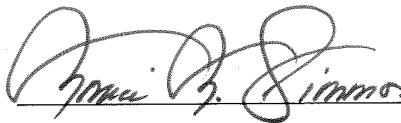
President _____ of the City Council

Approved by me this 21st day of August, 2015.



Edward B. Murray, Mayor

Filed by me this 21st day of AUGUST, 2015.



Monica Martinez Simmons, City Clerk

(Seal)

Daniel Bretzke
 FAS Sale of 5622 40th Ave W PMA 1583 SUM
 June 25, 2015
 #D1a

BILL SUMMARY & 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 5622 40th Avenue West 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 5622 40th Avenue West as surplus to the needs of the City. The Director of Finance and Administrative Services will be authorized to sell the property to Christopher J. Meffie and Teresa L. Shupe, a married couple 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 1965 as a result of a public sale of the real property to pay for a local improvement assessment. 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 and is not large enough for separate development.. The property is located adjacent to properties that are under separate ownership. FAS offered the property to both adjoining property owners through a competitive process. One of the adjoining property owners, Christopher J. Meffie and Teresa L. Shupe (a married couple), offered FAS the estimated fair market value \$26,250.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

☒ This legislation has direct financial implications.

Daniel Bretzke
 FAS Sale of 5622 40th Ave W PMA 1583 SUM
 June 25, 2015
 #D1a

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	\$21,250	
Facility Services Subfund (50330)	FAS	Sale of Property	\$5,000	
Total			\$26,250.00	

Revenue/Reimbursement Notes:

Of the sale price of \$26,250 an estimated \$5,000 will be used to pay for survey and closing costs including title, escrow 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***

Daniel Bretzke
FAS Sale of 5622 40th Ave W PMA 1583 SUM
June 25, 2015
#D1a

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?

No, this property is not located in a historically disadvantaged community. 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 below:

Attachment A: Map

STATE OF WASHINGTON -- KING COUNTY

--SS.

328004

No. 124840,841,842,843

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.

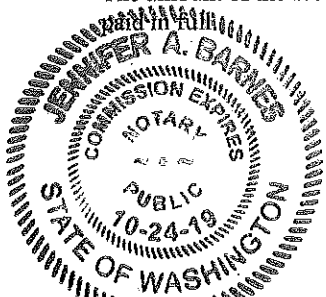
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT: TITLE ONLY ORDINANCES

was published on

08/31/15

The amount of the fee charged for the foregoing publication is the sum of \$124.00 which amount has been



Affidavit of Publication

James C. G. by
Subscribed and sworn to before me on
08/31/2015
[Signature]
Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

Title Only Ordinances

The full text of the following legislation, passed by the City Council on August 17, 2015 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 124840

AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the vacant property located at 5622 40th Avenue West 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.

Ordinance 124841

AN ORDINANCE authorizing the Director of Finance and Administrative Services to execute an amendment extending certain lease agreements between The City of Seattle and KBS SOR CENTRAL BUILDING, LLC, a Delaware limited liability company, for office space the City leases at 810 Third Avenue; and ratifying and confirming certain prior acts.

Ordinance 124842

AN ORDINANCE relating to the North Precinct project in the Department of Finance and Administrative Services; amending Ordinance 124648, which adopted the 2015 Budget; authorizing the loan of funds from the City's Consolidated (Residual) Cash Pool, or its participating funds, in the amount of \$2,750,000, to the 2016 Bond Fund for bridge financing of the North Precinct project; establishing a budget control level in the 2016 Multipurpose LTGO Bond Fund; increasing 2015 appropriations of \$1,500,000 in the 2016 Multipurpose LTGO Bond Fund; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

Ordinance 124843

AN ORDINANCE relating to land use, zoning, and environmental policy; amending Sections 3.58.070, 3.58.090, 23.22.024, 23.24.020, 23.28.030, 23.34.009, 23.40.060, 23.41.004, 23.41.008, 23.41.010, 23.41.012, 23.42.038, 23.44.010, 23.44.014, 23.44.041,

23.44.051, 23.45.504, 23.45.508, 23.45.510, 23.45.512, 23.45.518, 23.45.526, 23.45.529, 23.45.532, 23.45.536, 23.45.570, 23.46.002, 23.47A.004, 23.47A.012, 23.47A.018, 23.47A.014, 23.47A.016, 23.47A.032, 23.47A.039, 23.48.010, 23.49.008, 23.49.010, 23.49.012, 23.49.013, 23.49.041, 23.49.178, 23.49.242, Map II in Chapter 23.49, 23.50.020, 23.53.006, 23.53.015, 23.54.015, 23.54.026, 23.54.030, 23.58A.044, 23.66.020, 23.67.060, 23.75.140, 23.75.180, 23.76.006, 23.76.012, 23.76.026, 23.76.032, 23.84A.002, 23.84A.008, 23.84A.012, 23.84A.032, 23.84A.038, 23.86.006, 23.86.010, 23.86.012, 23.86.016, 23.88.020, 25.05.164, 25.05.508, 25.05.510, 25.05.610, 25.05.756, 25.05.800, 25.05.920, 25.05.960, 25.06.030, 25.06.050, 25.08.425, 25.08.590, and 25.08.655, and repealing Section 23.40.050 of the Seattle Municipal Code, to correct typographical errors, correct section references, clarify regulations, and make minor amendments; and amending the Wallingford Design Guidelines to update the title page and to correct the map of the Wallingford Planning Area Boundary.

Date of publication in the Seattle Daily Journal of Commerce, August 31, 2015.
8/31(328004)