



Legislation Details (With Text)

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Title: AN ORDINANCE authorizing King County's sale of 2.63 acres of undeveloped land located at 4500 Talbot road south in Renton, Washington.

Sponsors: Bob Ferguson

Indexes: Surplus Property

Code sections:

Attachments: 1. 15626.pdf, 2. 2006-0378 Attachment to Transmittal Letter--Vicinity Map and Parcel Map.pdf, 3. 2006-0378 Fiscal Note.xls, 4. 2006-0378 Revised Staff Report.doc, 5. 2006-0378 Staff Report 10-04-06.doc, 6. 2006-0378 Staff Report 10-11-06.doc, 7. 2006-0378 Transmittal Letter.doc, 8. A. Legal Description of the Property, 9. B. Real Estate Purchase and Sale Agreement

Date	Ver.	Action By	Action	Result
10/23/2006	1	Metropolitan King County Council	Hearing Held	
10/23/2006	1	Metropolitan King County Council	Passed	Pass
10/11/2006	1	Capital Budget Committee	Recommended Do Pass	Pass
10/4/2006	1	Capital Budget Committee	Deferred	
8/21/2006	1	Metropolitan King County Council	Introduced and Referred	

Clerk 08/14/2006

AN ORDINANCE authorizing King County's sale of 2.63 acres of undeveloped land located at 4500 Talbot road south in Renton, Washington.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. The Seattle-King County department of public health is the custodian of an undeveloped parcel of 2.63 acres at 4500 Talbot Road South in Renton, assessor's parcel number 312305-9067. This parcel is zoned commercial office public zone, sits on the easterly side of the road south of South 45th Place.

B. The department of executive services, facilities management division on behalf of the Seattle-King County department of public health is seeking council approval to sell this parcel.

C. King County acquired the property for four hundred thousand dollars by statutory warranty deed in 1989 as a site suitable for a health clinic facility.

D. The Seattle-King County department of public health planned to build a medical clinic at this location, but construction never materialized for the following reasons: 1. Plans of partnering services with Valley Medical Center did not materialize; 2. Traffic congestion, lack of parking and rising costs of development were substantial; and 3. Demographics in the locale have dramatically changed, with the need for public health services shifting farther south in King County.

E. The Seattle-King County department of public health has concluded that the property is no longer proximate to high risk populations needing services, as it now lies within an economically stable section of the city of Renton, and the property is too small to develop an economically feasible public health facility due to the costs associated with establishing and/or maintaining small, satellite public health facilities.

F. The Seattle-King County department of public health has declared the property at 4500 Talbot Road in Renton surplus to its needs.

G. In July 2005, in anticipation of selling, the department of executive services, facilities management division, appraised the property for an estimated market value of nine hundred sixteen thousand five hundred dollars.

H. Notices were circulated to other county departments and to various cities, water, sewer, fire and school districts regarding the county's plan to surplus and sell the property.

I. No agencies other than Valley Medical Center responded that they were interested in acquiring the property. A sale was discussed with Valley Medical Center, but no definitive, written agreement was ever reached. In March 2006, Valley Medical Center declined to submit a formal offer.

J. Pursuant to K.C.C. 4.56.100, the department of executive services facilities management division, declared the property surplus to the county's present and foreseeable needs and that it does not meet the criteria for affordable housing, as its zoning does not allow residential development.

K. Pursuant to K.C.C. 4.56.100, the department of executive services facilities management division formally marketed the property, determining that the county would receive a greater return if it were listed and sold through a commercial real estate listing service. After several competitive offers were received simultaneously, a purchase and sale agreement with the highest offer was executed (Michael and Carol Lovy and Dale and Helene Behar), for one million two hundred fifty thousand dollars.

L. This sale is contingent upon council approval, which is required prior to the September 29, 2006, closing date.

M. The King County council, hereby determines that the sale of this property is in the best interest of the public.

SECTION 2. The King County executive is hereby authorized to execute a purchase and sale agreement, substantially in the form attached to this ordinance, and any

other necessary documents to sell the property known as 4500 Talbot Road South under the terms of the purchase and sale agreement attached to this ordinance.