



Legislation Text

File #: 2014-0128, **Version:** 3

AN ORDINANCE approving the sale of surplus Metro transit division property located in council district six.

STATEMENT OF FACTS:

1. The King County transit division ("Metro") performs metropolitan municipal functions as established under chapter 35.58 RCW. Section 230.10.10 of the King County Charter requires each metropolitan municipal function to be operated as separate functional unit and for revenue or property received for the function to be used only for the purpose of carrying out that function. According to RCW 43.09.210, when such a property is sold or transferred, Metro must receive "full value" in return so that it may be fully reimbursed.
2. Metro is the custodian of certain property located at 11101 NE 6th Street in the city of Bellevue.
3. Metro has determined that the subject property is surplus to its needs.
4. In accordance with K.C.C. 4.56.070, the facilities management division has circulated a surplus notice to King County agencies and none expressed interest. The facilities management division subsequently declared the property surplus to the current and future foreseeable needs of the county. The manager of the county's facilities management division determined the property suitable for affordable housing. In response to county attempts to make it available to affordable housing, no viable proposal was received.
5. In accordance with K.C.C. 4.56.140.A., the county may dispose of real property to another governmental agency by negotiation upon such terms as may be agreed upon and for such

consideration as may be deemed by the county to be adequate.

6. The King County executive has negotiated an intergovernmental land transfer agreement with the city of Bellevue for a purchase price of \$17,950,000.00, based on an appraised value of the property at its highest and best use.

7. The Federal Transit Administration provided some of the funds for the purchase of the subject property. As such, the Federal Transit Administration has to approve the selling price and Metro's use of the proceeds from the proposed sale to Bellevue. Metro received the Federal Transit Administration's approval of the proposed sale in October 2013.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County council, having determined that the terms and consideration for sale of the subject property are adequate, hereby authorizes the executive to execute an intergovernmental land transfer agreement in substantially similar form as provided in Attachment A to this ordinance and to execute any other documents necessary to convey and deliver the subject property to the city of Bellevue.

10 days, not more than 25 in area paper

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News release