



Legislation Details (With Text)

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On agenda:		Final action:	9/20/2010
Enactment date:	9/30/2010	Enactment #:	16933
Title:	AN ORDINANCE authorizing the sale of surplus property situated in the cities of SeaTac and Tukwila, located in Council District Five.		
Sponsors:	Julia Patterson, Larry Phillips		
Indexes:	Sea-Tac, City of, Surplus Property, Tukwila, City of		
Code sections:			
Attachments:	1. 16933.pdf, 2. 2010-0465 Transmittal Letter.doc, 3. 2010-0465 Bow Lake Surplus PSA Fiscal Note.xlsx, 4. A. Real Estate Purchase and Sale Agreement, 5. Staff Report 09-07-10, 6. A. Real Estate Purchase and Sale Agreement		

Date	Ver.	Action By	Action	Result
9/20/2010	1	Metropolitan King County Council	Hearing Held	
9/20/2010	1	Metropolitan King County Council	Passed	Pass
9/7/2010	1	Budget and Fiscal Management Committee	Recommended Do Pass	Pass
8/23/2010	1	Metropolitan King County Council	Introduced and Referred	

AN ORDINANCE authorizing the sale of surplus property situated in the cities of
SeaTac and Tukwila, located in Council District Five.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings.

A. King County's department of natural resources and parks, solid waste division (SWD) is the custodian of 25.3 acres of property owned by King County and located at 18800 Orillia Road South in Tukwila, Washington. 15.3 acres of the site was first acquired by King County in 1943 and is owned by the General Fund. In 2008, an additional 10 acres was acquired from the Washington State Department of Transportation to accommodate development and construction of the new Bow Lake Recycling and Transfer Station, Capital Improvement Project (CIP) no. 013087.

B. By Motion 12522, on April 9, 2007, King County adopted the 2006 Facilities Master Plan Update for

the Bow Lake Recycling and Transfer Station, providing a blueprint for replacing the existing Bow Lake Transfer Station with a new station in the same location. By Ordinance 15979, on December 10, 2007, King County adopted the Solid Waste Transfer and Waste Management Plan.

C. The capital budget and program provides for the acquisition of property and property rights necessary for the improvement of the Bow Lake Recycling and Transfer Station. It is necessary to acquire a sewer and stormwater drainage easement and temporary construction easement from Segale Properties LLC to convey sewage and stormwater flow to the municipal system located at the bottom of the slope east of the site adjacent the new extension of Southcenter Parkway. In exchange for the easement rights, King County has agreed to sell to Segale Properties LLC a total of 5.3 acres of surplus land located at the northern portion of the transfer station property. The surplus land lies north and east of a ravine that bisects the transfer station property, and can be utilized by Segale Properties LLC for the “Tukwila South” development within the city of Tukwila.

D. The solid waste division declared the 5.3 acres surplus to its needs on November 18, 2008. Pursuant to King County Code 4.5.6100, notices were circulated to other county departments by the facilities management division (FMD) regarding solid waste division’s plan to surplus and sell the property. No agencies expressed interest, and the subject property does not meet the criteria for affordable housing. Pursuant to King County Code 4.56.100, FMD declared the 5.3 acres surplus to the county’s present and foreseeable needs on March 2, 2009.

E. Pursuant to King County Code 4.56.100(3), due to unique circumstances, King County entered into a direct negotiated sale with Segale Properties LLC. The total purchase price of \$52,300 will be distributed after the closing of the sale in the amount of \$45,900 to the solid waste division, and \$6,400 to the General Fund, as determined by appraisal.

F. Pursuant to King County Code 4.56.080, the council must approve the sale of county-owned property.

SECTION 2. The King County council, having determined that sale of the land described in Attachment A is in the best interest of the county does hereby authorize the King County executive to enter into the proposed sale and to execute the necessary documents to deliver the property described to the buyer.