



Legislation Text

File #: 2016-0397, **Version:** 3

AN ORDINANCE authorizing the conveyance of two surplus properties to the city of Issaquah.

STATEMENT OF FACTS:

1. The department of transportation declared property located at 23240 SE 74th Street, Issaquah, Washington, known as the Issaquah Pit Property, located within council district three, surplus to its needs on September 11, 2014.
2. The facilities management division offered the Issaquah Pit Property to other county agencies on April 10, 2015, and received no interest.
3. The facilities management division found the property unsuitable for affordable housing on September 1, 2015.
4. The facilities management division declared the Issaquah Pit Property surplus to the current and future foreseeable needs of the county on September 2, 2015.
5. The facilities management division is the custodian of unimproved property located between SE Newport Way and SR 900 in Issaquah, Washington, known as the SE Newport Way Property, located within council district three.
6. The facilities management division offered the SE Newport Way Property to other county agencies on April 22, 2015, and received no interest.
7. The facilities management division found the SE Newport Way Property unsuitable for affordable housing development on October 23, 2015.
8. The facilities management division declared the SE Newport Way Property surplus to the

current and future foreseeable needs of the county on October 23, 2015.

9. The Issaquah Pit Property and SE Newport Way Property are proposed to be sold to the city of Issaquah by direct negotiation with another public agency.

10. At the city of Issaquah's request and expense, both a Phase I and Phase II Environmental Site Assessment were conducted on the property, which found petroleum contamination that will require remediation. The city of Issaquah has agreed to assume responsibility for any remediation of the property, proceed to closing on the sale, and retain all of the post-closing protections for King County contained in the purchase and sale agreement, in return for a reduction in the purchase price of \$100,000. The purchase and sale agreement has been amended to reflect King County's acceptance of this adjustment in the purchase price.

11. The county accepted a purchase price of \$650,000 for the Issaquah Pit Property on _____.

12. The county accepted a purchase price of \$185,000 for the SE Newport Way Property on _____.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings: The sale of the Issaquah Pit Property located at 23240 SE 74th Street, Issaquah, Washington, and the SE Newport Way Property located between SE Newport Way and SR 900, Issaquah, Washington, 98027, through a negotiated direct sale is authorized under K.C.C. 4.56.100.A.1., because the county property is to be sold to a governmental agency.

SECTION 2. The executive is authorized to convey the Issaquah Pit Property and SE Newport Way Property to the city of Issaquah consistent with a purchase and sale agreement substantially in the form of Attachment A to this ordinance, contingent upon the city of Issaquah first executing Amendment 1 to that purchase and sale agreement, and then to take all actions necessary to implement the terms of the purchase and sale agreement as modified by

Amendment 1 to that purchase and sale agreement.