



Snohomish County Council

Committee: Public Works and Infrastructure

Analyst: Deb Evison Bell

ECAF: 2023-0804

Proposal: Motion 23-297

Date: July 18, 2023

Consideration:

The proposed Motion would approve the Real Estate Purchase and Sale Agreement for the County's purchase of real property located at 23014 Sofie Road, Monroe, in unincorporated Snohomish County Washington ("Property"), real property identified as tax parcel numbers: 270704-003-010-00, 270704-003-007-00, 270704-003-008-00, 270709-002-005-00, 270709-002-002-00, 270709-002-003-00, 270709-002-004-00; for \$2,360,000.00 ("Purchase Price").

The motion would also authorize the Property Officer of the Department of Facilities and Fleet, Property Management Division to sign the Real Estate Purchase and Sale Agreement on behalf of Snohomish County ("Buyers"), including the ability to sign the Statutory Warranty Deed, escrow closing documents, and any and all other documents necessary to effectuate the transfer of the Real Property to the County in accordance with the terms and conditions of the Real Estate Purchase and Sale Agreement, in accordance with Snohomish County Charter 2.140.

Background:

Snohomish County Council Approved [Motion 21-363](#) on November 9, 2021, approving the 2022 Department of Conservation and Natural Resources Surface Water Management Grant Work Plan, which includes Hazard Mitigation Grant Relocations/Acquisitions of real property that experience repetitive losses due to flooding or at risk of substantial damage along rivers in Snohomish County.

The seven (7) subject parcels contain approximately 157.05 acres agricultural land located along the Lower Skykomish River. The Surface Water Management Division would work with the landowners and stakeholders to permanently protect the tillable acreage for agriculture, improve flood protection, and restore the riparian areas for Salmon habitat recovery.

John F. Roth, III, Successor Trustee under Patricia R. Roth Trust, u/a dated May 20, 2019, and Roth Family Investments, LLC (Seller) are the current owners of the subject real property and has voluntarily agreed to sell their right, title, and interest in the real property to Snohomish County for the negotiated sale price. The Department of Conservation and Natural Resources, Surface Water Management Division and Property Management recommends the purchase of the property. The County will be required to place deed restrictions on the subject property for a conservation covenant.

Current Proposal:

Scope: Approval of a real estate purchase and sale agreement between the Seller and Buyer for the Property to mitigate flood and ecology impacts to the Lower Skykomish River.

Duration: The property will transfer to the County by Statutory Warranty Deed.

Fiscal Implications: This is a land acquisition for the sum of \$2,360,000.00

2023 Budget: Yes, the 2023 Budget includes appropriation authority for the land purchase. The purchase price and closing costs will be paid 100% by Ecology grant.

Handling: Expedite

Approved-as-to-form: YES

Risk Management: APPROVE

Executive Recommendation: APPROVE

Analysis: Snohomish County seeks to purchase seven (7) parcels of land in compliance with the Grant Work Plan, pursuant to Snohomish County Charter 2.140.

Requests: The requested action is to move to GLS on July 19, 2023, for consideration.