



Snohomish County Council

Committee: Public Works and Infrastructure

Analyst: Deb Evison Bell

ECAF: 2021-0620

Proposal: Motion 21-286

Date: September 7, 2021 *Updated*

Consideration:

The proposed Motion would authorize the County Executive to sign Professional Services Agreement CC04-21 with Lee & Associates Commercial Real Estate Services, LLC, for Real Estate Brokerage and Marketing services.

Background:

When the Snohomish County Public Works Road Maintenance facility and services had been relocated from the City of Snohomish to the new Cathcart Operations Center in 2008, the County started remediation for contamination on the 9.4-acre property which had resulted from over 60 years of use as a former road maintenance shop & yard. In 2013 approval was obtained from DOE on what is called the “lower yard” and in January 2019 a “No Further Action Likely” letter from DOE for the “upper yard”, was obtained.

Public Works has had multiple discussions with the City of Snohomish regarding redevelopment strategies, visions and plans that could serve as a stimulus for redevelopment of properties in the vicinity, including the City of Snohomish Midtown Subarea Planning Study.

The Department of Public Works would like to sell the property to provide revenues to fund other County projects. The property will be sold “as is/where is”, and a Real Estate Brokerage and Marketing Service is being sought to provide expertise on the proposed sale. Through RFP 008-21SB Public Works has solicited the services of a consultant to assist the County. Lee & Associates Commercial Real Estate Services, LLC was one of three firms that responded and was selected through established Federal, State and County policies and procedures.

Current Proposal:

Scope: Professional Services Agreement CC04-21 between Snohomish County and Lee & Associates Commercial Real Estate Services, LLC was negotiated for an amount not to exceed 4% of the purchase price of the property

Duration: Execution through December 31, 2023.

Fiscal Implications: Lee & Associates Commercial Real Estate Services, LLC will be paid out of the proceeds of the sale.

2021 Budget: Yes, the 2021 Budget includes appropriation authority for the contract.

Handling: NORMAL

Approved-as-to-form: YES

Risk Management: APPROVE

Executive Recommendation: APPROVE

Council Staff Report ECAF 2021-0620 Proposed Motion 21-286

Analysis: The County seeks to sell the previously occupied and remediated property located within the City of Snohomish. The proposed contract would obtain professional real estate property services to assist with the marketing and brokerage of the site and sale.

Requests: Move to GLS on September 15, 2021 for consideration.