



Snohomish County Council

Committee: Public Works and Infrastructure

Analyst: Deb Evison Bell

ECAF: 2022-0233

Proposal: Motion 22-111

Date: March 15, 2022

Consideration:

The proposed Motion would approve the Real Estate Purchase and Sale Agreement for the County's purchase of real property located at 54420 State Route 2, Gold Bar, WA for the amount of \$133,800.00. 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, including the ability to sign the Statutory Warranty Deed, escrow closing documents, the Deed Restriction 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 and the FEMA Hazard Mitigation Grant, in accordance with Snohomish County Charter 2.20 and Snohomish County Code 4.46.

Background:

In November 2021 Snohomish County Council approved the 2022 Department of Conservation and Natural Resources Surface Water Management Division Grant Work Plan (Motion 21-363¹), 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 within Snohomish County.

CAM Real Estate XIA, LLC, owns the real property located at 54420 State Route 2, Gold Bar, WA and are willing to sell the listed property to Snohomish County for the amount of \$133,800.00 (tax parcel number 271034-001-007-00). Under the terms of the Hazard Mitigation Grant Agreement No. D22-006 the Seller is required to contribute 12.5% (\$16,725.00) towards the Purchase Price (to be deducted at closing), with the County contributing the remaining 87.5% (\$117,075.00). The subject property consists of approximately 1.4 acres of land along Barclay Creek and the Skykomish River.

The property will be restricted in perpetuity to open space uses and the County will be required to place deed restrictions on the property for a conservation covenant.

Current Proposal:

Scope: Approval of a real estate purchase and sale agreement between CAM Real Estate XIA, LLC (Sellers) and Snohomish County (Buyers) for real property located at 54420 State Route 2, Gold Bar WA; identified by tax parcel numbers 271034-001-007-00; to mitigate flood and ecology impacts to Barclay Creek and the Skykomish River.

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

¹ [Snohomish County Council - File #: 2021-0785 \(legistar.com\)](#)

Fiscal Implications: This is a land acquisition for the sum of \$133,800.00 (\$117,075.00 provided by the Buyers (Snohomish County) and \$16,725.00 provided by Sellers (CAM Real Estate XIA, LLC)).

2021 Budget: Yes, the 2022 Budget includes appropriation authority for the land purchase.

Handling: NORMAL

Approved-as-to-form: YES

Risk Management: APPROVE

Executive Recommendation: APPROVE

Analysis: Snohomish County seeks to purchase a parcel of land in compliance with the 2022 Surface Water Division Grant Work Plan, which includes Hazard Mitigation Grant Relocations/Acquisitions of real property, pursuant to Snohomish County Charter 2.20 and Snohomish County Code 4.46.

Requests: Move to GLS on March 23, 2022, for consideration.