



Snohomish County Council

Committee: Public Works and Infrastructure

ECAF: 2021-0239

Proposal: Motion 22-018

Analyst: Deb Evison Bell

Date: February 18, 2022

Consideration:

The proposed Motion would authorize the Property Officer or the Director of the Department of Facilities and Fleet to sign any and all documents necessary to effectuate the surplus, sale, disposition and transfer of county-owned real property identified by tax parcels 00487700000901, 00538900200100, and 28051200405400 to a new purchaser in accordance with SCC 4.46.

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.

The property is located within the city limits of Snohomish and is zoned commercial. 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.

Council approved Professional Services Agreement CC04-21 (Motion 21-286) in September 2021 to hire Lee & Associates Commercial Real Estate Services, LLC to assist with the marketing, professional real estate property services and brokerage of the site and sale.

Current Proposal:

Scope: The Property Management Division of the Department of Facilities and Fleet recommends the surplus and disposition of the property.

Duration: The surplus, sale, disposition and transfer of the real property to a new purchaser would be in perpetuity.

Fiscal Implications: Proceeds of the sale will be used to redevelop the County Road Maintenance Arlington shop property and pay the professional real estate property services contract.

2022 Budget: Yes, the 2022 Budget includes appropriation authority.

Handling: NORMAL

Approved-as-to-form: YES

Risk Management: APPROVE

Executive Recommendation: APPROVE

Analysis: The County seeks to sell the previously occupied and remediated County Shop property located within the City of Snohomish. The proposed motion would surplus the property and authorize the Property Officer or the Director of Facilities and Fleet to sign on behalf of Snohomish County all documents necessary for the sale, disposition and transfer of the real property to a new owner, per SCC 4.46

Requests: Move to GLS on January 26, 2022 for consideration.