

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

SUBSTITUTE MOTION NO. 22-338

APPROVAL OF REAL ESTATE PURCHASE AND SALE AGREEMENT BETWEEN SANG MOK KIM AND CHUN OK KIM, HUSBAND AND WIFE, AND KWANG H. KIM, AS HIS SEPARATE ESTATE, TOGETHER AS SELLERS AND SNOHOMISH COUNTY AS BUYER FOR REAL PROPERTY LOCATED AT 22127 HIGHWAY 99, EDMONDS, WASHINGTON, 98026-8041, IDENTIFIED BY TAX PARCEL NUMBER 27042900302400

WHEREAS, the Human Services Department has for many years been working with a number of agencies to provide emergency shelter, bridge housing and wrap-around services by leasing out or paying nightly room rates at local hotels; and

WHEREAS, Snohomish County has secured Coronavirus Local Fiscal Recovery (CLFR) grant funds under the federal American Rescue Plan Act (ARPA); and

WHEREAS, there are significant long-term cost savings associated with, and other benefits inherent in, the ownership of real property versus leasing over the long term; and

WHEREAS, Sang Mok Kim and Chun Ok Kim, husband and wife, and Kwang H. Kim, as (“Sellers”), own real property located at 22127 Highway 99, Edmonds, Washington, 98026-8041 (the “Property”), and are willing to sell the Property to Snohomish County for the amount of \$ 9,075,000.00 (the “Purchase Price”); and

WHEREAS, the Seller’s real property consists of a limited-service hotel with 54 guest rooms contained in approximately 22,320 square feet of gross building area located on approximately 0.82 acres of land, identified by tax parcel ID number 27042900302400; and

WHEREAS, the Human Services Department has been in close collaboration and consultation with the City of Edmonds regarding the proposed acquisition and change of use for the Property; and

WHEREAS, the sale of the Property from the Seller is strictly voluntary and the Seller is willing to sell the Property to the County in accordance with the terms and conditions of the Purchase and Sale Agreement; and

WHEREAS, transfer of the Property to the County will be by Statutory Warranty Deed; and

WHEREAS, the Human Services Department and Department of Facilities and Fleet, Property Management Division recommend the purchase of the Property;

NOW, THEREFORE, ON MOTION:

Section 1. The Snohomish County Council approves of the Real Estate Purchase and Sale Agreement for the County's purchase of real property located at 22127 Highway 99, Edmonds, Washington, 98026-8041, for the amount of \$9,075,000.00.

Section 2. The Snohomish County Council authorizes 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 the County.

Section 3. The Snohomish County Council authorizes the Property Officer of the Department of Facilities and Fleet, Property Management Division to sign the Statutory Warranty Deed, escrow closing documents, and any and all other documents necessary to effectuate the transfer of the Property to the County in accordance with the terms and conditions of the Real Estate Purchase and Sale Agreement.

PASSED this _____ day of _____, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Asst. Clerk of the Council