



Snohomish County Council

Committee: Public Works and Infrastructure

ECAF: 2022-0900

Proposal: Motion 22-385

Analyst: Deb Evison Bell

Date: September 20, 2022

Consideration:

The proposed Motion would approve the Real Estate Purchase and Sale Agreement for the County's purchase of real property located west of Home Acres Road and east/south of Ebey Slough in unincorporated Snohomish County Washington, real property identified as APN 28050300203000 for \$111,700.00. 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 Bargain and Sale 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 2.20(7).

Background:

Surface water management is the custodial department for approximately 360 acres of land within an area historically known as (former) Drainage District 6, also known as Chinook Marsh Restoration, in which Snohomish County owns or has a flood easement. Approximately 11.7 acres of real property has been identified for acquisition within the area of the Ebey Slough that is important to the design and development of the restoration work, providing more open space and to reduce flood risk in the area.

County Council passed amended [Ordinance No. 21-094](#), related to the 2021 budget, making a supplemental appropriation, on November 3, 2021, which allocated funding to the Surface Water Management Fund 415 for this appropriation. Sharla Ann Spoelstra is the owner of the real property and has voluntarily agreed to sell her right, title and interest in the real property to Snohomish County for \$111,700.00 (APN 28050300203000). The seller rents the property to a tenant who may qualify for personal property relocation benefits which will be paid from the same funding appropriation. The Department of Conservation and Natural Resources, Surface Water Management Division and Property Management recommend the purchase of the property.

Current Proposal:

Scope: Approval of a real estate purchase and sale agreement between Sharla Ann Spoelstra (Sellers) and Snohomish County (Buyers) for real property identified as APN 2085003002030000; to mitigate flood and ecology impacts to the Ebey Slough.

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

Fiscal Implications: This is a land acquisition for the sum of \$111,700.00

2022 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 Surface Water Management Fund 415, pursuant to Snohomish County Charter 2.20(7).

Requests: The requested action is to move to GLS on September 28, 2022, for consideration.