



Snohomish County Council

Legislation Text

File #: 2022-1113, Version: 1

Executive/Council Action Form (ECAF)

ITEM TITLE:

Motion 22-464, approval of real estate purchase and sale agreement between Sharla Ann Spoelstra as seller and Snohomish County as buyer for real property identified by tax parcel number 28050300200100

DEPARTMENT: Facilities

ORIGINATOR: Steven Tease

EXECUTIVE RECOMMENDATION: Ken Klein (10/28/22)

PURPOSE: Approval of the Real Estate Purchase and Sale Agreement for the purchase of real property identified as APN 28050300200100, located in unincorporated Snohomish County, Washington, for the amount of \$615,670.00, plus tenant personal property relocation benefits, and escrow closing costs. 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 the County, to sign the Statutory Warranty Deed, tenant relocation benefit forms, escrow closing documents and any and all other documents necessary to effectuate the transfer of the Property to the County, in accordance to the terms and conditions of the Real Estate Purchase and Sale Agreement.

BACKGROUND: Snohomish County owns or has a flood easement on approximately 360 acres of land within an area historically known as Drainage District 6, more recently referred to as the DD6/Chinook Marsh Restoration area ("Restoration Area"), located south of Ebey Slough in unincorporated Snohomish County. The Department of Conservation and Natural Resources, Surface Water Management Division is the custodial department and manages the Restoration Area for the purpose of restoration work, providing more open space, and reducing flood risk. Snohomish County Council passed amended Ordinance No. 21-094, related to the 2021 budget, making a supplemental appropriation, on November 3, 2021. A portion of the appropriation was allocated to Surface Water Management Fund 415. Certain property has been identified for acquisition south of Ebey Slough and adjacent to the Restoration Area that is important to the design and development of the project and the purchase would be funded through this appropriation. Sharla Ann Spoelstra owns approximately 56 acres of land identified by tax parcel number 28050300200100 and this property meets this need. The Seller is willing to sell the property to the County for the amount of Six Hundred Fifteen Thousand Six Hundred Seventy Dollars and no/100 (\$615,670.00). 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 to the terms and conditions of the Purchase and Sale Agreement. 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. Transfer of the Property to the County will be by Statutory Warranty Deed. The Department of Conservation and Natural Resources, Surface Water Management Division and Property Management recommend the purchase of the Property.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
415 509 5133	\$615,670.00		
TOTAL	\$615,670.00		

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
TOTAL			

DEPARTMENT FISCAL IMPACT NOTES: Click or tap here to enter text.

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT# _____ AMOUNT _____
 AMENDMENT _____ CONTRACT# _____ AMOUNT _____

Contract Period

ORIGINAL START _____ END _____
 AMENDMENT START _____ END _____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Reviewed/approved by: Risk Management (Sheila Barker 10/27/22), Prosecuting Attorney, (as to form only) and Finance (Nathan Kennedy 10/27/22).