

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Seattle City Light	Lynn Best / 386-4586	Greg Shiring / 386-4085

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to the City Light Department; declaring certain real property surplus to the needs of the City; authorizing the sale of a portion of City Light Department real property to North Passage LLC; reserving an exclusive easement for electric transmission and distribution line purposes; and accepting payment of fair market value for the portion of the property sold, and deposit of the payment into the City Light Fund.

Summary and background of the Legislation: The City of Seattle City Light Department (“SCL”) owns in fee-simple interest a 30-foot wide strip of real property in The City of Seattle, Washington adjacent and contiguous to 509 Northeast Northlake Way and bounded by Northeast Northlake Way on the north, Interstate Highway 5 on the east, and the Lake Washington Ship Canal on the south (“SCL Property”) that is a portion of SCL’s larger electric transmission and distribution corridor servicing SCL’s University Substation.

There has been a building on that portion of the SCL Property since at least 1957 based on surveys of the SCL Property within SCL real property files, that predates SCL’s ownership of this property. North Passage LLC currently owns the building located at 509 Northeast Northlake Way. SCL has been renting the SCL Property to the tenant under a temporary revocable permit since at least 1990 for the existing building and for landscaping and parking.

The building, parking lot, and landscaping occupy the entirety of the SCL Property as described above and are directly under SCL’s overhead 115kV transmission and 26kV distribution electric lines. SCL no longer wishes to rent the SCL Property while there is a permanent building under SCL transmission and distribution lines. In fact, SCL is conducting a broader program of resolving encroachments on its fee-owned transmission line right-of-way. North Passage LLC wishes to purchase the SCL Property from SCL and SCL wishes to sell the SCL Property to North Passage LLC for the purposes of this transaction, for the sum of \$222,000 which represents the fair market value of the property.

Fee-ownership of the SCL Property is not necessary for the continuing operation and maintenance of SCL electric transmission and distribution lines and SCL will retain all aerial easement rights above, over, across and through the SCL Property to allow SCL to continue to construct, operate, and maintain its electric transmission and distribution lines in perpetuity.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes X No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.

Is there financial cost or other impacts of *not* implementing the legislation?
Loss of \$222,000 in sale proceeds.

3.e. Revenues/Reimbursements

X This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2019 Revenue	2020 Estimated Revenue
Light Fund	SCL	Sale of surplus real property	\$222,000	
TOTAL				

Is this change one-time or ongoing?
One Time.

Revenue/Reimbursement Notes: None.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?
No.

b. Is a public hearing required for this legislation?
Yes. A public hearing is required pursuant to RCW 35.94.040.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?
No.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

e. Does this legislation affect a piece of property?

Yes. A map of the property showing the Seattle City Light property and the location of the area to be sold is provided as Attachment 1 to this Summary and Fiscal Note.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

No.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

N/A.

List attachments/exhibits below:

Summary Attachment 1 - Map of Property to Be Sold to North Passage LLC